

## I. EXECUTIVE SUMMARY

### ***Municipal Service Reviews***

The Municipal Service Review (MSR) process assesses the ability of local government agencies (cities, special districts and the County) to effectively and efficiently provide services to residents and users. The form and content of the MSR is provided for in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) and the State of California's LAFCO MSR Guidelines published in August 2003.

The purpose of the MSR is to provide information to the Commission to use in updating the sphere of influence (SOI) for each local agency. LAFCO is not required to initiate boundary or sphere changes as part of this service review. LAFCO, local agencies, or the public may use the service reviews together with additional studies, where necessary, to pursue changes in jurisdictional boundaries, including annexations, reorganizations, district formations, etc. LAFCO may also use the information in this report in reviewing future proposals related to changes of organization or reorganizations.

Government Code §56375(a) gives LAFCO the power to initiate certain types of boundary changes consistent with service reviews and SOI studies. These boundary changes include:

- Consolidation of districts (joining two or more districts into a single successor district);
- Dissolution (termination of a district and its corporate powers);
- Merger (termination of a district by merging that district with a city);
- Establishment of a subsidiary district (where a city council becomes the board of directors of a district);
- Formation of a new district or districts; and
- A reorganization that includes any of the above.

LAFCO may also use the information presented in the MSR to review future proposals for extension of services beyond an agency's jurisdictional boundaries, or for other boundary changes.

### ***Municipal Service Review Requirements***

The CKH requires LAFCO to review and update SOIs for each local agency every five years, as necessary. The CKH also requires that a service review be conducted prior to or in conjunction with the SOI update.

Government Code §56430 requires that service reviews include an analysis and written statement of determinations for various factors. The East County Sub-regional MSR was initiated prior to January 1, 2008; subsequently, the Legislature approved a bill which consolidated the prior nine factors into six. For the purposes of this MSR, the following nine factors were addressed:

1. Infrastructure needs and deficiencies
2. Growth and population projections for the affected area
3. Financing constraints and opportunities
4. Cost avoidance opportunities
5. Opportunities for rate restructuring
6. Opportunities for shared facilities
7. Government structures options, including advantages and disadvantages of consolidation or reorganization of service providers
8. Evaluation of management efficiencies
9. Local accountability and governance

A description of each topic area is provided in the State Office of Planning & Research Guidelines. In addition, Contra Costa LAFCO relies on the following descriptions:

Determination 1: Infrastructure needs or deficiencies

A term “infrastructure needs and deficiencies” refers to the status of existing and planned infrastructure and its relationship to the quality of levels of service that can or need to be provided. In making a determination on infrastructure needs or deficiencies, LAFCO may consider ways in which the agency has the ability and capacity to provide services.

Determination 2: Growth and population projections for the affected area

The efficient provision of public services is linked to an agency’s ability to plan for future needs. Such factors as projected growth in and around the agency’s service areas and impact of land use plans and growth patterns on service demands may be reviewed. In making a determination on growth and population projections, LAFCO may consider an agency’s ability to plan for future need.

Determination 3: Financing constraints and opportunities

LAFCOs must weigh a community’s public service needs against the resources available to fund the services. In making a determination on financing constraints and opportunities, LAFCO may review such factors as an agency’s potential for shared financing and/or joint funding applications.

Determination 4: Cost avoidance opportunities

The term “cost avoidance” means such actions as eliminating unnecessary costs derived from, but not limited to, duplication of service, higher-than-necessary administration/operation cost ratios, use of outdated or deteriorating infrastructure and equipment, and inefficient service boundaries. In making a determination on cost avoidance opportunities, LAFCO may consider an agency’s ability to identify practices or opportunities that may eliminate unnecessary costs.

Determination 5: Opportunities for rate restructuring

The objective for this determination is to identify opportunities to positively impact rates without adversely affecting service quality or other factor to be considered. Rate

restructuring does not refer to the setting or development of specific rates or rate structures. In making a determination on opportunities for rate restructuring, LAFCO may consider an agency's ability to identify opportunities to positively impact rates without decreasing service.

#### Determination 6: Opportunities for shared facilities

If service providers develop strategies for sharing resources, public service costs may be reduced and service efficiencies increased. In making a determination on opportunities for shared facilities, LAFCO may consider if an agency's facilities are currently being utilized to capacity and whether efficiencies can be achieved by accommodating the facility needs of adjacent agencies.

