Copy

CONTRA COSTA COUNTY LOCAL AGENCY FORMATION COMMISSION
651 Pine Street, Eighth Floor • Martinez, CA 94553-1229
(925) 646-4090 • FAX (925) 646-2240

EXECUTIVE OFFICER
ANNAMARIA PERRELLA

MEMBERS

Joseph Canciamilla, *County Supervisor*
Millie Greenberg, *Danville Town Council*
David Jameson, *Special Districts*
Dwight Meadows, *Special Districts*
Michael Menesini, *Martinez City Council*
Martin McNair, *Public Member*
Gayle B. Uilkema, *County Supervisor*

ALTERNATE MEMBERS

Michael Cory, *Special Districts*
Donna Gerber, *County Supervisor*
David Kurrent, *Public Member*
Don Tatzin, *Lafayette City Council*

CONTRA COSTA Co Recorder's Office
STEPHEN L. WEIR, County Recorder

DOC - 98-0242328-00
Monday, OCT 05, 1998 14:40:20
FRE $0.00
Ttl Pd $0.00 Nbr-0000281430
lrc/R9/1-14

RECORDER: When recorded, return to:

Ann Cervelli, Chief Clerk
Board of Supervisors
651 Pine Street
Martinez, CA 94553

==========

Corrected Copy

CERTIFICATE OF COMPLETION
(GovCode Sections 57200 and 57201)

The undersigned hereby certifies that:

1. The short-form designation of this reorganization as designated by this Commission is:

"Discovery Bay Boundary Reorganization (LAFC 96-19)"

2. The names of the cities/districts involved in this reorganization and the kind or type of change ordered are as follows:

District	Type of Change
Discovery Bay Community Services Dist	Formation
Sanitation District No. 19	Dissolution

3. The above-named Cities/Districts are located within Contra Costa County.

Certificate of Completion
LAFC 96-19

RECEIVED
DELTA
OCT 07 1998
SANITATION DISTRICT

GGB
file
2 copy to
Virgil Koehne
Rec 10/19/98
VK

4. The date of adoption of Contra Costa County Board of Supervisors' Resolution No. 97/295 ordering this reorganization was June 10, 1997. A certified copy of that resolution is attached hereto and by reference incorporated herein.

5. Terms and conditions of the reorganization are as set forth in the above resolution incorporated herein by reference.

Date: 10-5-98

Annamaria Perrella
Annamaria Perrella
Executive Officer

Original: County Recorder/Chief Clerk of the Board of Supervisors
Distribution: LAFCO File
Assessor; Tim Aiello
Auditor; Paul Abelson
Elections; Russ Fernandez
Public Works; Joanie Rushton
Community Development; Sue Warden
Chief Clerk of the Board of Supervisors
Paul Causey; Delta Diablo Sanitation District
Robert Doran; Chief Petitioner

D.9

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Order on June 10, 1997, by the following vote:

AYES: Supervisors Rogers, Uilkema, Gerber, Canciamilla and DeSaulnier
NOES: None
ABSENT: None
ABSTAIN: None

SUBJECT: Discovery Bay Boundary Reorganization [LAFC Res. 96-19]

RESOLUTION NO. 97/ 295

(Gov. Code §§ 57077(b)(2), 57082, 57083(a)(1), 57100, 57103(a), 57104(a), 57132, 57133(f), 57134, 57139, 56842.5, 61110-61119, 61200, 61600(a),(b))

Acting as conducting authority under the Cortese-Knox Act (Gov. C. Secs. 56000 et seq.), the Board of Supervisors of Contra Costa County RESOLVES that:

1. This Resolution is adopted pursuant to the Cortese-Knox Act, Government Code Sections 56000 et seq.

2. The Reorganization that is the subject of this Resolution was initiated by petition of residents of the affected territory and consists of the following boundary changes:

   a. Formation of the Discovery Bay Community Services District ("DBCSD")
   b. Establishment of the Sphere of Influence of said DBCSD
   c. Annexation of the territory of County Sanitation District NO. 19 ("SD 19") to DBCSD, and
   d. Dissolution of SD 19.

3. The exterior boundaries for the above-noted boundary changes are as specified in Exhibit A hereto, and the Sphere of Influence is conterminous with said boundaries.

4. The affected territory for this boundary change has been determined to be legally inhabited.

5. This boundary change is subject to the following conditions, as imposed by the Local Agency Formation Commission:

a. The DBCSD shall be governed by a five-member Board of Directors directly elected from registered voters that have filed candidacy and reside within the boundaries now served by SD 19. This selection will take place at the same time that registered voters, within the same boundaries, vote their choice on the DBCSD proposal. The three directors with the highest number of votes shall serve four-year terms, and the other two will serve two-year terms. Subsequent elections will be for four-year terms and be governed by the Uniform District Election Law.

b. All equipment, assets, liabilities, facilities, property, cash, fund balances or other fiscal matters of the dissolved district shall accrue to the new district.

c. All funding, including any previously authorized charges, fees or assessments currently received by SD 19, shall continue and be received by the new district.

d. Any priorities of use, or right of use, of water, or capacity rights in any public improvements or facilities or of any other property, real or personal, now being held by or granted to SD 19 shall be transferred to the new district.

e. The termination of the existing SD 19 Board shall take place on July 1, 1998 to allow for a smooth transition, so that the new Board can elect a chairman, set up by-laws, rules of order and standing rules, or any of the other functions necessary for a smooth transition.

f. The new district shall honor any employment agreements for personnel employed by SD19 who desire to be employed with the new district.

g. Existing contract rights and obligations between the Delta Diablo Sanitation District (DDSD) and SD 19 shall be transferred to the new District, and the terms of the presents contract will be honored, with the exception of changes mutually agreed to by both DDSD and the new District.

h. All services currently provided contractually by SD 19 will be provided by, and continued under, the new District.

i. In order to create a smooth transition of "in-progress" advisory functions to the newly-created DBCSD, the Discovery Bay Municipal Advisory Council shall be terminated on December 1, 1998, and its advisory responsibilities shall be assumed by the DBCSD Board of Directors.

6. There is no existing bonded indebtedness of the dissolving SD 19, so such debt will not be transferred to the DBCSD. Although the DBCSD will not receive property taxes as a result of this Reorganization, the regular county assessment roll will be used for the collection of any taxes and assessments that may apply to DBCSD in the future. SD 19 has had no property tax funding and has been funded entirely from user assessments/charges; SD 19 thus has had no appropriations limit. Since the new DBCSD will be funded solely by the user assessments/charges now received by SD 19, no appropriations limit has been established for the new District.

7. The purpose of the boundary change is to provide better and more efficient sanitary sewer and water services to the affected territory.

8. This boundary change is categorically exempt (Class 20) under the California Environmental Quality Act ("CEQA").

9. This Board finds that insufficient protests were filed to require termination of proceedings and that the powers and functions of SD 19 will be transferred to the new DBCSD and not used after the effective date of the Reorganization. This Board hereby ORDERS the Discovery Bay Boundary Reorganization subject to the terms and conditions specified herein and to confirmation by the voters as hereinafter set forth.

10. At such time as confirmed by the voters, the Clerk of this Board shall transmit a certified copy of this Resolution, along with a remittance to cover any applicable fees as proved by Section 54902.5 of the Government Code, to the Executive Officer of the Local Agency Formation Commission, with a request that the Executive Officer complete the boundary change by filing a Certificate of Completion and Statement of Boundary Change.

11. The Board Clerk shall file a certified copy of this Resolution with the County Clerk (Registrar of Voters and elections official) on or before the 125th day prior to the November 4, 1997 election. Candidates for member of the governing board of the new DBCSD shall pay for the publication of their statements of qualifications pursuant to Elections Code Section 13307. (Elec. C. Sec. 10509.)

12. Elections

Pursuant to Government Code Sections 61110, 57077(b)(2), 57100(a), and 57103(a), this Board hereby calls a special election to be held November 4, 1997 in the area currently comprising SD 19, which also will be the area comprising the Discovery Bay Community Services District if it is formed. The election shall be on the question of approving the Discovery Bay Boundary Reorganization and for the election of the directors that will serve as members of the governing board if the new Discovery Bay Community Services District is formed. The election for directors shall be at large (Gov. C. Sec. 61200) and the five candidates having the highest number of votes shall be elected, with the three having the highest vote serving four year terms and the other two serving two year terms, as specified in the LAFCO conditions of approval.

13. Pursuant to Government Code Sections 57133(f), 57134, 57135 and 57137, the specific language of the aforenoted ballot measures shall be as set forth in Exhibit B hereto.

14. The precincts and the polling places for the elections shall be timely determined in accordance with normal procedures by the Elections Department, so as to have precincts and polling places conforming to the map of Exhibit A.

15. Within five days of the call of the special elections pursuant hereto, the Clerk of this Board shall transmit a notification of election call to the Executive Officer of the Local Agency Formation Commission, in conformance with the requirements of Government Code Section 57144.

16. The County Clerk (Elections Department) and the Clerk of this Board are hereby authorized and directed to take all actions necessary or appropriate to implementing this Resolution, including:

a. Concerning the Reorganization:

1.) Publishing, posting, and mailing in a timely manner the notices of election required by Government Code Sections 61110(c), 57130, 57131, and 57146;

2.) In a timely manner:

a.) Determining and fixing reasonable dates prior to the election for arguments to be submitted, in accordance with Government Code Sections 57146(a) and 61113(a),

b.) Providing notice of the date for submission of arguments and rebuttal arguments, in accordance with Government Code Section 57146, 57147 and 61113,

c.) Receiving and selecting arguments and rebuttal arguments on the questions submitted to the voters, in accordance with Government Code Sections 61113, 57145 and 57147,
d.) Assembling, printing and mailing the ballot pamphlet, in accordance with Government Code Sections 61114 and 57148, and
e.) Conducting and reporting the canvas of the ballots cast, in accordance with Government Code Section 57149.

b. Concerning the election for District directors:

1.) Conducting the election for members of the governing board of the new DBCSD in accordance with the provisions of the Uniform District Election Law (Elections Code Sections 10500 et seq) and Government Code Sections 61116(a), 61200 and 57139, except where otherwise required by Elections Code Section 10503; and

2.) Having forms available for declarations of candidacy for District division director offices in a timely manner at least 113 days prior to the November 4, 1997 election. (Elec. C. Secs. 10510+10511.) Candidates must be registered electors residing in the new DBCSD. (Gov. C. Sec. 61200.)

ATTEST: Phil Batchelor, Clerk of the
Board of Supervisors and
County Administrator

By: _____
Deputy

cc: Steve Weir, County Clerk and Elections Officer
Annamaria Perrella, LAFCO Executive Officer
Phil Batchelor, County Administrator
Attn: Terry McGraw
Robert Doran, Chair DBBC Proponents
Victor J. Westman, County Counsel
Jean Maglio, Clerk of the Board
Skip Epperly, Public Works
c:\word\files\BSbc4.doc-5/21/97

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Order on June 10, 1997, by the following vote:

AYES: Supervisors
NOES:
ABSENT:
ABSTAIN:

SUBJECT:	Discovery Bay Boundary Reorganization [LAFC Res. 96-19]	RESOLUTION NO. 97/
		(Gov. Code §§ 57077(b)(2), 57082, 57083(a)(1), 57100, 57103(a), 57104(a), 57132, 57133(f), 57134, 57139, 56842.5, 61110-61119, 61200, 61600(a),(b))

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ATTEST: Phil Batchelor, Clerk of the
Board of Supervisors and
County Administrator

By: _____
Deputy

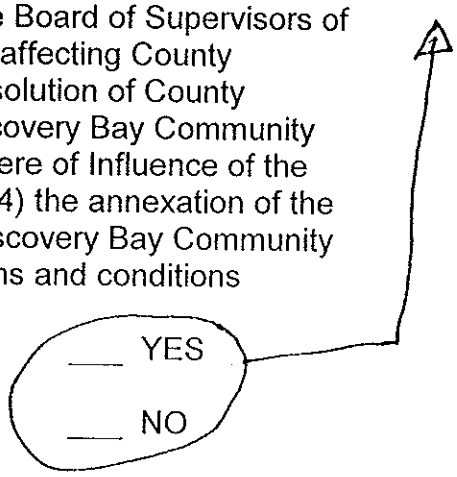
cc: Steve Weir, County Clerk and Elections Officer
Annamaria Perrella, LAFCO Executive Officer
Phil Batchelor, County Administrator
Attn: Terry McGraw
Robert Doran, Chair DBBC Proponents
Victor J. Westman, County Counsel
Jean Maglio, Clerk of the Board
Skip Epperly, Public Works
c:\word\files\BSbc4.doc-5/21/97

Exhibit B

Ballot Measures

For the Discovery Bay Boundary Reorganization (Gov. C. 57133(f), 57134):

"Shall the order adopted on June 10, 1997 by the Board of Supervisors of Contra Costa County, ordering a Reorganization affecting County Sanitation District 19 and providing for 1) the dissolution of County Sanitation District 19, 2) the formation of the Discovery Bay Community Services District, 3) the establishment of the Sphere of Influence of the Discovery Bay Community Services District, and 4) the annexation of the territory of County Sanitation District 19 to the Discovery Bay Community Services District, be confirmed subject to the terms and conditions specified in the order?"



