

VII. COUNTY SERVICE AREA NO. RD-4 (VICINITY OF BETHEL ISLAND)

LOCATION, ADMINISTRATION AND OPERATIONS

County Service Area (CSA) No. RD-4 (Vicinity of Bethel Island) was created in 1974. It encompasses less than one square mile and maintains approximately 3.45 linear miles of Dutch Slough Road extending from Jersey Island Road on the west to Bethel Island Road on the east.

The District is part of an area known as the Hotchkiss Tract that was recently considered for annexation to the City of Oakley as one of the Cypress Corridor proceedings. The annexation of this area was not completed and appears to be in a state of hiatus.

CSAs provide a variety of extended county services as enumerated in the CSA law, commencing with Government Code §25210.2. The District provides road maintenance services.

Specifically, §25210.4a (15) defines "Miscellaneous extended services" as including:

"Road maintenance, Street, highway, and bridge construction, improvement and maintenance, including related drainage facilities and structures, necessary design and engineering services, and the acquisition of land, easements, and rights-of-way needed for the work."

The District's boundaries and sphere of influence (SOI) are coterminous. A map of the District and its sphere is included in this chapter.

Other Governmental Agencies that Overlap the District

All or portions of the District are overlapped by the following special districts:

- Byron-Brentwood-Knightsen Union Cemetery District
- Contra Costa Mosquito and Vector Control District
- Contra Costa Resource Conservation District
- CSA EM-1 (Emergency Medical Services)
- CSA P-6 (Police Protection)
- East Contra Costa Fire Protection District
- East Bay Regional Park District
- Ironhouse Sanitary District
- Reclamation District No. 799 (Hotchkiss Tract)

District Governance

The District governing board is, ex officio, the Board of Supervisors. The County Public Works Department administers the District.

The Board of Supervisors meets weekly, posts notices and agendas at County facilities and maintains a website with Board agendas and meeting videos.

INFRASTRUCTURE AND SERVICE PROVISIONS

CSA No. RD-4 maintains 3.45 miles of public roadway located between two dedicated County roads, Jersey Island Road and Bethel Island Road.

District Finances

CSA No. RD-4 revenue is derived primarily from property taxes levied on residential properties fronting the road. The total projected income for FY 2008-09 is \$11,800, of which \$8,300 is from property taxes and \$3,500 is from earnings on investments.

In addition to the projected revenue the District has a fund balance carryover from previous years of \$91,381. Maintenance or replacement of the roadway is not performed annually; the fund balance accumulates from year to year so a sufficient amount is available when needed.

The County Public Works staff that manages the District reports that it evaluates the condition of Dutch Slough Road on an annual basis to determine the need for surface treatment. In 2005, crack sealing was performed as a preventative measure. In 2007, potholes were repaired and traffic signs have been installed. The District staff indicated that when there will be a need to apply a surface treatment within the next several years, approximately \$80,000 is being set aside in the capital reserve fund for this capital improvement project.

Projected expenditures for FY 2008-09 are \$1,500, of which \$1,000 is County cost to manage the District and \$100 for County investment services.

SERVICE REVIEW DETERMINATIONS

Infrastructure Needs and Deficiencies

The District maintains 3.45 miles of public road, with funds accumulated through annual property tax allocations to periodically maintain and replace the infrastructure.

Growth and Population

The District currently serves approximately 60 residential dwelling units. The projected annual growth rate for the District is approximately 1.32%.

Financing Constraints

The property taxes that constitute the primary revenue source are constrained by limitations in assessed value growth related to Proposition 13.

Opportunities for Shared Facilities

There do not appear to be opportunities for sharing facilities. If, in the future, this reach of Dutch Slough Road becomes part of the dedicated County road system, the method of financing could be changed to include County Road Funds.

Government Structure Options

Absent a change in the status of the road, there do not appear to be any government structure options given the duties and location of the District.

Cost Avoidance Opportunities

There do not appear to be readily available opportunities to avoid costs given the duties and location of the District.

Opportunities for Rate Restructuring

District services are for the most part funded by property taxes, not fees or charges.

Evaluation of Management Efficiencies

The County Public Works Department manages the District and the County Treasurer maintains its monetary assets. Based on the limited expenses charged for managing the District, it appears to exhibit characteristics of an agency that is operating efficiently.

Local Accountability and Local Government

The Board of Supervisors governs the District and it appears to be an appropriate example of a dependent special district providing extended County services.

SPHERE OF INFLUENCE RECOMMENDATIONS AND DETERMINATIONS

The District's boundaries and sphere of influence are coterminous. A map of the District and its sphere is included. The County staff indicates the District boundary is correct at this time and there are no plans to include or serve areas that are not now within the District.

Sphere of Influence Recommendation

It is recommended the Commission affirm the existing coterminous Sphere of Influence and adopt the following determinations:

1. Present and planned land uses in the area, including agriculture and open-space:

Present land uses consist of single-family homes and lots. No land use changes are planned.

2. Present and probable need for public facilities and services in the area:

Long-term, proper maintenance of public roads is essential. The District exists to generate revenue for maintenance of this section of the public roadway.

3. Present capacity of public facilities and adequacy of public service that the agency provides or is authorized to provide:

There is no evidence this section of Dutch Slough Road is deficient or poorly maintained.

4. Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency:

The District is within the Sphere of Influence of the City of Oakley.

5. Existence of agricultural preserves or other important agricultural or open space land in the area which could be considered within an agency's SOI, and the effect on maintaining the physical and economic integrity of such resources in the event that such resources are within a SOI of a local governmental agency.

There are no agricultural preserves or other important agricultural or open space land within the District boundaries.

6. Nature, location, extent, functions & classes of services to be provided.

The District maintains 3.45 linear miles of Dutch Slough Road extending from Jersey Island Road on the west to Bethel Island Road on the east in the unincorporated Oakley area.

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