#### Determination 7: Government structure options

The service review may include options to provide more logical service boundaries to the benefit of customers and regional planning goals and objectives. In making a determination on government structure, LAFCO may consider possible consolidations, mergers, and/or reorganizations.

#### Determination 8: Evaluation of management efficiencies

The term "management efficiency" refers to the organized provision of the highest quality public services with the lowest necessary expenditure of public funds. In making a determination on evaluation of management efficiencies, LAFCO may evaluate and analyze an agency's functions, operations, and practices, as well as an agency's ability to meet current and future service demands.

#### Determination 9: Local accountability and governance

The term "local accountability and governance" refers to public agency decision-making, operational and management styles that include an accessible staff, elected or appointed decision-making body and decision-making process. In making a determination of local accountability and governance, LAFCO will consider the degree to which the agency fosters local accountability.

### ***Sphere of Influence Determinations***

In determining the SOI of local agencies, Government Code §56425 requires LAFCO to prepare a written statement of determinations with respect to each of the following:

- (1) The present and planned land uses in the area, including agricultural and open-space land.
- (2) The present and probable need for public facilities and services in the area.
- (3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

In addition, state law requires that special districts provide written statements specifying the functions or classes of services provided and establish the nature, location and extent of any function or classes of services provided.

Aside from these factors, State law allows each LAFCO to determine local policies to be utilized in determining and updating SOIs. The Contra Costa LAFCO's SOI policies are included in Section 2.1 of the Commissioner Handbook.

**Municipal Service Review Approach and Methodology**

The Contra Costa LAFCO began the process of preparing MSR and SOI updates in late 2003. The approach was to prepare MSRs for specific special districts, including county service areas, cemetery, reclamation, parks and recreation, and some fire districts. At that time, the Commission conducted the MSRs utilizing Commission subcommittees, and completed reviews for approximately 50 of the 80 special districts.

Subsequently, the Commission developed a new MSR/SOI update work plan, which provides for a multi-dimensional approach involving countywide service reviews for water, wastewater and health care services, sub-regional reviews (East County, West County and Central County) for general government services, and some individual agency reviews.

The countywide healthcare, water and wastewater reviews, prepared by an outside consulting firm, are complete. The sub-regional and individual agency reviews are being prepared using a combination of LAFCO staff and consultants.

The East County MSR agency reviews were prepared by two consulting firms: *Braitman & Associates* (cities of Brentwood and Oakley, County Service Area RD-4, Bethel Island Municipal Improvement District, and Town of Knightsen Community Service District); and *Bruce Baracco with Graichen Consulting* (cities of Antioch and Pittsburg). LAFCO staff prepared the Executive Summary and Agency Overview. This accounts for the variations in format, content and style.

The East County sub-regional MSR is organized by agency. Within each chapter, there are sections dealing with the general government services and service review determinations, and SOI recommendations and determinations.

**East Contra Costa County Municipal Service Reviews**

East Contra Costa County is the largest land area in the County, and includes much of the hilly terrain of the Diablo Range. The four cities in East County are Antioch, Brentwood, Oakley, and Pittsburg. The unincorporated communities include Bay Point, Bethel Island, Byron, Discovery Bay, and Knightsen. Urban growth is occurring primarily in the East County.

The East Contra Costa County MSR provides a review of general government services provided by cities and special districts within the East Contra Costa County area. Specifically, the services considered are Public Safety, Community Development, Transportation and Roads, Parks, Recreation, Library and Cultural, and Solid Waste Collection and Disposal. This review does not address water, wastewater and health care, which are discussed in separate countywide MSRs. The agencies discussed in this report include the following four cities and three special districts:

- City of Antioch
- City of Brentwood
- City of Oakley
- City of Pittsburg
- County Service Area (CSA) RD-4
- Bethel Island Municipal Improvement District
- Town of Knightsen Community Services District

The local agencies provided a substantial portion of the information included in this report. Each local agency provided budgets, financial statements, various planning documents, and responded to a questionnaire covering services provided, finances, current service area and future planning, and service challenges. Other data sources used in preparing this report included various County, state and federal reports. *We extend our sincere thanks and recognition for the substantial contributions of the other agencies in assisting with this effort.*

### ***Boundaries in Contra Costa County***

Over the years, LAFCO, the County, and cities have adopted a series of planning tools and strategies to manage growth in Contra Costa County. The following is a brief overview of the various planning boundaries and policies in Contra Costa County.

**Spheres of Influence** – In 1972, State law was amended to require that LAFCOs adopt sphere of influence (SOI) boundaries for all agencies within its jurisdiction, indicating the physical boundary and service area each agency is expected to serve. The SOI is a boundary, which is separate from a service boundary (e.g., city limit, district service area), although sometimes the SOI and service boundary is coterminous.