For the at large election of five members of the Governing Board of the Discovery Bay Community Services District (Gov. C. Sec. 61200):

"For the position of director of the Discovery Bay Community Services District (vote for five):"

[Name] _____

[Name] _____

etc."

Candidates receiving the five highest vote totals to be elected.

c:dbbalmeas.doc

Executive Summary

Several years ago, the people of Discovery Bay (DB) commissioned a study to determine how they could become more in control of their community. This was primarily triggered by two facts. (1) There was no single entity representing the voters of Discovery Bay with the power to actually influence decisions concerning the infrastructure. (2) Even though the Discovery Bay Municipal Advisory Council, touted as the voice to our Supervisor was in place, he still did exactly what he had to do to further his political career. This included neither representing the best interests of Discovery Bay in the fulfillment of developer requirements, or instructing County Council to do so.

The direction given to the economist contracted to do the study, was to study not only cityhood, but any other possibilities as well. The results of the study proved that DB has only modest potential to become a city at this time. The rationale for this finding was that the major developer had chosen to provide no space for local businesses capable of producing the sales tax revenue necessary to support a city. The modest potential spoken to in the study, would have allowed DB to become a city, assuming no fiscal demands out of the ordinary for the first several years while a reserve was being accumulated.

As the largest cost involved in becoming a city is that of providing police protection, and no one has been able to obtain the accurate cost of providing for the continuation of county sheriff services once DB is a city, it was felt that it would be best to present to the voters one of the alternatives suggested by the economist, the formation of a Community Services District (CSD).

Cityhood is still the preferred situation and will continue to be pursued. However, a CSD is a good start and was designed with situations like DB in mind. Over time, the voters may request the CSD Board to add other functions required by a community looking toward incorporation. When cityhood is proven feasible, the CSD should roll directly into same with a minimum of fuss.

FEASIBILITY STUDY FOR THE DISCOVERY BAY COMMUNITY SERVICES DISTRICT

This proponent prepared feasibility study is intended to fill the LAFCO Feasibility Study Guidelines adopted in 1990. It follows the LAFCO format as supplied on May 9, 1996.

This study is prepared by Robert E. Doran, a Discovery Bay resident and one of the principle proponents of a community services district for Discovery Bay.

Documents Presented:

- A copy of the public notice published in the Brentwood News, May 10,1996 and the Proof of Publication.
- The Petition.
- Signature pages with a total of 852, non-verified signatures of registered voters in Discovery Bay.
- Feasibility Study, Dated June 28, 1996 with its Executive Summary.
- The 96/97 Budget for Sanitation District No. 19 as approved by the Discovery Bay Municipal Advisory Council and its Citizens Advisory Council.

Presented to Annamaria Perrella, Executive Officer, Contra Costa County Local Agency Formation Commission, July 9, 1996.

ELEMENT 1. Inventory of Presently Received Local Government Services:

a) Policing of the homes and streets.
b) Policing of the bays, creeks and waterways.
c) Traffic control and motor vehicle accident investigation.
d) Coroner Services.
e) Fire protection.
f) Fire investigation.
g) Parks and playgrounds.
h) Street and road maintenance.
i) Street lighting.
j) Landscape maintenance of public areas.
k) Sanitary sewer and wastewater treatment.
l) Potable water.
m) Street signing and lining.
n) Enforcement of county ordinances.
o) Storm drainage.
p) Levee maintenance.
q) Slope control.
r) Bay water quality.
s) Terminal drainage.
t) Navigation.
u) Design and environmental review and the enforcement of covenants, conditions and restrictions.
v) Sign control on public property.
w) Land use planning.
x) Building permits and inspections.
y) Animal control.
z) Child care facilities.
aa) Schools.
bb) Senior citizen facilities.
cc) Library services.
dd) Ambulance services.
ee) Air Quality.
ff) Solid waste collection.
gg) Mosquito abatement.

ELEMENT 2. Roster of Agencies That Provide Present Services:

a) Policing of the homes and streets in DB proper and the surrounding area is provided by the Contra Costa County (CCC) Sheriff.

b) Policing the bays, creeks and waterways in and around DB is provided, on a limited basis, by the Marine Patrol, under direction of the Sheriff, and the U.S. Coast Guard. There is little routine patrol or enforcement, most service is provided as a result of specific situations, usually emergency in nature.

c) Traffic control and motor vehicle accident investigation is provided by the California Highway Patrol (CHP).

d) The services of the Coroner are directed by the Sheriff.

e) Fire protection is provided by the East Diablo Fire Protection District (EDFPD.

f) Fire investigation is provided by the EDFPD, County Arson Investigation and the Sheriff.

g) Parks and playgrounds are administered by the office of the CCC Special Districts Coordinator in conjunction with a committee of the Discovery Bay Municipal Advisory Council (DBMAC), advising County Service Area No. M-8 (CSA M-8).

h) Street and road maintenance is provided for the public parts of DB and the surrounding area by the CCC Department of Public Works. Street maintenance in the private areas is provided by home owner associations.

i) Street lighting is provided by the Pacific Gas and Electric Co. under a contract directed by CSA M-8 as let by the County.

j) Landscape maintenance of public areas, which include, traffic dividers, turn around areas, the area along the sound wall on Highway 4 between DB Blvd. and Newport Dr., the Park and Tot Lot, are provided with tax supported funds administered by CSA M-8.

k) Sanitary sewer and waste water treatment are provided by a facility in DB proper. The plant is under control of a dependent county district, Sanitation District No. 19 (SAN 19). The operations, maintenance and planning advice, are provided under a contract let to another dependent county district, Delta Diablo Sanitation District No. 7-A. (DDSD). Both SAN. 19 and DDSD are advised by the DBMAC and its Citizens Advisory Committee (CAC).

l) Potable water for both domestic use and fire protection is provided by a series of wells, there is no water storage of any kind. Several wells have emergency alternators designed to sustain the system during commercial power failures. The system is administered in the same manner as the sanitary sewer outlined in (k) above.

m) Street signing and lining is provided by the CCC Department of Public Works under direction of Traffic Engineering.

n) The enforcement of County Ordinances, such as abandoned cars and boats on the streets, is done under direction of the Sheriff.

o) Storm runoff drainage in DB is accomplished by buried pipes or open concrete channels which run from the street gutters to the creeks, lakes and bays. The storm drains require little maintenance because they are short and straight. County Public Works people are sometimes seen patrolling the storm drain network during periods of heavy runoff. There is a county drainage district which is property tax supported by about 20% of the

residents. Reclamation District No. 800 has usurped the funding of this district and now claims to be a Reclamation and Drainage District.

p) Levee maintenance is provided by Reclamation District No. 800 (RD 800). There are about 5.2 miles of urban levee in DB. Homes are built on some of the urban levee. There are about 15.7 miles of levee that is referred to as agricultural levee. This forms the south bank of Indian Slough, from the mouth of Discovery Channel easterly to the Old River Bridge and then becomes the west bank of Old River from the Old River Bridge, to the south west side of Clifton Court Forebay, then turns west to complete the levee at a point equal to the height of the high ground in DB. In one sense, the agricultural levee is the same as urban levee because there is a low area in DB not protected by urban levee. Willow Lake, the Golf Course and the area in and around the Hofmann Shopping Center are really protected by the agricultural levee.

RD 800 is a state agency chartered under the State Water Code. Its Board of Directors is elected by a non-representative republic method based on one vote for each dollar of fees and charges paid. The State Water Code was written to cover the reclamation of land that sometimes is flooded, so that it may be used for the purpose of farming, and the maintenance of the required levees. It does not cover urban areas and their related infrastructure which had nothing to do with reclamation work.

For whatever reason, in the case of DB, RD 800 was also used by the primary developer as a depository for infrastructure, bays lakes, golf course, and urban water related requirements. This was in lieu of placing these items in a county community services district, or special district, where they rightly belonged.

q) Slope control is defined as the banks behind properties which are not part of the primary levee system. These banks are naturally at or above levee height, but may have individual problems; however, these would not effect the general overall safety of DB. Each property owner is responsible for his or her own slope.

r) Bay water quality is the method by which certain, but not all of the deep bays are kept fresh. There is a circulatory system, consisting of weirs and pumps, that move the water from the dead ends of bays through a series of lakes to be returned to the Delta. The culmination of this system are the lakes on the Golf Course. The Golf Course lakes make up the aesthetic beauty of the Golf Course and are also used to irrigated it. The lakes finely flow into a drainage ditch on the east side of DB called the North South Canal.

s)Terminal drainage is the method of returning the water circulating through the bays and lakes, to the Delta. The North-South Canal, on the east edge of DB, is where terminal drainage takes place. There is a pumping plant at the north end of the canal where the returned water is pumped back into the Delta. This function is controlled by RD 800.

t) Navigation is loosely defined by RD 800 as that by which they may move levee maintenance equipment to any location on the levees where problems exist. In reality, the deep water bays south of the levee on Willow Lake Road are slowly sanding in from silt which is given up from the unprotected banks on the west side of Kellogg Creek. One day, these bays will require maintenance dredging. In actuality, these are federal waters, navigation is under Federal control using the US Coast Guard. No other agency has the right to assume this control.

u) Design and Environmental Review and the enforcement of Covenants, Conditions and Restrictions are performed by ten different property/homeowner associations. By developer design, there is no one place that offers unity for the people of DB. By keeping DB fragmented, the developer was always able to do as he choose. There is no question that the private areas of DB should have their own associations, but there is a great need to have one location to deal with all of the public areas. There may be no hope until DB can become a city, but the CSD will go a long way toward something common to all of the property owners.

v) The control of random signs for garage sales, rooms for rent, boats for sale etc., is covered by county ordinance and is enforced by demand to the Sheriff.

w) Land Use Planning for DB is performed by the County Planning Department.

x) Building Permits and inspection for DB is performed by the County Building Department.

y) Animal Control for DB is performed by the Sheriff.

z) Child care facilities in DB are offered by private providers. There are some after school programs offered by the YMCA..

aa) There is a primary school in DB which is part of the Byron School District. DB youth attend secondary school in Byron and high school in Brentwood. The nearest junior colleges are located in Antioch, Livermore and Stockton.

bb) There are no designated senior citizen facilities in DB. Senior activities are provided in Brentwood.

cc) Library services are provided in Brentwood.

dd) Ambulance services are provided by a private provider under contract with CCC; the air ambulance by the CHP.

ee) Air quality is monitored by CCC Air Quality Control.

ff) Solid waste collection is provided by a private firm under a contract with CCC.

gg) Mosquito abatement is provided by the Contra Costa County Mosquito Abatement District.

ELEMENT 3. Determination of Desired Changes in Government Services:

At this time, the only changes in governmental services anticipated is the formation of a community services district, the reorganization of the sanitary sewer and the potable water systems, now under control of County Sanitation District No. 19, into it, and the dissolution of Sanitation District No. 19.

The boundaries for the new district will be consistent with the existing boundaries of Sanitation District No. 19. No annexations are contemplated or being requested.

All land area within the boundaries of the new district are presently covered by existing Environmental Impact Reports. The need for any further reports is not deemed necessary.

ELEMENT 4. Proposal for Reorganizing Agencies to Accomplish Objects Set Forth in Element 3. This will include issues and factors specified in Government Code § 56425, § 56653 and § 56841, along with appropriate alternatives.

Government Code § 56425. Determination of spheres of influence

(1) The present and planed land use of the area proposed to be included in the sphere of influence of the Community Services District is the same as that which comprises the present Sanitation District No. 19. No request is being made to expand or alter the present boundaries.

(2) The present and probable need for public facilities and services in the area have been, and still will be, dictated by the Contra Costa County General Plan under direction of LAFCO, County Planning and the Board of Supervisors advised by the Discovery Bay Municipal Advisory Council. There is no indication that additional land over and above that contained in the existing boundaries of Sanitation District No. 19 would be required for additional public facilities.

(3) The present capacity of public facilities and the adequacy of public services

- The growth of the sewer and water systems is covered by agreements with developers for expansion. The CSD Board will be able to closely monitor performance and negotiate new contracts as required.
- There is an open question regarding the amount of available public park space that is being studied by both the county and the Discovery Bay MAC. This should not be a problem at this time as nothing but sewer and water is being considered for the new services district.
- No changes in public services, other than the control of sewer and water are requested in this application.