An SOI is defined as “a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission.” Territory cannot be annexed to a local agency unless it is within that agency’s SOI; nor, in most cases, can LAFCO approve out of agency service extensions unless the territory to be served is within the agency’s SOI.

Over a period of about four years (1972-1976), Contra Costa LAFCO embarked on a program to develop and determine an SOI for each of the cities and special districts in Contra Costa County. Subsequently, the Commission has conducted decennial SOI updates and periodic SOI reviews on an as-needed basis.

The Commission has also adopted local policies regarding SOIs. Included in the Commission’s SOI policies are the following provisions:

- LAFCO intends to review all SOIs every five years.
- Requests for SOI changes should address all relevant factors as outlined in the Government Code, including those in Section 56668.
- LAFCO discourages inclusion of land in an agency's SOI if a need for services provided by that agency within a 5-10 period cannot be demonstrated.
- In considering an SOI expansion, LAFCO considers expected absorption and development rates for land already within the agency's SOI.
- Inclusion in an agency's SOI does not guarantee annexation.
- LAFCO encourages reductions in agency SOIs if services will not be needed within the foreseeable future (e.g., 20 years).
- SOIs will generally not be amended concurrent with an annexation, reorganization or change of organization.

**County and City Urban Limit Lines** – In addition to City limits, district service areas, and SOIs, the County and a number of cities within Contra Costa County have adopted Urban Limit Lines (ULLs) or Urban Growth Boundaries (UGBs). These are long-term growth boundaries that delineate areas intended for future urbanization. These ULLs and UGBs are adopted either by the governing body of individual local agencies (e.g., Board of Supervisor, city council) or by their respective voters and do not require LAFCO approval. The County and cities define and utilize these boundaries differently. See Agency Overview for a discussion of ULLs as adopted by the County and various cities within Contra Costa County.

<b><i>Summary of Determinations and Key Issues</i></b>
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The CKH requires LAFCO to prepare Municipal Services Reviews. Part of this process includes the adoption of written determinations for nine specific evaluation categories as enumerated in Government Code §56430 and described above.

Determinations included in this report are based on information compiled and analyzed in this MSR report. Determinations relating to the cities of Antioch, Brentwood and Pittsburg contained in the *East County Water and Wastewater Services Municipal Service Review*, as adopted by the Commission in December 2007, remain valid.

Determinations specific to each city and district discussed in this report are presented in the individual agency chapters. The information presented below is a summary of the more significant determinations for East Contra Costa County.

## **1. Infrastructure needs and deficiencies**

### General

- The agencies are planning for infrastructure needs based on projected growth, aging infrastructure, and changing regulatory requirements. The costs of improvements are to be funded through various mechanisms, including user and development fees.

- Infrastructure needs were identified for some agencies as discussed in the MSR report. Agencies will need to implement phased improvements to ensure that there adequate services for existing and future customers.

#### Cities

- All of the East County cities have developed capital improvement programs and master plans to reflect planned infrastructure and facilities improvements over multi-year periods.
- In conjunction with the proposed Northeast Antioch Reorganization, the City of Antioch should consider the extension of services to the surrounding areas, including the areas identified as Area 2a – 94 acres located east of the PG&E facility extending to State Route 160 (including the marina), and Area 2b – 103 acres north of East 18<sup>th</sup> Street and south of Wilbur Avenue.

#### Districts

- The Bethel Island Municipal Utility District (BIMID) needs to improve the levee surrounding Bethel Island and has undertaken a program for levee improvement. Long term funding issues have not been fully resolved in respect to State funds and local revenue measures.
- Bethel Island experiences water quality issues. Some wells do not meet State quality standards.
- The Knightsen Community Services District (CSD) has drainage and water quality infrastructure needs which the District should address in its master plan and secure funding necessary to ensure the needed improvements are completed.

## **2. Growth and population projections for the affected area**

#### General

- Given the current land uses and anticipated growth, there will be an increased need for municipal services within East County. This will impact the cities and districts. Agencies will need to continue to maintain and enhance services as needed.
- Land use patterns in East County have created an imbalance between jobs and housing opportunities, whereby a large percent of jobs are located outside of East County and a large percent of new housing is occurring in East County - resulting in a "job poor" area. This imbalance indicates that employees are commuting to other areas. The traffic congestion problems in East County are directly attributable to jobs/housing imbalance. Further, a jobs/ housing imbalance can result in environmental problems such as decreased air quality, as well as fiscal problems such as decreased revenues to fund public services.