(4) The existence of any social or economic communities of interest that would concern the commission.

- We know of nothing pertinent to this item.

Government Code § 56653. Application to include plan to provide services within affected territory

(1) An enumeration and description of the services to be extended to the affected territory.

- Providing sewer and water services to the Discovery Bay area as defined by the sphere of influence of the present Sanitation District No. 19.

(2) The level and range of these services

- Sewer and water service is provided to homes and other entities within Discovery Bay Proper, CENTEX Homes (Pacific Waterways) and the soon to be constructed Discovery Bay West.
- The sewer treatment plant is now at capacity. The expansion of same will be by developers under the direction of the Discovery Bay Community Services District Board.
- The level of sanitary sewer services in Discovery Bay is excellent by any standards.

- The level of water service in Discovery Bay can best be described as a gamble.

The amount of water required in Discovery Bay has been principle developer controlled by virtue of the fact that he commissioned studies which only took into consideration the average total number of gallons pumped. He refused to use the method recommended by the very engineering firm he hired, which proved five working wells were required. This was based on the fact that due to failures, at times, there would only be four wells working. The developer did build the fourth well, but it was a failure. He choose not to build another well to replace this bad well, but did recover his money from the driller and engineers. He then built a fifth well, and for whatever reason, our Supervisor allowed him to construct unit after unit without the required number of wells in place.

During this eight year period, most of the time, there was one well in trouble, and sometimes two. This has caused much anxiety in the community because at least seven hours a day, there has not been enough water at fire hydrants to fight anything except minor structure fires. Citizen groups, and then after their inception, the Discovery Bay Municipal Advisory Council, have been trying to convince our Supervisor that this should be corrected. The Supervisor would only listen to the developer until community pressure became so intense that he had to take action. The well is now bonded but the developer is still in control, the well is being built contingent on another new development, Discovery Bay West.

Water is not the only thing that has pushed Discovery Bay toward some form of local control. For at least 17 years, conditions of subdivision approval have been allowed to roll from one tract to the next without being completed. This again was accomplished by Supervisor developer deals even though Government Code § 66462 clearly states that prior developer commitments must be fulfilled before the permits for the next are approved.

One might say that this is nothing more than pure politics in action. However, the people of Discovery Bay have tired of water problems, all of which are full well known by the county, being used as a political tool by their supervisor. Taking local control appears to be the only answer.

- The quality of the potable water in Discovery Bay is constantly tested and the results provided annually by mail to the residents. The present quality now meets or exceeds all known standards.

3. An indication of when those services can be extended

- The sewer and water services are in place and will be grown as required.

4. An indication of any improvement or upgrading of sewer and water facilities

- Sanitary sewer facilities in Discovery Bay are constantly being upgraded to keep them in line with government regulations and good management practices. The treating of the final waste water, now being accomplished by the use of chlorine, is being changed

to a state of the art ultraviolet system. Land is available for the expansion of the system, which will become necessary as growth in the service area demands.

- As far as potable water goes, it will be a constant problem just like everywhere else. Potable water is by far the largest problem in any community. There will be a time, when just punching holes in the ground and adding pumps is just not going to be prudent. A good look is going to need to taken at above ground, or possibly below ground storage. Water treatment of surface water way become the only way to provide water. Joining some other areas system may need to be considered. All of these alternatives and others are being considered by study groups which have the active support of Discovery Bay. These are, East County Water Management Association, Urban Water Management Plan, Ground Water Management Plan and a more local Water and Sewer Management Plan.

(5) Information on how these services will be financed

- The day to day operations, distribution and maintenance of the sewer and water in Discovery Bay are paid for with an assessment collect by the county on an annual basis via county tax bills. When and if some major upgrade or some major un-funded mandate were required to be funded that is out of the range of the fees and charges now in place, some type of debt financing might be considered.
- At this time there is no debt financing against the District.

§ 56841. Factors to be considered by the commission

(a) Population, population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

- This item has little relevancy at this time. The services district is being formed to bring local control of sewer and water to the residents of Discovery Bay. All of the items under (a) above have been planned, directed, approved and or sanctioned by LAFCO, Contra Costa County Planning, the Board of Supervisors, and or Reclamation District No. 800. All of the infrastructure is in place or in the process of being put in place and must conform to the Contra Costa County General Plan.

(b) Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

"Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

- The need for community services other than local control of sewer and water, remain to be seen after study by the Community Services Board under direction of the voters of Discovery Bay. As far as the sewer and water systems go, the systems are in place and will continue to run and serve customers in their service area as they do now. The only future needs known at this time are the requirements of Discovery Bay West and

CENTEX Homes. These requirements will be met as the need arises by the services district board negotiating with the developer.

(c) The effect of the proposed action and the alternative actions, on the adjacent areas, on mutual social and economic interests, and on the local government structure of the county.

- As we are not asking for any boundary changes, as far as we can determine there should be no effect on the local government structure of the county.

(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

- As the boundaries of the new services district will be the same as those of the present Sanitation District No. 19, there should be no effect on anything in (d) above.

(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by § 56016.

- As the boundaries of the new services district will be the same as those of the present Sanitation District No. 19, there should be no effect on anything in (e) above.

(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

- As the boundaries of the new services district will be the same as those of the present Sanitation District No. 19, there should be no effect on anything in (f) above.

(g) Consistency with city or county general and specific plans

- As far as we know, we are consistent with (g) above.

(h) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

- As the boundaries of the new services district will be the same as those of the present Sanitation District No. 19, there should be no effect on anything in (h) above.

(i) The comments of any affected local agency.

- This item remains to be seen.

ELEMENT 4.1 Appropriate alternatives.

- As the Discovery Bay Community Services District will have only sewer and water services, there are only three alternatives.

1. Continue the status quo.

- This is a poor alternative as history proves that we have problems and their is little chance of them going away without local control.

2. Annexing to Brentwood.

- This was considered early on, but there is far too much open land between us. It would be years before anything meaningful could be presented to the resident voters in both locations.

3. Incorporating a new city, The City Of Discovery Bay.

- This is far the best solution. However, our developer has failed to include commercial space for the kind of businesses that generate sales tax revenue. No provisions for this

have been made in conjunction with Discovery Bay West either. The economist consultant employed for our Feasibility Study for incorporation, showed that we were only marginally feasible and that the best alternative was to start with a Community Services District.

ELEMENT 5. Financial feasibility component consisting of projected revenues and expenditures that would result from implementing the proposal as specified by Government Code § 56833.1.

§ 56833.1. Fiscal analysis for the proposal.

As our application covers only the reorganization of County Sanitation District No. 19 into the new services district, and Sanitation District No. 19 has been in existence and healthy for many years, we offer the fiscal year 96/97 budget package for your review.

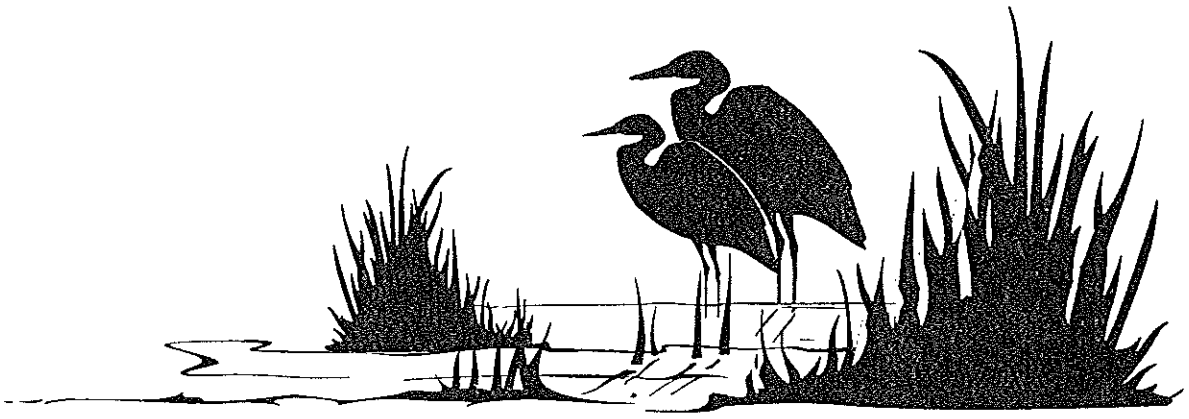
This package has been approved at all levels except the Board Of Supervisors. Delta Diablo expects no problems and feels approval will take place in the next two weeks. When approval is received, an approved package will be sent to replace the one attached to this application.

The fiscal year 95/96 actual report. As this is the end of fiscal year 95/96, it will be about two months before the end of year 95/96 actual report will be available. This report is audited each year but this requires more time. Immediately on receipt of the un-audited report, a copy will be sent to be placed with this application.

CONTRA COSTA COUNTY SANITATION DISTRICT NUMBER 19

Fiscal Year 1996/97

Final Budget



Municipal Advisory Council
Claudia Macdonald, Chair
Pete Alexandra, Vice Chair
Heidi Calvin
Walter MacVittie
Clifford Pisenti
Patrick Portway

Citizens' Advisory Council
Pete Alexandra, Chair
Gary Hess
David Hieb
Dick Higgins
Walter MacVittie
Clifford Pisenti
Bill Slifer

Board of Supervisors
Gayle Bishop
Mark DeSaulnier
Jim Rogers
Jeff Smith
Tom Torlakson

Prepared by
Delta Diablo Sanitation District

EXECUTIVE SUMMARY

Introduction

The purpose for this second budget document is the same as the first, to present a financial plan for the upcoming programs and projects in the Contra Costa County Sanitation District Number 19 ("District"). The budget is a prediction of the revenue and expenditures for the District to assure the needs of the District can be met financially. The goal of the Operations & Maintenance (O&M), the Capital Improvement Program (CIP) and Assessment District budgets is to recognize the water and wastewater needs of the District and to financially prepare to satisfy these needs.

The budget document for FY 96/97 presents the overall District budget and includes an estimate of all revenues and expenditures. The projected revenues include service charges collected on the tax roles from property owners, payments by new home developers, and interest income on the funds the District has at the County. The budget for the District also includes expenditures by the County to present the overall District budget.

To focus the District philosophies into a functional and implementable set of guidelines, a mission statement for the District was adopted by the CAC. A Mission statement guides the organization and establishes the principals that the agency will be operated upon. At the joint meeting of the MAC and CAC on January 31, 1996 the following Mission and Value Statements were again reviewed:

VISION STATEMENT

To maintain the best water and wastewater utility in the county, where employees, customers and the environment are valued.

MISSION STATEMENT

We will be responsive to and protect our District's customers and the environment by effective and efficient management and planning of our water and wastewater resources.

- To provide a safe, reliable supply of water for community purposes and fire suppression.
- To provide wastewater service in a environmentally safe manner.
- To emphasize cost-efficiency, continuous improvement and conservation.
- To provide for the future needs of the community.
- To provide a safe and healthy work environment and develop technical capabilities for staff.

In 1995, the CAC adopted several policies to implement the District's Mission Statement. These policies are an important foundation for the District's operations and provide guidance for the preparation of the budget.

OPERATIONAL POLICIES

- Response time to customers calls into the field
  - Map
  - Average response time
    - Weekday - 1 hour
    - Evening and Weekend - 2 hour
- Attempt to resolve odor issues in the next year *(Odors have been significantly reduced through the completion of the headworks odor control and reduced sludge in the lagoon)*
- New development should eliminate odors
- Eliminate CL_2 and SO_2 facilities and risk from community
- No violations
- Immediate notification to residents of system work within 1/2 hr - construction and shutdowns
- Will not be rushed to make decisions until all information is available and the public is informed
- The water system will be designed based upon the largest single well out of service

DEVELOPMENT POLICIES

- Develop utility master plan for ultimate service area
- Pay own way 100%
- Buy-in to system and incremental capacity
- District establishes standards of construction - water and sewer
- Installation of water meters to all users
- Developers to comply with environmental requirements
- Development to be based on District long-range plan

FINANCIAL POLICIES

- Maintain reserves at $1,000,000
- Pay as go except in catastrophic loss or extraordinary capital need

The budget adopted for the District is a financial plan for the water supply and distribution plus wastewater collection, treatment and disposal services provided to its customers. Staff from Delta Diablo Sanitation District operate the water and wastewater facilities under contract with the District.

Recommendations

Table ES-1 presents the recommended Delta Diablo budget for Fiscal Year 1995/96. The budget this year extends the CIP out to the fiscal year 2000/2001 to maintain a 5-year CIP projection . Table ES-2 presents the recommended CIP projects with and estimated project schedule. All revenues and expenses are included in Table ES-3 to provide a 10-year cash flow projection. The projection presents the recommended financial plan to complete the projects necessary assure the mission statement of the District is carried out.