#### Cities

- According to the projections prepared by the Association of Bay Area Governments (ABAG), the population within the four cities in eastern Contra

Costa County is expected to increase to 307,150 by 2025, a 30% increase over the 2005 population.

- In 2005, the City of Antioch voters adopted an urban limit line, which among other things, amended the City's General Plan to establish a new City ULL that includes the Horse Valley portion of Roddy Ranch; imposed a moratorium on residential development; and restricted future development in the Deer Valley portion of the "Roddy Ranch Focus Area."
- In 2005, the City of Pittsburg voters adopted an urban limit line which establishes a new ULL for the City, amends the City's General Plan, and rezones certain lands within the ULL.
- All of the East County cities, to different degrees, have vacant and underutilized land within their existing boundaries and SOIs with a potential for a variety of residential and commercial development. LAFCO encourages the development of vacant and underutilized land within existing city boundaries before pursuing boundary expansions. Further, LAFCO encourages cities to annex lands that have been developed to urban levels, particularly areas that already receive city services.
- It is projected that the City of Brentwood will experience the highest growth rate at approximately 3.72% per year with population increasing by 74% by 2025.
- There has been recent discussion regarding the potential of the Bay Point community annexing to the City of Pittsburg. As with any inhabited area (in this case 21,000 residents), there are complex governance, service and planning issues to be resolved.
- In 2006, LAFCO approved annexation of portions of the East Cypress Corridor to the City of Oakley. The East Cypress Corridor Specific Plan provides for up to 4,664 residential units, 455,600 sq. ft. of commercial space, schools, parks and other amenities. The Specific Plan and EIR for the East Cypress Corridor were legally challenged and must be revised before the City can proceed with projects in this area. This will slow development in the area and impact City costs and revenues in the short term.

#### Districts

- The population of Bethel Island is expected to increase by 44% between 2007 and 2010 as a result of the Delta Coves development project, which will add 495 new housing units.

### **3. Financing constraints and opportunities**

#### General

- The service providers discussed in this MSR report rely on a diverse combination of revenue sources including both enterprise and non-enterprise funding, including a variety of property, parcel, sales, and use taxes, as well as various user fees and service charges. Some agencies rely more on a pay-as-you-go approach; others



use various finding mechanisms such as loans, grants and debt financing to help fund services.

- Levee maintenance is becoming increasingly challenging due to regulatory constraints, lack of funding, deferred maintenance and other factors.

#### Cities

- All of the agencies reviewed are subject to tax and funding limitations applicable to municipalities throughout the State, including Propositions 13 and 218.
- For the past 10-15 years, East County cities have relied on new residential construction to expand their tax base. The declining economic conditions and downturn in residential construction activity has impacted city budgets; and in some cases, resulted in General Fund shortfalls and the need to reduce costs and/or services, increase fees, and utilize reserve funds to balance the General Fund.
- All of the cities have redevelopment agencies which are able to leverage tax increments to fund projects designed to eliminate blight, promote economic development, and provide affordable housing.

#### Districts

- BIMID relies on property taxes and other local revenues and financial support largely from State and federal sources. Limitations on this funding restrict the District's ability to rebuild and maintain the levee and provide the related drainage services on the island. Consequently, BIMID faces severe financing constraints and is considering the option of local voter-approved revenue sources. In response to a Grand Jury report, BIMID is making use of the District's enforcement authority to levy fines, assessments and liens.
- Following adoption of a master plan, Knightsen CSD will need to identify revenue sources to fund needed infrastructure improvements.

### **4. Cost avoidance opportunities**

#### General

- Most of the agencies are helping to control costs through partnerships with other agencies.

#### Cities

- The East County cities participate in various joint powers authorities and mutual aid agreements. Several cities participate in a risk management insurance pool to purchase insurance at a more favorable rate.
- All of the East County cities receive fire and emergency services through a separate fire district, and benefit from mutual aid agreements and economies of scale.
- The City of Oakley contracts with the Contra Costa Sheriff's Office for police services and benefits from mutual aid and economies of scale.

- The East County cities, to varying degrees, require that new development pay appropriate fees and charges to provide for cost recovery and reduce impacts on existing residents and property owners.

#### Districts

- None identified.

### **5. Opportunities for rate restructuring**

#### General

- Most of the agencies establish rates and fees through a public process.