Table ES-3 presents the 10-year estimated cash flow for the District to show revenues, expenditures and reserve levels. Due to CIP expenditures in 1995/96 and 1996/97, the reserve policy of 100% of O&M budget cannot be met without a larger increase or debt financing. The CAC with the concurrence expressed desires to avoid debt financing and an reasonable reserve could be maintained, a rate of $400 was recommended to the MAC and approved May 15, 1996. The letter recommending approval of the $400 rate is included as Appendix A to the report.

A. Introduction

1. Purpose of the Budget Document

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The budget document for FY 96/97 presents the overall District budget and includes an estimate of all revenues and expenditures. The projected revenues include service charges collected on the tax roles from property owners, payments by new home developers, and interest income on the funds the District has at the County. The budget for the District also includes expenditures by the County to present the overall District budget.

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DEVELOPMENT POLICIES

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- Buy-in to system and incremental capacity
- District establishes standards of construction - water and sewer
- Installation of water meters to all users
- Developers to comply with environmental requirements
- Development to be based on District long-range plan

FINANCIAL POLICIES

- Reserve fund policy 100% of O&M budget
- Pay as go except in catastrophic loss or extraordinary capital need

The budget adopted for the District is a financial plan for the water supply and distribution plus wastewater collection, treatment and disposal services provided to its customers. Staff from Delta Diablo Sanitation District operate the water and wastewater facilities under contract with the District.

B. Summary of FY 1995/96

Activities/Accomplishments

This section highlights the District's activities and accomplishments during 1995/96 in the area of system performance, financial performance, attention to the District's customers, implementation of projects and planning activities to prepare the District for the future.

System Performance
In the area of system performance during the past year, the treatment plant has been in compliance with the NPDES permit with a violation free year. The wastewater collection system was cleaned to remove grease, grit and other accumulations to minimize the opportunities for backups and overflows.

The water system was operated without water outages, although there were significant well problems during the year. Well 5, the largest producing well, was found to have sand problems and was taken out of service in November for inspection. The inspection revealed serious pump wear and holes in the pumping equipment which jetted holes in the casing pipe and disturbance of the geologic formation. The unbudgeted project required significant work and costs. As of the preparation of this draft budget document, there is rehabilitation of the well continuing with the completion anticipated for April 15, 1996.

A residential fire occurred in the late afternoon of July 17, 1995 that involved two homes. The water system operated normally with no loss of system pressure during the fire.

No reportable violations of health standards for the water system were experienced.

Customers
In the past year, sewer permits were issues for the construction of 56 units of the 64 Phase I lots in the Pacific Waterway development. In accordance with the service agreement, Centex paid $475,000 to fund of the replacement of Water Well 1A. Upon the satisfaction of certain development conditions, the District approved the annexation of Discovery Bay West into the District that will ultimately serve approximately 2,000 additional residential units.

Relations have continued to improve between Delta Diablo Sanitation District and CAC & MAC. Delta Diablo staff have intentionally increased the information, especially broader issues like annexations, legislative impacts and "non-O&M" issues, brought forward to the CAC & MAC.

Projects
In the area of projects, staff continue to use and monitor the effectiveness of the sludge lagoon Bio Dredge treatment. The lagoon was nearly at capacity after 20 years of sludge

accumulation. It was expected that a sludge removal process would be necessary. The Bio Dredge project has resulted in significant savings this year in oxidation of the sludge materials when compared to a mechanical dredging, drying and hauling operation. The reduction in biosolids will result in a reduction in costs to clean the sludge lagoon when that becomes necessary.

The design and construction work for the Ultra Violet disinfection project started in FY95/96. The UV facilities are scheduled to be operational in the first part of 1997. The project will replace the existing chlorine and sulfur dioxide disinfection treatment systems to eliminate the storage of acutely hazardous chemicals at the treatment plant. Eliminating the risk to residents of the community and the plant operators. The project eliminates the requirement to participate in the Risk Management and Prevention Program saving $20,000 in consultant costs and $700,000 in chlorine and sulfur dioxide system retrofitting construction costs. By eliminating acutely hazardous materials, the District was also able to decline participation in the Community Warning System and avoid the $153,000 contribution to program.

After much public debate and expense over the appropriate site for Well 1B, the District resolved to relocate the well on the existing Well 1 site. Delta Diablo staff, through engineering consultants, completed the design of the replacement well. The project was bid under Delta Diablo's organization, saving weeks of bid and award time. The project is funded from payment made by Centex under the Service Agreement (except the additional costs of funding the proper abandonment of Well 1A) and is expected to be completed and operational for the summer of 1996.

Two agreements were reached between the Hofmann Co. and the District for the reconstruction of Well 4. A new site for Well 4A was selected and a test hole and monitoring well completed on the site. In following the conditions of the agreement, the District has approved service to the Discovery Bay West community and agreed to allow development of the last two unmapped subdivisions in Discovery Bay proper.

Planning

The long-term adequacy of the groundwater supply has been and continues to be an uncertainty. Delta Diablo staff is actively involved with the LAFCO Water Subcommittee to provide information to LAFCO on water and wastewater issues facing east County. This effort has been pursued to help the subcommittee understand what information is available, what is not, and what information is important to consider before allowing annexations.

Long-term water supply issues are being studied in the Phase II East County Water Supply Study. For this second phase study the east Contra Costa County water suppliers and wastewater agencies have joined organizational and financial resources to make up the East County Water Management Association (ECWMA). The ECWMA will be evaluating the range of alternatives for long-term water supply. Delta Diablo staff has played a significant role in the development of the ECWMA to assure the interests of the District and Delta Diablo are properly considered. A draft report is expected in July 1996 and a final report approval expected in September 1996.

C. Goals for FY 1996/97

Delta Diablo staff has established goals for their contract services and has prepared the budget with goals and objectives based on accomplishments in 1995/96. Goals for FY 1996/97 include the ongoing implementation of a Capital Improvement Program started in FY95/96. The following lists highlights the goals for the upcoming budget.

Performance

1. No Wastewater Violation
2. No Water Violations
3. Improve Community Outreach
4. Clean all sewer lines
5. No Water Outages

Financial

1. Continue to provide informative revenue and expenditure reports.
2. Provide information on the source of financing and budget impacts with each new project or program.

Customers

1. Increase communities awareness of water supply issues and encourage voluntary conservation.
2. Increase community knowledge of the District's water and wastewater systems through informal meetings, facility tours and customer follow-up.

Projects

1. Complete Water Well 1B to replace Water Well 1A.
2. Reconstruct Water Well 4A.
3. Prepare an Strategic Plan for the short-, medium-, and long-term needs of the water and wastewater systems.
4. Compete construction and startup of the UV Disinfection project.
5. Prepare and implement a water well preventative management program for all District water wells.

Planning Activities

1. Continue to actively participate with the east County water agencies in the ECWMA Phase II Study that will develop a plan on how drinking water will be delivered in the region.
2. Aggressively pursue District needs and secure agreements for providing service to the Discovery Bay West development.
3. Continue to investigate and comment on organization structure for the District including cityhood impacts, Community Service District, consolidation or regionalization of water and wastewater providers.

D. Definition of Funds and Accounts

Contra Costa County through the Public Works Department manages the budget for the District. The Public Works Department as part of the County budget process prepares and manages the budget for the District using two funds which are identified according to the County budget description. Fund "469100 Assessment District 87-2 DISC BAY SEW" is for revenue and expenditures relating to Assessment District 87-2, while "239300 - SANIT DISTRICT 19 BYRON" is for all other revenue and expenditure activities of the District.

Fund 469100 Assessment District 87-2 DISC BAY SEW

The Assessment District was created in 1987 to assess all properties in Discovery Bay for the costs of bringing the wastewater treatment plant into compliance with regulatory permitting. The total estimated cost of the District projects was $2,720,000 that was equally divided to 3,994 assessable equivalent dwelling units at $681/unit. In 1987, there were 2,376 existing properties and 1,618 future properties owned by Hofmann that paid into the Assessment District.

The property owners were given the opportunity to pay off the assessment in one lump sum payment or over time. There were two projects to be completed with Assessment District revenues, a treatment plant upgrade, to be completed in two phases, and a sludge handling contract. A treatment plant upgrade was completed in 1988 using approximately $1,972,000. Since that time the Assessment District has received annual interest income and had other expenditures of Bonds, Bond Counsel, and Investment Services.

The Assessment District Account funded the completion of the second phase of the treatment plant upgrade with the miscellaneous improvements project and will be used to partially fund the UV project. The account will be depleted and it will be recommended that the County close this account.

Fund 239300 - SANIT DISTRICT 19 BYRON

Fund 239300 - SANIT DISTRICT 19 BYRON or "General Fund" includes all non-Assessment District revenue and expenditure activities of the District. The budget for 1996/97 is made up of revenue from all sources and expenditures for O&M and CIP.

E. Budget by Fund

Fund 239300 - SANIT DISTRICT 19 BYRON or "General Fund" includes all revenue and expenditure activities of the District.

Operations and Maintenance

1. County Account 2000 Series. Account 2319 is the account used for Public Works Contracts. Delta Diablo Sanitation District contract services for 1995/96 is the only item under this account. Table 1 presents the proposed budget for Delta Diablo Sanitation District to operate and maintain the facilities. The table presents actual expenditure detail for FY 93/94 and FY 94/95, the adopted budget for FY 95/96, and the proposed budget for FY 96/97. Table 2 includes an estimate of the expenditures for the County well as the Delta Diablo budget to give a total District expenditures budget.

   Highlight of significant budget changes:

   a. The Utilities and Chemical budgets under the Sanitary O&M Operating Expense to accommodate the UV project. As the UV project comes on-line, the costs for chlorine and sulfur dioxide will be eliminated. Utilities will increase as more power will be needed to disinfect the wastewater. Regular and Overtime Salaries are increased as it is expected that more attention to the disinfection process will be needed as the UV facilities are constructed and brought on-line.

   b. The Utilities and Chemical budgets under the Sanitary O&M Operating Expense to accommodate the Sludge lagoon treatment process. Chemicals and utilities are needed to continue the oxidation of the sludge in the lagoon. These costs were funded under the Assessment District account until January 1996, when the CAC approved using the balance of the Assessment District funds for the UV project.

2. County Account 4000 Series, Fixed Assets and County Account 6000 Series, Provisions / Contingencies. The county recognizes the reserves of the District through appropriation in these accounts. Delta Diablo recommends a CIP to establish a use for the funds in these accounts.

   Table 3 presents in detail a comprehensive 5-year CIP budget for Fiscal Year 1995/96 through 1999/2000. Following Table 3 are project descriptions for all projects in the CIP. Tables 4 through 8 include a 10-year cash flow projection for all revenues and expenditures excluding the costs of well treatment. The projections show the revenues needed to offset the expenses. Each Table presents a financial plan to operate the District facilities and complete the projects are necessary assure the mission of the District is carried out.

3. Account 9600 Revenue Class. Revenues for FY 1995/96 are projected to include annual service charges, connection fees, a funding for developer projects.

   Highlight of Differences from prior year budget.

   a. Connection permits paid by Centex as construction of Well 1B is recognized in FY 1995/96. Well 1B construction costs are included to offset revenue in the CIP.

   b. Fees for reviewing improvement plans on new subdivisions are included as a separate line item. The revenue will be offset by Delta Diablo costs. The purpose of the change is to require the developer to pay for the services rendered rather than funded through overhead rates. The overhead rate includes incidental plan review to issue sewer and water permits. Revenue will be collected by Delta Diablo in the permitting process to offset the District costs and will be managed as a Delta Diablo project activity.

   c. An issue of treatment capacity claimed by the Hofmann Co. may impact the District and the use of its funds which was introduced in the FY 95/96 budget document and remains unresolved. The Hofmann Co. as part of the treatment plant capacity settlement proposes a separate "Expansion Fund" to receive a portion of the fees paid by Centex. The purpose of the Expansion Fund would be to fund replacement capacity funded by Hofmann but used by Centex. A separate Expansion Fund with a revenue and expenditure budget may be established prior to the end of the fiscal year. A portion of the funds collected from Centex may be transferred from the General Fund to the Expansion Fund.

F. Rates

Tables 4 through 8 present the projected cash flow for the District under different scenarios.

Table 4	No increase in rates showing the reserves cannot reach the financial policy of maintaining a reserve equal to 100% of O&M.
Table 5	An assessment type charge to bring the "reserve balance" into conformance with the established financial policy of maintaining a reserve equal to 100% of O&M.
Table 6	No increase in rates showing the reserves cannot reach a financial policy of maintaining a reserve equal to $1,000,000.
Table 7	A gradual stepped increase to reach the financial policy within 5 years.
Table 8	An increase to $400 to maintain a reserve of $1,000,000 within 3 years.

CONTRA COSTA SANITATION DISTRICT #19
DISCOVERY BAY WATER AND WASTEWATER SYSTEMS

CAPITAL PROJECT DESCRIPTIONS

Projects descriptions are provided below are numbered by the year introduced to the CIP, the type of project, and the number. For example "95D5" was introduced in FY95/96 as a Development project and is number 5 in the development projects. The priorities were added for this budget document at the request of the CAC. The priorities are described below:

Priority 1: Work in progress, with contracts issued or resources committed to complete the work.

Priority 2: Critical projects to the operation of the District's facilities and needed to continue to provide effective, efficient and responsible service to the community. Without these projects the integrity of the service or facilities will be significantly impacted.

Priority 3: Projects to protect and enhance the District's long-term operation and service.

Priority 4: Activities that are future projects necessary to reduce the impact of operations on the community.

Priority 5: Projects funded through fees collected by developers and with appropriate financing may be completed by District staff. Completion of these projects will increase operational costs of the District.

Priority 6: Projects proposed by Delta Diablo staff which were eliminated from the CIP during joint meetings of the MAC/CAC.

<u>Wastewater Projects</u>

95S1 Bioassay Building **Priority 2** **$120,000**

The Discovery Bay Wastewater Treatment Plant office and lab building is too small, especially the lab area. The Central Valley Regional Board increases the sampling and testing and the Discovery Bay wastewater treatment lab cannot accommodate all the sampling and testing for the community and therefore cannot accommodate the new testing that may come up in the future. At the present time, approximately 2.5 hours per day, four days a week, are spent transporting samples to Delta Diablo's lab in Antioch. This is both time consuming and expensive. Transporting samples alone costs around $12,000 a year, not including vehicle wear and fuel. With a new Bioassay Building most of the samples can be completed in Discovery Bay.

The District needs to increase space for its operations as there is limited space within the District's facilities in Discovery Bay. There is no control room area where assignments can be distributed, process information shared, operational records kept and safety training session held. There are small residential-sized unisex bathrooms at the treatment plant and Well 1 for the staff and visitors. The assigned

operational staff and the casual staff (maintenance and collection system) use a small room at Well 1 for a lunchroom. To provide accommodations for the staff and visitors new facilities are proposed to satisfy the need for increased lab space, locker, lunchroom and meeting space.

The project will consider the use of existing modular trailers currently located at Delta Diablo to minimize the costs of construction and reduce the overall project costs.

95S2 Disinfection Conversion Project **Priority 1** **$676,000**

Recent evaluations resulting from the use of acutely hazardous materials at the wastewater treatment plant have led the District to approve the replacement of chlorine and sulfur dioxide disinfection operations. The replacement operation will involve the use of ultraviolet light. This change will require the District to construct a complete new disinfection area and bulb washing area to allow the placement of the ultraviolet lights in the waste stream just prior to the effluent discharge point at the plant. This project will end the District's involvement in the County wide joint Risk Management Prevention Project and the need for the District to consider it's participation in the Community Warning Program. The cost of these programs was estimated to be approximately $175,000 before the implementation of any required improvements from the RMPP. The RMPP implementation is estimated to costs more than $700,000. The conversion of the disinfection operation will remove all acutely hazardous chemicals from the treatment plant and should eliminate the risk to the local community from chemical accidents at the plant.

95S3 Infiltration/Inflow Manhole Repair **Priority 2** **$36,000**

The collection system crew has observed increased infiltration and inflow (I/I) into manholes in the system. I/I is rain or groundwater that enters pipes and manholes through leaks or broken pipes. I/I is normally experienced during wet weather, however, due high groundwater in the community, I/I occurs throughout the year. Extra water into the system decreases the collection system and treatment plant capacity and requires additional treatment costs. This project will correct excessive I/I through manhole repairs. Additional I/I sources will be evaluated during television inspection activities.

95S4 Paving Access Road **Priority 3** **$10,000**

The entrance to Channel Road from Highway 4 has an area of about 40 feet that is not paved. This small section of road base gravel on Channel Road has been maintained by the Hofmann Company ever since the road was paved in 1989. This area is very dangerous, especially for vehicles that are exiting Channel Road onto Highway 4. Acceleration causes rocks to fly from the tires and also can cause the vehicle to fishtail onto Highway 4. This area should be paved for the safety of employees and visitors using the roadway.

95S5 Odor Control Improvements **Priority 4** **$12,000**

The 1995 assessment district project added odor control facilities at the headworks to reduce odors from the most odorous area in the plant. Over the past year odors have been reduced through the operations of the odor control units and the treatment process occurring the sludge lagoon. Although these more odorous processes have been upgraded to control off-site odors, there are other areas that may generate odors. This project will identify additional processes causing odors that can be controlled by using mist-type odor control equipment to eliminate off-site odor complaints.

95S6 Biosolids Disposal Program **Priority 3** **$105,000**

The current biosolids management program submitted to the state shows the District continuing the use of the bioenergizer to treat solids in the lagoon. This project proposed to continue the treatment process with an allowance to remove some of the oxidized sludge every two years.

95S7 Wastewater Treatment Plant Erosion Control **Priority 2** **$7,500**

When the Discovery Bay Wastewater Treatment Plant was expanded, the grounds were never properly graded for good drainage. As a consequence, serious erosion problem are experienced throughout the plant, especially the area between the oxidation ditch and the drainage ditch. Asphalt is starting to crack between the oxidation ditch and the old drainage ditch . Other problems are the drainage ditches are only partially draining, there is standing water in the ditch and on the north side of the plant causing odors and breeding grounds for mosquitoes. There is also erosion on the north side of the lagoon and driveway and some of the road is sinking. Erosion of soils is undermining roadways and may led to structures. This project was carried over from FY 95/96 due to the construction of the UV project.

95S8 Treatment Plant Expansion Phase II **Priority 5** **$1,183,000**

This project will fund the necessary work to define the needs for additional treatment plant capacity to handle growth associated with the Discovery Bay West general plan amendment and any other areas that may express interest in wastewater treatment from the Sanitation District. In addition, it would include the design, construction and environmental work necessary to make additional capacity available based upon anticipated growth of the area. Finally, the project would develop necessary funding options for the expansion such that the existing ratepayers of Discovery Bay will not be required to fund any of this work.

It is anticipated that this project will extend over several years and will require modifications to the existing connection fee program for new connections to the District. *(developer funded)*

Water Projects

95W1 Water Well 5A Emergency Generator **Priority 6** **$75,000**

There has been discussion about purchasing a standby generator that the Hofmann Co. would supply for Well 4B sometime in the future. Because the issue of redrilling Well 4 has not been resolved and Well 5A is the main supply for the community, it is recommended that Well 5A be equipped with a standby generator. A portable generator, either truck or trailer mounted is recommended. The portable could be used to supply power at either Well 5A or Well 4B once it is reconstructed. **(At the 3/27/96 MAC/CAC the project was unfunded in the CIP)**

95W2 Cathodic Protection **Priority 3** **$2,500**

One of the causes of water leaks has been due to corrosion of valve bodies, valve bonnets and other bolts in the valves. The extent of the problem and the repair plan with costs is unknown at this time. The valve program will address this problem.

95W4 Large User Metering Project **Priority 3** **$ 32,000**

Currently, water supplied to the customers of Discovery Bay is provided at a flat rate to all users. Only a very few users are charge anything beyond the estimated consumption of a single family home. In reviewing the list of customers, it is believed that many of these customers such as the marina, the shopping center, the golf course and others may be being subsidized by the homeowners. This project would provide staff time to develop a phased program and to begin the install of meters starting with the largest suspected users of water. This program will allow for a more appropriate rate structure based upon use and will spread rate responsibilities based on consumption.

95W5 Installation of Water Well No. 6 **Priority 5** **$ 465,000**

This project anticipates the construction of a new water supply well to serve the Discovery Bay West project and would be a condition of the approval of the development. The project should be funded by the developer but with coordination and complete review and approval of District staff. The project would fund Engineering Department time to review, comment and approve the plans and observe the construction and installation of the facility. *(developer funded)*

95W6 Well Treatment **Priority 3** **$4,000,000**

It is reported that the waiver granted by the Department of Health Services may deny any extension of the waiver granted to the District for failing to meet secondary drinking water standards for Iron and Manganese. It is also reported that the EPA may change criteria for acceptable levels of Iron and Manganese in drinking water. With the tightening of allowable concentrations of Iron and Manganese in drinking water, treatment will be required at the wells. Based on an engineering study, it is estimated to cost $4,000,000 to add treatment to Wells 1B and 5A. *(Upon direction from CAC, this project will be funded when treatment is mandated)*

95W7 Water Well 3 & 5 VFD Bypass **Priority 1** **$55,000**

In early FY 95/96, the CAC approved the expenditure of funds for modifications to the variable frequency drives (VFD) at Water Wells 3 and 5. The modifications will provide an adjustable manual speed control that will allow speed adjustment if the VFD fails. The adjustable speed will allow better control of the water system after a well failure. The design is being completed for both Well 3 and 5. Initially the modifications will occur at Well 5, modifications may be made to Well 3 if needed.

96W8 Well Maintenance Program **Priority 2** **$10,000 per year**

A proactive maintenance program needs to be implemented that help diagnose well problems and to better identify when problems are starting so the problem can be more easily remedied before significant problems develop. This project will include internal inspection of one well per year plus increased monitoring at each well for indicators of future problems.

96W9 Well Cathodic Protection Testing and Projects **Priority 2** **$15,000**

It has been reported the pump failure at Well 5 may have developed from corrosion enhanced by galvanic action. This project will provide an initial inspection and analysis of all wells for the existence of electrical currents that may increase the rate of corrosion.

96W10 Groundwater Monitoring Well **Priority 2** **$40,000 per year**
The community relies on groundwater from a single geological formation for all water supplies with a limited amount of information on the formation and the source of the groundwater. Further information is needed to rely on that supply. Further information is needed understand the source of water, direction of flow, short- and long-term impacts of pumping groundwater and impacts of others pumping from the same or other aquifers. One of the tools needed for this work is additional groundwater monitoring wells located east and south of Discovery Bay.

96W11 East County Water Management Association **Priority 2** **$20,000 per year**
The ongoing work of the East County Water Management Association will continue to provide analysis of regional water supply issues that will benefit the Discovery Bay community. Continued coordinated work will benefit the community in the areas of groundwater supply, backup or emergency supplies, recycled water uses as an new resource for the region.

Both Water and Wastewater Projects

95B1 Telemetry System Upgrade **Priority 2** **$185,850**
The water and wastewater systems are operated during business hours and are unattended after hours. The system information is tracked through a telemetry system. The existing Uniface Telemetry system is a proprietary product which requires specialized parts and service requirements. The supplier for the existing telemetry system is no longer in business and finding parts and engineering support for this equipment is a problem. Secondly, a limited amount of information can be transmitted from pump stations and wells to the office at well 1. There is little treatment plant information that is available through the system.

This project includes an upgrade of the RTUs at pump stations, water wells and the plant with industry standard equipment and software so the system can be efficiently operated and maintained. Enhanced operation will also be available due to the control of the RTU replacements. This project will provide significantly improved information that can be monitored by District staff during business hours and also by Delta Diablo staff at the treatment plant during off-hours.

95B2 Water and Sewer Management Plan **Priority 2** **$30,000 per year**
There are no Engineering services included in Delta Diablo's budget. This project provides a budget for engineering evaluations by Delta Diablo or other engineers as necessary. There will be circumstances that the District will require engineering evaluations that are unknown at this time.

95B3 Confined Space Equipment **Priority 1** **$8,200**
Under state law, confined space work requires safe ingress and egress of areas designated as confined spaces. The District has relied on the availability of this safety equipment from Delta Diablo. If the equipment is in use it may not be available for the District. If an emergency is experienced where this equipment is needed it must come from Delta Diablo's treatment plant in Antioch. Ownership of confined space equipment will be more efficient and responsive for the staff in serving the community.

96B4 Contingency **Priority 2** **$50,000 per year**

A contingency is needed in the CIP to provide flexibility in the budget to respond to the issues that develop between the time the budget is prepared and the end of the fiscal year. In FY 95/96, several unforeseen projects were needed and the budget did not include the flexibility to proceed with them without an amendment to the budget. These projects included Well 3 & 5 VFD bypass, Well 5 rehabilitation and confined space entry. It is reasonable to expect activities or projects will develop that will be needed after the budget is prepared and the contingency budget item can be used for the funding.