#### Cities

- Most cities review rates and fees annually to ensure basic cost recovery, maintenance of service levels, and the provision and maintenance of adequate infrastructure.
- A number of recommendations relating to water and wastewater services and rate structure options were identified in the East County Water and Wastewater MSR report.

#### Districts

- None identified.

### **6. Opportunities for shared facilities**

#### General

- The City of Antioch Parks Division collaborates with the Antioch Unified School District for shared park maintenance equipment and storage buildings.
- The City of Brentwood has partnered with the local school district to help meet community recreational needs. The City partners with other local agencies to help provide public services in a cost-effective manner. These include cooperative agreements with the Fire Protection District for funding fire related infrastructure, the City of Antioch for law enforcement dispatch support, and the East Contra Costa Irrigation District and Contra Costa Water District to ensure adequate available water supplies.
- The City of Oakley partners with the local school district, East Bay Regional Park District and YMCA to meet community recreational needs. The City has partnered with the school district for use of a swim center and library facilities.
- Through the Pittsburg Redevelopment Agency, plans are being formulated for development of a 6-story mid-rise office building at the corner of Railroad Avenue and Power Avenue adjacent to the Pittsburg Civic Center. The building will house the branch library and school district administrative offices.

- Opportunities for shared facilities involving the cities of Antioch and Pittsburg and the Delta Diablo Sanitation District were highlighted in the East County Water and Wastewater MSR.

#### Cities

- The MSR report identifies a number of intra-city facility sharing opportunities as discussed in each agency chapter. No inter-city facility sharing opportunities were identified.

#### Districts

- The districts in East County providing levee maintenance and related services should explore sharing of facilities and equipment to enhance services and maximize cost savings.

### **7. Government structures options, including advantages and disadvantages of consolidation or reorganization of service providers**

#### General

- A number of government structure options relating to water and wastewater services were identified in the East County Water and Wastewater MSR.

#### Cities

- For the cities of Antioch, Brentwood and Pittsburg, government structure options include annexing areas within existing city SOIs to address various out of agency service and unincorporated island issues.

#### Districts

- Those districts providing levee maintenance and related services should explore consolidation. Possible advantages include simplification of boundaries, improved service delivery, increased economies of scale, possible reduction in costs/fees, and potential for increased State and federal funding; a possible disadvantage is that the cost and difficulty of creating one organization and dissolving the 13 reclamation districts could outweigh the benefits.
- Knightsen CSD was formed to provide flood control and water quality (drainage) services to the Knightsen community. The District is not currently providing direct services, although planning efforts are underway. The Knightsen CSD should report to LAFCO within one year on the progress made to develop a facilities improvement plan, and provide a timeline and potential funding sources to implement the plan.

### **8. Evaluation of management efficiencies**

#### General

- None identified.

#### Cities

- In general, the management structures of the East County cities appear to be adequate to serve the present and future needs of the cities.

- The City of Antioch Finance Department has consistently received the Award of Excellence in financial reporting from the Government Finance Officers Association and the California Society of Municipal Finance Officers. The City's Park Department participates in the 'Tree City USA' program, for which the City has received awards the past three years. The City's Economic Development Department partners with the Antioch Chamber of Commerce and PG&E to operate the Small Business Information Center.
- The City of Brentwood received a "Distinguished Budget Presentation Award" from the Government Finance Officers Association (2005) and an "Excellence in Operational Budgeting" award from the California Society of Municipal Finance Officers (2005-06).
- The cities of Antioch, Brentwood and Pittsburg utilize a two-year budget process that enhances long-term planning, allows more time for program review and evaluation, and can result in cost and time savings.

Districts

- None identified.

**9. Local accountability and governance**

General

- None identified.

Cities

- The cities encourage public participation by making agency information and documents available on their websites and holding meetings that are open and accessible to the public.

Districts

- BIMID and CSA RD-4 (through the County Board of Supervisors) encourage public participation by making agency information and documents available on their websites and holding meetings that are open and accessible to the public.
- In response to a 2004-05 Grand Jury report, BIMID has made improvements in long-range levee planning and operations, and communicating with landowners and residents.
- The Knightsen CSD should enhance its public information efforts by including meeting notices and other District information on its shared website or by establishing its own website.

***Summary of Sphere of Influence Recommendations***

Based on analysis included in the MSR, this MSR contains options and recommendations for updating the SOI for each service provider as appropriate. Below is a brief summary of the SOI options and recommendations found within this review.