Development Activities

95D1 Groundwater Management Plan **Priority 2** **$1,000 per year**

Assembly Bill 3030 passed by the California legislature in 1992 prescribes and recognizes the need for local water supply agencies using groundwater to better manage and understand the operation of underground water supplies that most often extend beyond the political boundaries served. The law allows agencies the opportunity to develop cooperative groundwater management plans and funding strategies to effectively manage the use and withdrawal of groundwater. This law is voluntary, however, it does provide legal support for the implementation of a program and describes the information and requirements for a program if one is undertaken.

As a result of the recent request by the Hofmann Company to develop Discovery Bay West, the community has expressed concern for the quality and quantity of water available and the affects that new development will have on their water supply. Recent discussions with the Byron Bethany Irrigation District indicate their interest in forming a AB 3030 Groundwater Management Plan. In addition, many of the requirements that the community has asked the Board of Supervisors to place on Hofmann are included in such a plan. Overall the staff believes that the concepts included in this law are necessary to the proper operation of a groundwater based water supply system. This project would provide funds for the preparation of the basic information related to the Groundwater Management Plan and allow the staff to determine if it would be in the District's best interest to participate in a joint effort with BBID for groundwater management. This program would allow the District to have authority and control over the use of groundwater in this area if implemented.

95D2 Urban Water Management Plan **Priority 3** **$ 1,000 per year**

The California Urban Water Management Planning Act currently requires urban water suppliers service more than 3000 customers or providing more than 3000 acre-feet of water per year to prepare an Urban Water Management Plan. This plan requires agencies to evaluate the operation and growth of their systems to evaluate water conservation and efficient use of this limited and renewable resource to protect the people of the State and the resource from being inappropriately used or over used. The Act requires the preparation of a specified report that is to be submitted to the State of California within one year and to update and reevaluate that plan every five years. This project would provide funds for the staff to prepare and submit the required plan to the State of California during the 1995/96 fiscal year and to maintain and update information relating to the plan.

95D3 Water System Model Upgrade **Priority 3** **$2,000 per year**

With the addition of Centex and Discovery Bay West an updated water system model is necessary to plan for the needed services. The model is also used to check the adequacy of the system as the system grows and to predict where pipeline improvements are needed to relieve capacity or pressure problems. The project include the purchase of computer modeling software and staff time to run projections. Limited hydrant testing will be included to calibrate the model.

5D4 Water and Wastewater Inspections **Priority 1** **$65,200**

Construction of mainlines in the next phases of Pacific Waterways, and Discovery Bay West will require inspection to assure the facilities are installed according proper standards. Inspections of house sewers and water services are included in this project. Revenue is received by Delta Diablo through permitting and submitted to the county.. Expenses are also submitted to the county for payment. *(developer funded through inspection fees)*

95D5 Water Master Plan (Strategic Plan) **Priority 2** **$50,000**

The community will grow with Discovery Bay West project and others are proceed in the future. The community will require a comprehensive water master plan to define the facilities necessary to serve the development, the appropriate fees to charge, a replacement or upgrade plan for the existing facilities, efficient routing of pipelines and easements needed, wells, well replacements and storage facilities. A fee structure for connecting to the District will be developed as part of the plan.

95D6 Wastewater Master Plan (Strategic Plan) **Priority 2** **$50,000**

The community will require a comprehensive wastewater master plan to define the facilities necessary to serve the development, the appropriate fees to charge, a replacement or upgrade plan for the existing facilities, efficient routing of pipelines and easements needed, location of pumping and treatment facilities. A fee structure for connecting to the District will be developed as part of the plan.

95D7 Plan Review **Priority 1** **$1,500 per year**

Plan review for the issuance of mainline water and sewer facilities are included in this project. The plan review necessary to issue individual permits on homes is included in overhead according to the contract between Delta Diablo and the District. However, due to the uncertainty on the size, complexity and timing of these mainline, it is more cost-efficient for developers to pay for service to Delta Diablo when service is rendered rather then including it in overhead. *(developer funded through plan review fees)*

96D8 Connection Fee Study **Priority 3** **$25,000**

The work in the strategic plan will identify projects necessary to provide service for new development. Historically, developers have constructed all the improvements necessary to serve their project. With one developer this approach can work successfully, however, as multiple projects develop at different times and on different schedules, the ability to manage the system becomes more difficult. A connection fee study will analyze whether the District is charging the appropriate charges to development based on the short- and long-term needs of the District.

Renew & Replacement Projects

95R1 Pipeline Replacement Program **Priority 3** **$550,000**

Some of the water pipelines in Discovery Bay are now approaching 25 years in operation and are showing signs of deterioration. In addition, many of the lines have been found to have been placed in water saturated areas and have had service saddles placed under older methods that result in failures at the main. The purpose of this project is to provide funds to be able to replace portions of pipelines that are know to be in need of repair or replacement. This will allow the District to make the replacements before failures occur which are almost always more costly. This will also allow for the orderly replacement of lines that are undersized or have known operational deficiencies. The program would be an annual commitment of funds for both design and construction and would be bid each year as a package so that economies of scale during the construction can take place.

95R2 Capital Financial Plan **Priority 4** **$25,000**

This project anticipates the need for the preparation of a financial plan to fund the five year capital program by some form of long or short term borrowing or the development of a pay-as-you-go or combination program. It is anticipated that the District would hire a financial consultant to develop an appropriate funding strategy and provide direction to the District on how to proceed with acquiring the funds to pay for the program in the most cost effective and economical way. The project would also include staff time to manage and coordinate the project with the CAC, MAC and the Board of Supervisors. *(This project is recommended for debt financing if debt financing is needed)*

95R3 Improving Water Quality **Priority 6** **$0**

The water quality in Discovery Bay has had many problems, especially with iron and manganese. In 1994, there were over 180 water complaints. Since there is no treatment at the water wells, the District must rely on flushing fire hydrants. This, of course, is expensive and a waste of precious water.

The District is often asked by the public often why we can't improve the quality of the water. Documentation and analysis of the problem is necessary to adequately evaluate the complaint. Alternatives such as operational improvements, chemical or physical treatment will be researched.

95R4 Valve Program **Priority 3** **$75,000**

The water system valves are vital to operate and isolate parts of the system in the event of a water line break. Almost all valves have been located, however a few are buried in landscaped areas and are inaccessible. This project will include locating, exposing valve operators and landscape improvements to prevent future burying. This project will provide an exercising of the valves in the system to assure the valve will open and close during emergency periods and assure the valve is in the proper position.

95R5 Water Well No 1 Replacement **Priority 1** **$575,000**

After significant community input on siting, the new well will be located at the Well 1 site where two previous wells were located. To assure the new well is not negatively impacted by the previous wells,

additional work will be needed to properly seal the existing wells. The combination of siting research and protection from the existing wells has increased the costs to $575,000. As required under the Service Agreement, Centex paid the District $475,000 for the costs of reconstructing the well. The balance of the costs will be paid by the District from its reserves.

95R6 Monitoring Well at Well No 1B **Priority 1** **price incl. above**
During the construction of the test hole for Well 4, a monitoring well was constructed to allow the District to monitor the ground water.

95R7 Water Well No 4 Replacement **Priority 1** **$465,000**
There is a strong need to reconstruct Well 4 and provide supply to meet demand under design conditions. The District has notified the Hofmann Co. they are responsible for the reconstruction of the well. This project would reconstruct well 4. Funding of the first $50,000 would come from the District with reimbursement from the Hofmann Co. of the $50,000 in accordance with the agreement allowing annexation of Discovery Bay West to annex to Sanitation District 19. The balance of the project will be constructed and funded through the Hofmann Co. *(developer funded)*

95R8 Monitoring Well at Well No 4 **Priority 1** **$23,000**
During the construction of the test hole for Well 4, a monitoring well was constructed to allow the District to monitor the ground water.

96R9 Well 3 Inspection **Priority 2** **$7,500**
To assure the long life of Water Well 3, a preventative maintenance program for the well facilities is needed. The first step is to conduct a survey of the well and pumping equipment as was done for Well 5A. The inspection will provide information on the condition of the well and whether any preventative maintenance is recommended.

96R10 Well 3 Rehabilitation **Priority 2** **$30,000**
The inspection of the well may reveal some maintenance would be needed to protect the long-term operation of the well.

96R11 Well 2 Inspection **Priority 2** **$7,500**
To assure the long life of Water Well 2, a preventative maintenance program for the well facilities is needed. The first step is to conduct a survey of the well and pumping equipment as was done for Well 5A. The inspection will provide information on the condition of the well and whether any preventative maintenance is recommended.

96R12 Well 2 Rehabilitation **Priority 2** **$30,000**
The inspection of the well may reveal some maintenance would be needed to protect the long-term operation of the well.

96R13 Well 5A Rehabilitation **Priority 1** **$130,000**

This project was unbudgeted during FY 95/96 but was found necessary due to the communities dependence on Well 5A. The repairs include replacement of the pump column pipe, the pump shaft, bearing retainers, bearings, repair to the casing pipe and increasing the depth of the seal to prevent the migration of brackish water upper aquifer into the lower aquifer.

THE CITY OF DISCOVERY BAY?

Incorporation Committee Report 03
April 01, 1995

Committee Structure:

Several things were decided in the way of restructuring the Incorporation Committee. The committee has been operating as a sub-committee of the DBMAC. The County feel that a conflict of interest may arise between them and the DBMAC when the time arrives for LAFCO, a County agency, to request approval from the Board of Supervisors. Three DBMAC members may be on the committee; however, they will not represent themselves as DBMAC members. Also, the MAC may not have a Federal Tax ID Number to handle non-profit funds. Considerable funds must be raised and bills paid for the expenses associated with the process of incorporation and the new Community Center. Based on these facts, the following actions were taken:

1. At the April 5th, DBMAC meeting, the MAC will be requested to drop their Incorporation Committee from MAC direction.

2. A California non-profit corporation will be formed.
- The name of the corporation will be, "The City of Discovery Bay" Inc.
- Dick Higgins will be the President.
- Bob Doran will be the Secretary/Treasure.
- Although additional board members may be required, the 5 members of the present Incorporation Committee will become the Board of Directors. These are, Pat Portway, Dick Higgins, Peter Racz, Walter MacVittie and Bob Doran.
- Bank accounts will be opened.
- The Directors will oversee the working committees. Some of which will be, Advertising, Public Presentations, Voter Registration, Petition Signature Gathering, Block Canvassing, City Government Selection Advisor, Community Center Advisor.

It was decided that:

- As LAFCO will not allow us to become a city unless it can be done without a tax increase, we must be careful to explain to people that our consultants report indicates that no tax increase is required.
- May 1, 1995 will be the kickoff date for gathering signatures for the incorporation of our community into The City of Discovery Bay.

- The target date for us to become a City is July 1, 1996. This would start the first fiscal year.
- Our goal will be to get supporting signatures from better than 50% of the registered voters in the area to be incorporated.
- The Boat Show will be the first major effort to inform the public and gather signatures.
- Pat Portway and Walter MacVittie will pool their business resources to put together a brochure and a flyer which will explain the process and the benefits of becoming a City.
- Bob Doran will look into obtaining a list of registered voters from the county.
- Bob Doran will prepare a letter explaining the need for donations for the cost associated with the mechanics of incorporation. Peter Racz will provide names and addresses of former contributors to be solicited.
- Dick Higgins and Bob Doran will work closely with our financial consulting firm, Spectrum Economics, when their chairman returns from vacation. Their mission is to see that the financial study and its rationale are in the format required by LAFCO.

Dick Higgins has been studying the last city to incorporate in Contra Costa County, Orinda. Dick has more information to share with us when more time is available, but he did say that the voters in Orinda supported incorporation by 60%.

John Fritz will be thinking about some signs advertising incorporation.

The Saturday meetings in the DB Shopping Center will continue to be a place where interested residents may drop by to obtain facts about incorporation.

THE FUTURE CITY OF DISCOVERY BAY

Richard L. Higgins, President 510/634-9002

Robert E. Doran, Secretary/Treasure
4920 Cabrillo Point
Discovery Bay, 94514-9479
Phone: 510/634-5137 Fax: 510/634-2058

MEMBERS
Patrick Portway
Peter Racz
Walter MacVittie

April 3, 1995

Contra Costa County Local Agency Formation Commission
Annamaria Perrella, Executive Officer
Fax: 510/646-2240

Dear Annamaria:

Your letter of March 27, 1995 is a welcome addition to the planning process of incorporating Discovery Bay into a city. On Saturday, April 1, 1995, we have taken the first concrete step in our quest for incorporation. Attached is a report of our first genuine City Formation Meeting. You will note, we are going to do exactly what you have suggested, find out if both the public at large and the committee are serious about forming a city.

Dick and I have felt from the start there is no way that this can ever happen unless we work closely with you. We must assure that we present every item in such a way as to meet your needs the first time. Your "devil's advocate" role is greatly appreciated. Dick and I have never tried to incorporate a city before and are bound to go astray now and then. With your help, a strong committee and a community of people who are open to consider the benefits, we just may have a chance.