## EAST COUNTY SUB-REGIONAL MUNICIPAL SERVICES REVIEW SOI OPTIONS/RECOMMENDATIONS

Agency	SOI Options	Consultant Recommendation	Agency SOI Request	LAFCO Staff Recommendation
City of Antioch	<ul style="list-style-type: none"> <li>• Retain existing SOI.</li> <li>• Reduce SOI to remove areas not likely to annex to the City [i.e., open water areas of the San Joaquin River, areas located on the periphery designated as permanent open space (Contra Loma Regional Park), and areas outside the ULL including portions of Roddy Ranch].</li> <li>• Adjust SOI to coincide with City’s ULL to remove the open water area of the San Joaquin River and the Contra Loma Regional Park area, remove that portion of Roddy Ranch that is outside the ULL (1,250± acres), and add 200± acres (Ginochio property).</li> </ul>	<p>Adjust SOI to coincide with City’s ULL, with appropriate CEQA review</p> <p>Encourage City to annex urban islands/pockets as appropriate</p>	None	Defer SOI update until completion of CCWD/DDSD SOI Initial Study
City of Brentwood	<ul style="list-style-type: none"> <li>• Retain existing SOI.</li> <li>• Reduce SOI to remove areas not likely to annex or need service, i.e., those areas in the south and southwest quadrants.</li> <li>• Reduce SOI to correspond to the voter approved ULL, which would remove areas to the south and southwest of the City limits.</li> <li>• Expand SOI to include Area 1 bordered by Balfour Road, Deer Valley Road, and the westerly extension of San Jose Ave; and Area 2 extending easterly from the City limits to Sellars Ave, from Delta Road on the north to Chestnut Street on the south.</li> </ul>	<p>Reduce SOI and remove Cowell Ranch property</p> <p>Encourage City to annex areas currently receiving out of agency service, and urban islands/pockets</p>	Expansion of SOI to include Areas 1 and 2; both of which are outside the voter approved ULL.	<p>Reduce SOI and remove Cowell Ranch property</p> <p>Encourage City to annex areas currently receiving out of agency service, and urban islands/pockets</p>
City of Oakley	<ul style="list-style-type: none"> <li>• Retain existing SOI.</li> <li>• Reduce SOI if LAFCO determines that an area should be served by an agency other than the City of Oakley, or does not require service. The only area currently within Oakley’s SOI is Area III (East Cypress Corridor).</li> </ul>	Retain existing SOI	None	Retain existing SOI

Agency	SOI Options	Consultant Recommendation	Agency SOI Request	LAFCO Staff Recommendation
City of Pittsburg	<ul style="list-style-type: none"> <li>Retain existing SOI.</li> <li>Reduce the SOI to remove areas not likely to annex or require service, i.e., open water areas of the Sacramento River, areas located on the periphery designated as permanent open space, and the Concord Naval Weapons Station blast easement area (depending on the Base Reuse Plan).</li> <li>Expand the SOI to coincide with the City's ULL to add the Pittsburg Hills and a portion of the Thomas Ranch and remove the Bay Point area.</li> </ul>	<p>Retain existing SOI</p> <p>Encourage City to annex areas currently receiving out of agency service</p>	<p>Expansion of SOI to include the Pittsburg hills and a portion of the Thomas Ranch to coincide with the voter approved ULL. In addition, the City requests to maintain the Bay Point area which is currently within the City's SOI, but is outside the approved ULL.</p>	<p>Defer SOI update until completion of CCWD/DDSD SOI Initial Study</p>
CSA RD-4	<ul style="list-style-type: none"> <li>Retain existing SOI (coterminous).</li> </ul>	<p>Retain existing SOI</p>	<p>None</p>	<p>Retain existing SOI</p>
BIMID	<ul style="list-style-type: none"> <li>Retain existing SOI (not coterminous).</li> </ul>	<p>Retain existing SOI</p>	<p>None</p>	<p>Retain existing SOI</p>
Town of Knightsen CSD	<ul style="list-style-type: none"> <li>Retain existing SOI (coterminous).</li> <li>Adopt a zero SOI – indicating that a potential dissolution may be appropriate.</li> </ul>	<p>Retain existing SOI</p> <p>Require District to report to LAFCO within one year on the progress being made to develop a facilities improvement plan, and provide a timeline and potential funding mechanisms to implement the plan</p>	<p>None</p>	<p>Retain existing SOI</p> <p>Require District to report to LAFCO within one year on the progress being made to develop a facilities improvement plan, and provide a timeline and potential funding mechanisms to implement the plan</p>