The two of us will give suggestions from you great credence and do our best to insert them into the Committee's process.

Very truly yours,

Dick Higgs — Bob Doran

attachment: incorporation committee report 03

CONTRA COSTA COUNTY LOCAL AGENCY FORMATION COMMISSION
651 Pine Street, Eighth Floor • Martinez, CA 94553-1229
(510) 646-4090 • FAX (510) 646-2240

MEMBERS

Gayle Bishop, *County Supervisor*
Frances Greene, *Public Member*
David Jameson, *Special Districts*
Dwight Meadows, *Special Districts*
Michael Menesini, *Martinez City Council*
Mark DeSaulnier, *County Supervisor*
Gayle B. Uilkema, *Lafayette City Council*

ALTERNATE MEMBERS

Joseph Canciamilla, *Pittsburg City Council*
Martin B. McNair, *Public Member*
Susan McNulty Rainey, *Special Districts*
Tom Torlakson, *County Supervisor*

EXECUTIVE OFFICER
ANNAMARIA PERRELLA

March 27, 1995

Bob Doran
Dick Higgins
2004 Seal Way
Discovery Bay, CA 94514

Re: Discovery Bay Incorporation

Dear Bob and Dick:

I spoke with a gentleman named Mr. Hern today, and he asked about general law versus charter cities. While I don't have a lot of information about charter cities, I feel it's very important for your group to understand that because incorporation automatically creats a general law city, feasibility studies always discuss the organization and activities of a general law city. A charter city can only be adopted by already-existing general law cities (through voter approval of a proposed charter). I believe the City of Richmond is the only charter city in the County.

The overall organization choices of a general law city are the Council-Manager, Council-Administrator or Mayor-Council. Unless otherwise specified on the incorporation ballot, the Mayor-Council form is automatically adopted. Those choices should be discussed in a feasibility study, because that study is attached to any incorporation petitions registered voters are asked to sign. Incorporation is a momentous step for any community, so your Committee needs to insure that people are aware of what they are being asked to sign.

Further, the current feasibility study indicates that the new city would contract with the County for most of its services. That implies that the dissatisfaction with County government is limited to policy matters, not service delivery. Is that a correct assumption? If so, what is motivating the community to incorporate? As I said at our last meeting, my role at the present is to play "devil's advocate". Any proposed incorporation that is motivated by a single or narrow concern will be questioned - not only by citizens of the proposed new city but by LAFCO Commissioners as well. It is not uncommon for incorporation proponents to have specific and limited reasons for

incorporation. Perhaps the community is dissatisfied with the County's planning and land use decisions. Perhaps the Board of Supervisors has been unsympathetic to citizen's views as to development. Incorporation, then, is seen as an answer to obtaining more locally-responsive policies. More control over planning and land use is an important matter. But if it's the only issue, is it too narrow a view for the purpose of incorporation? I'm asking these questions of you, because you should be prepared to answer them to the citizens of your community.

You must also be aware that no incorporation is a self-contained action. It can create problems for other communities and County government. Most obvious is County government's loss of revenue. Incorporation can severely impact the County's ability to serve the remaining unincorporated areas. The County's loss of service responsibilities may not match the revenue losses. LAFCO cannot approve an incorporation that is not revenue neutral. Of course, some of the revenue loss can be offset or mitigated by contracting with the County as the current feasibility study discusses.

The major hurdle most communities face is lack of citizen involvement. Political maturity and local leadership is very important in getting citizens involved. There are advantages and disadvantages you will have to weigh. Good luck!

Yours truly,

Annamaria Perrella

Annamaria Perrella
Executive Officer

cc: LAFC Commissioners

CONTRA COSTA COUNTY LOCAL AGENCY FORMATION COMMISSION
651 Pine Street, Eighth Floor • Martinez, CA 94553-1229
(510) 646-4090 • FAX (510) 646-2240

MEMBERS

Gayle Bishop, *County Supervisor*
Frances Greene, *Public Member*
David Jameson, *Special Districts*
Dwight Meadows, *Special Districts*
Michael Menesini, *Martinez City Council*
Mark DeSaulnier, *County Supervisor*
Gayle B. Uilkema, *Lafayette City Council*

ALTERNATE MEMBERS

Joseph Canciamilla, *Pittsburg City Council*
Martin B. McNair, *Public Member*
Susan McNulty Rainey, *Special Districts*
Tom Torlakson, *County Supervisor*

EXECUTIVE OFFICER
ANNAMARIA PERRELLA

March 16, 1995

Bob Doran
Dick Higgins
2004 Seal Way
Discovery Bay, CA 94514

Re: Discovery Bay Incorporation

Dear Bob and Dick:

I enjoyed meeting with you today and discussing the feasibility of incorporation proceedings by residents of Discovery Bay. Enclosed is a copy of a petition format suitable for use by LAFCO. Also enclosed is a copy of one of the pages of a petition used by the Oakley, Inc. folks. They attached the several hundred petition pages to the original of LAFCO's form.

One thing I forgot to mention is that if plans are for a requested 7/1/96 incorporation date, your consultant will have to use fiscal year 94-95 figures from the County, etc., so, some of the figures in the feasibility study may have to be revised.

Please call me if I can help answer any other questions or provide material.

Yours truly,

Annamaria

Annamaria Perrella
Executive Officer

DISCOVERY BAY INCORPORATION STUDY PRELIMINARY REPORT

PREPARED FOR

DISCOVERY BAY
MUNICIPAL ADVISORY COMMITTEE

AND

DISCOVERY BAY
PROPERTY OWNER'S ASSOCIATION

BY

RICHARD C. CARLSON
CHAIRMAN

OCTOBER 4, 1994

SPECTRUM ECONOMICS INC.

550 Hamilton Avenue, Suite 307 • Palo Alto, CA 94301 (415) 324-8741

EXECUTIVE SUMMARY

OVERVIEW

Discovery Bay can incorporate, if it wishes to do so. This would not be an easy incorporation, and the level of improved services provided through incorporation would be modest for many years. The incorporation decision comes down to two issues:

- How much do the citizens of Discovery Bay want the power to run their own community?
- Will incorporation continue to be made more difficult by new legislation?

Discovery Bay is a small community that now finds itself near the minimum size where incorporation is feasible. If very carefully handled, the revenues available to an incorporated Discovery Bay would allow a modest increase in services. To provide such improved services, the City of Discovery Bay would have to adopt an unusual mode of government that would contract out for essentially all services.

The net revenue available to the City of Discovery Bay for improved services above current levels is shown in Summary Table 1.

REVENUE

In its first full year, Discovery Bay would have total revenues of about $1 million. As Discovery Bay grows, this revenue would grow to between $1.5 and $4.5 million over 10 years.

EXPENDITURES

Until Discovery Bay grows to the range of 10,000 people, all services will have to be contracted out. This means no local employees except a City Manager who does nothing but negotiate and monitor contracts, a City Clerk and a secretary.

BOUNDARY IMPACTS

Even under this extremely tight budget, incorporating only the existing community would provide only limited service increases – such as about 50% more police protection. Wider boundaries and more population growth, such as Scenarios 2 and 3, would allow much more expansive services within about 5 years.

COUNTY IMPACTS

Under current rules, there would be no net cost to the county of incorporating Discovery Bay after the first year. The first year costs of about $111,000 could be absorbed by the new City of Discovery Bay.

ALTERNATIVES

There are a number of alternatives to immediate incorporation. Each has advantages and disadvantages.

WAIT. Theoretically, incorporation should become easier as Discovery Bay grows. However, because of new legislation, incorporation has actually become more difficult over the last 20 years. Incorporation could become impossible in the future. Not so!

COMMUNITY SERVICES DISTRICT. Forming a Community Services District is actually a mode of waiting. The community should realize that at the current level of resources, a CSD would primarily transfer the blame for current poor services. Not so!

Not feasible → JOIN BRENTWOOD. Joining Brentwood instead of independently incorporating would be financially advantageous to Discovery Bay, but may not be to Brentwood. Discovery Bay could not afford anything close to Brentwood's level of services for some years.

DECISIONS NEEDED

1. Should the incorporation analysis be finalized?

2. If so, what should be the boundaries of Discovery Bay?

INTRODUCTION

Discovery Bay is a small community that now finds itself near the minimum size where incorporation is feasible. If very carefully handled, the revenues available to an incorporated Discovery Bay would allow a modest increase in services. To provide such improved services, the City of Discovery Bay would have to adopt an unusual mode of government that would contract out for essentially all services.

This preliminary report reviews the revenues and expenditures available to a new City of Discovery Bay within three boundaries:

- Scenario 1 -- Existing Discovery Bay SD 197
- Scenario 2 -- Existing Discovery Bay plus the land to the East (Cecchini property), South (LDS, Hoffman, Simon, Louie, Thomas and Baldwin properties) and Southwest (Albers and Ujdar properties).
- Scenario 3 -- All the above plus the land West to the Byron Highway and North to the East Bay Municipal Utility District pipeline.

The attached spreadsheets summarize the fiscal impacts of each scenario. The five pages in each set cover revenues, expenditures, county impacts, the property tax calculations, and assumptions. In all these scenarios, we assume an incorporation referendum in early 1995 and actual date of incorporation of July 1, 1995. The County would provide services to the City until January 1, 1996.

This document reviews the revenues, expenditures, and boundaries of Discovery Bay incorporation. It also reviews impacts on the county and alternatives to incorporation. The net revenue available to the City of Discovery Bay for improved services above current levels is shown is Summary Table 1.

REVENUE

In its first full year, Discovery Bay would have total revenues of about $1 million. As Discovery Bay grows, this revenue would grow to between $1.5 and $4.5 million over 10 years. The revenue will come from the following sources:

1. Property Tax

Discovery Bay's property tax depends on the current level of services provided out of the county's General Fund and not reimbursed from other sources. By far the largest such service is the sheriff. The total property tax transfer is the sum of these services multiplied by the auditor's ratio – about 62%. This transfer is a small proportion of the county's current property tax income from Discovery Bay. The calculation is shown on page 4 of each scenario.

Now about 45%

This tax would grow significantly with new development.

2. Property Transfer Tax

Cities receive 1/2 of this tax. We calculated the amount by using the same per capita revenues as Brentwood.

3. Sales Tax

Because it is so small, and has limited shopping, Discovery Bay will have limited Sales Tax Revenues. Our calculation is based on the Board of Equalization's estimate of $8.9 million in taxable sales in 1993. We estimate this tax will grow with population. Building a shopping center in Discovery Bay could bring even more sales tax revenue.

4. Hotel Tax

We assume no hotel, but construction of a hotel or motel could generate significant revenue.

5. Franchise Taxes

We assume that utilities would pay the same tax to the new city that they now pay to the County, and that this would grow with population.

6. Fines

These are split with the county. We based our estimate on the per capita level in Brentwood.

7. Motor Vehicle Fees

This major revenue source is distributed in proportion to population.

8. Cigarette Tax

No longer distributed to localities.

9. M-8 Service Area

Why?

We assume they stay independent. The savings from incorporating them are tiny.

10. Gas Tax

This is distributed in proportion to population and assessed value.

11. Developer Contribution

We assume that local landowners would at least contribute the amount needed for the EIR.

12. Planning Fees and Permits

All these funds, net of a 15% administration fee, are paid out for contract services.

EXPENDITURES

Until Discovery Bay grows to the range of at least 10,000 people, all services will have to be contracted out. This means no local employees except a City Manager who does nothing but negotiate and monitor contracts, a City Clerk and a secretary. The detailed expenditures are as follows:

1. City Council

We assume an unpaid council. Their expenses are included in supplies.

2. City Manager

This manager is mainly a contract administrator, not a normal city manager. There will be many applicants for such a position in such an attractive location. Someone with a combination of city experience and contract administration experience would be ideal. Retired or laid off federal, state or local managers would be ideal.

3. City Clerk

The City Clerk would have a limited role, primarily in finance, and need not be as well paid as most City Clerks.

4. City Attorney

This should be a contract position. Used as necessary.

5. Audit

This is for the audit of a small budget.

6. Secretary

This is administrative back-up for the manager and clerk.

7. Property Tax Collection

This is the amount paid to the County.

8. Rent

We assume space for three people can be found for $2,000 a month.

9. Fringe Benefits and Payroll Taxes

Municipal fringe benefits are very high, which is why contract workers are preferable.

10. Insurance and Supplies

These are the limited amounts needed for such a small staff.

11. Community Development

All planning work should be done under contract.

12. Law Enforcement

This is the county's estimate of the current cost of service, and the level at which their services could be contracted. This cost is assumed to grow with inflation.

13. Booking Fees

Payment to the county for booking criminals.

14. Animal Control

Cost of current services and contracting for them with the county. Assumed to grow with population.

15. Public Works

Estimated current cost of road maintenance, assumed to be contracted with the county.

16. One Time Expenses

Estimated start-up costs in first year.

With these expenditure levels, the new City would have at least $200,000 per year to add to reserves or spend on new services. This is enough to do both as well as weather any unexpected changes in municipal finance laws.

BOUNDARY IMPACTS

Even under this extremely tight budget, incorporating only the existing community would provide only limited service increases -- such as about 50% more police protection. Wider boundaries and more population growth, such as Scenarios 2 and 3, would allow much more expansive services within about 3 years. With these wider boundaries, service levels could almost double within 10 years.

COUNTY IMPACTS

Under current rules, there would be no net cost to the county of incorporating Discovery Bay after the first year. The first year costs of about $111,000 could be absorbed by the new City of Discovery Bay. The detailed County impacts are shown on the Third page of each scenario.

ALTERNATIVES

There are a number of alternatives to immediate incorporation. Each has advantages and disadvantages.

WAIT. Theoretically, incorporation should become easier as Discovery Bay grows. However, because of new legislation, incorporation has actually become more difficult over the last 20 years. As long as the state and county are in fiscal trouble, incorporation is likely to become more difficult. In 1993, for example, Discovery Bay incorporation lost about $30,000 of sales tax funds. Incorporation could become impossible in the future.

COMMUNITY SERVICES DISTRICT. Forming a Community Services District is actually a mode of waiting. The community should realize that at the current level of resources, a CSD would primarily transfer the blame for current poor services. Without a tax increase, the CSD could not provide more services. Providing more services through a CSD would cost the county more than allowing Discovery Bay to incorporate.

JOIN BRENTWOOD. Joining Brentwood instead of independently incorporating would be financially advantageous to Discovery Bay, but may not be to Brentwood. Discovery Bay could not afford anything close to Brentwood's level of services for many years. Since Brentwood could not afford to provide its current level of services to an annexed Discovery Bay, Brentwood would be unlikely to favor annexing Discovery Bay.

ADD FIRE PROTECTION. Under the new financial rules, including fire protection in the new community would be unlikely to be profitable.

DECISIONS NEEDED

1. Should the incorporation analysis be finalized?

This analysis has been done at a sufficient level of detail and accuracy to enable the MAC and Discovery Bay to decide whether or not to incorporate and decide on the boundaries. The final report will involve more detail and more expense. There is no reason to spend that money without a clear decision to proceed.

2. If so, what should be the boundaries of Discovery Bay?

Choosing either set of larger boundaries would bring much more revenue, and more services, but it would also require an expensive and time-consuming EIR process. If financing can be found for the EIR, incorporating under the larger boundaries is clearly more cost effective.

12-27-1994 11:39AM FROM ECTRUM ECON TO

DISCOVERY BAY

SCENARIO 1 - EXISTING ONLY
SCENARIO 2 - EXISTING PLUS EAST, SOUTH AND UIDAR/ALBERS
SCENARIO 3 - EXISTING PLUS EAST, SOUTH AND WEST

SUMMARY TABLE 1 - NET IMPACT TO CITY

	FISCAL 1995	FISCAL 1996	FISCAL 1997	FISCAL 1998	FISCAL 1999	FISCAL 2000	FISCAL 2001	FISCAL 2002	FISCAL 2003	FISCAL 2004	FISCAL 2005	FISCAL 2006	FISC 2
SCENARIO 1	($4,000)	$246,185	$177,562	$206,624	$228,744	$252,990	$279,546	$308,609	$340,394	$375,130	$413,065	$454,468	$499,
SCENARIO 2	$0	$242,705	$244,085	$280,245	$404,879	$567,113	$777,154	$1,047,913	$1,395,716	$1,539,134	$1,694,903	$1,863,990	$2,047,
SCENARIO 3	$0	$242,705	$244,085	$280,245	$404,879	$567,113	$777,154	$1,047,913	$1,395,716	$2,190,159	$2,413,882	$2,656,391	$2,919,

DISCOVERY BAY
SCENARIO 1 — EXISTING ONLY
BASELINE

	FISCAL 1995	FISCAL 1996	FISCAL 1997	FISCAL 1998	FISCAL 1999	FISCAL 2000	FISCAL 2001	FISCAL 2002	FISCAL 2003	FISCAL 2004	FISCAL 2005	FISCAL 2006	FISCAL 2007
REVENUES													
PROPERTY TAX	$0	$133,636	$283,308	$300,307	$318,325	$337,425	$357,670	$379,131	$401,878	$425,991	$451,551	$478,644	$507,362
TRANSFER TAX	$0	$28,070	$29,754	$31,539	$33,431	$35,437	$37,563	$39,817	$42,206	$44,739	$47,423	$50,268	$53,284
SALES TAX	$0	$93,450	$98,123	$112,841	$118,483	$124,407	$130,627	$137,159	$144,017	$151,218	$158,778	$166,717	$175,053
HOTEL TAX	$0	$0	$0	$0	$0	$0	$0						
FRANCHISE TAX													
CABLE TV	$0	$44,960	$47,208	$49,569	$52,047	$54,650	$57,382	$60,251	$63,264	$66,427	$69,748	$73,236	$76,898
UTILITIES		$75,594	$78,618	$78,618	$78,618	$78,618	$78,618	$78,618	$78,618	$78,618	$78,618	$78,618	$78,618
FINES	$0	$12,030	$12,752	$13,517	$14,328	$15,187	$16,099	$17,065	$18,088	$19,174	$20,324	$21,544	$22,836
MOTOR VEHICLE FEES	$0	$211,992	$224,711	$238,194	$252,486	$267,635	$283,693	$300,715	$318,757	$337,883	$358,156	$379,645	$402,424
CIGARETTE TAX	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
M-8 SERVICE AREA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
GAS TAX		$120,298	$127,516	$135,167	$143,277	$151,874	$160,986	$170,645	$180,884	$191,737	$203,241	$215,435	$228,362
DEVELOPER CONTRIBUTION													
INTEREST ON RESERVES		($200)	$12,109	$20,987	$31,319	$42,756	$55,405	$69,383	$84,813	$101,833	$120,589	$141,242	$163,966
PLANNING FEES AND PERMITS		$60,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
TOTAL	$0	$779,830	$1,014,099	$1,080,739	$1,142,314	$1,207,988	$1,278,044	$1,352,782	$1,432,526	$1,517,618	$1,608,428	$1,705,350	$1,808,803

533,645 — Exp.

NET $246,185

DISCOVERY BAY
SCENARIO 1 — EXISTING ONLY
BASELINE

	FISCAL 1995	FISCAL 1996	FISCAL 1997	FISCAL 1998	FISCAL 1999	FISCAL 2000	FISCAL 2001	FISCAL 2002	FISCAL 2003	FISCAL 2004	FISCAL 2005	FISCAL 2006	FISCAL 2007
EXPENDITURES													
ADMINISTRATION													
CITY COUNCIL		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CITY MANAGER		$27,500	$55,000	$57,750	$60,638	$63,669	$66,853	$70,195	$73,705	$77,391	$81,260	$85,323	$89,589
CITY CLERK		$17,500	$35,000	$36,750	$38,588	$40,517	$42,543	$44,670	$46,903	$49,249	$51,711	$54,296	$57,011
CITY ATTORNEY		$10,000	$20,000	$21,000	$22,050	$23,153	$24,310	$25,526	$26,802	$28,142	$29,549	$31,027	$32,578
AUDIT		$2,500	$5,000	$5,250	$5,513	$5,788	$6,078	$6,381	$6,700	$7,036	$7,387	$7,757	$8,144
SECRETARY		$10,000	$20,000	$21,000	$22,050	$23,153	$24,310	$25,526	$26,802	$28,142	$29,549	$31,027	$32,578
PROP TAX COLLECTION		$5,000	$10,000	$10,500	$11,025	$11,576	$12,155	$12,763	$13,401	$14,071	$14,775	$15,513	$16,289
RENT		$12,000	$24,000	$25,200	$26,460	$27,783	$29,172	$30,631	$32,162	$33,770	$35,459	$37,232	$39,093
FRINGE BENEFITS		$11,000	$22,000	$23,100	$24,255	$25,468	$26,741	$28,078	$29,482	$30,956	$32,504	$34,129	$35,836
PAYROLL TAXES		$4,950	$9,900	$10,395	$10,915	$11,460	$12,034	$12,635	$13,267	$13,930	$14,627	$15,358	$16,126
INSURANCE		$10,000	$20,000	$21,000	$22,050	$23,153	$24,310	$25,526	$26,802	$28,142	$29,549	$31,027	$32,578
SUPPLIES ETC		$10,000	$20,000	$21,000	$22,050	$23,153	$24,310	$25,526	$26,802	$28,142	$29,549	$31,027	$32,578
COMMUNITY DEVELOP		$50,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000
M-8 SERVICE AREA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LAW ENFORCEMENT		$182,523	$386,949	$406,296	$426,611	$447,942	$470,339	$493,856	$518,548	$544,476	$571,700	$600,284	$630,299
BOOKING FEES		$2,500	$5,000	$5,250	$5,513	$5,788	$6,078	$6,381	$6,700	$7,036	$7,387	$7,757	$8,144
ANIMAL CONTROL		$3,172	$12,689	$13,323	$13,989	$14,689	$15,423	$16,194	$17,004	$17,854	$18,747	$19,684	$20,669
PUBLIC WORKS		$50,000	$106,000	$111,300	$116,865	$122,708	$128,844	$135,286	$142,050	$149,153	$156,610	$164,441	$172,663
RANSOM TO COUNTY													
ONE TIME EXPENSES													
ELECTION	$4,000												
EQUIPMENT		$15,000											
SEARCH FEES		$5,000											
GENERAL PLAN		$100,000											
RECORDS		$5,000											
PERSONNEL STUDIES													
TOTAL	$4,000	$533,645	$836,537	$874,114	$913,570	$954,999	$998,498	$1,044,173	$1,092,132	$1,142,489	$1,195,363	$1,250,881	$1,309,175
ET	($4,000)	$246,185	$177,562	$206,624	$228,744	$252,990	$279,546	$308,609	$340,394	$375,130	$413,065	$454,468	$499,628
RESERVE FUND													
BEGINNING	$0	($4,000)	$242,185	$419,747	$626,371	$855,115	$1,108,104	$1,387,650	$1,696,259	$2,036,653	$2,411,783	$2,824,848	$3,279,316
TRANSFERS	($4,000)	$246,185	$177,562	$206,624	$228,744	$252,990	$279,546	$308,609	$340,394	$375,130	$413,065	$454,468	$499,628
END	($4,000)	$242,185	$419,747	$626,371	$855,115	$1,108,104	$1,387,650	$1,696,259	$2,036,653	$2,411,783	$2,824,848	$3,279,316	$3,778,944

12-27-1994 11:40AM FROM SPECTRUM ECON TO 15107067156 P.15

DISCOVERY BAY
SCENARIO 1 — EXISTING ONLY
BASELINE

COUNTY IMPACT	1996	1997	1998
REVENUE LOSS			
PROPERTY TAX	$133,636	$283,308	$300,307
TRANSFER TAX	$28,070	$29,754	$31,539
SALES TAX	$93,450	$98,123	$112,841
HOTEL TAX	$0	$0	$0
FR[illegible]USE TAX			
[illegible]	$44,960	$47,208	$49,569
UTILITIES	$75,594	$78,618	$78,618
FINES	$6,015	$6,376	$6,758
MOTOR VEHICLE FEES	$0	$0	$0
CIGARETTE TAX	$0	$0	$0
M-8 SERVICE AREA	$0	$0	$0
GAS TAX	$4,812	$5,101	$5,407
PROPERTY TAX COLLECTION	($5,000)	($10,000)	($10,500)
BOOKING FEES	($2,500)	($5,000)	($5,250)
LANNING FEES AND PERMITS	$0	$0	$0
TOTAL REVENUE LOSS	$379,037	$533,488	$569,289
EXPENDITURE REDUCTION			
OMMUNITY DEVELOPMENT	$8,562	$17,123	$18,150
AW ENFORCEMENT	$182,523	$365,046	$386,949
NIMAL CONTROL	$6,344	$12,689	$13,450
U[illegible] WORKS	$50,000	$106,000	$112,360
GENERAL OVERHEAD	$19,866	$42,115	$44,642
BUILDING INSPECTION	$0	$0	$0
EMERGENCY SERVICES	$0	$0	$0
TOTAL	$267,294	$542,973	$575,551
RANSOM			
NET COUNTY IMPACT	($111,743)	$9,485	$6,262