



LAFCO

Alameda Local Agency Formation Commission

NOTICE OF REGULAR MEETING AND AGENDA

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

THURSDAY, MAY 9, 2024

2:00 P.M.

Karla Brown, Chair — Ralph Johnson, Vice Chair — Nate Miley — David Haubert — Melissa Hernandez — Mariellen Faria — Sblend Sblendorio
Lena Tam, Alternate — John Marchand, Alternate — Georgan Vonheeder-Leopold, Alternate — Bob Woerner, Alternate

In Person:

Council Chamber
Dublin City Hall
100 Civic Plaza
Dublin, CA 94568

Or from the following remote locations:

- Fairmont Hotel (The Gold Room), 950 Mason Street, San Francisco, CA 94108

Via Video-Teleconference Participation:

<https://us02web.zoom.us/j/82983511571?pwd=bi8xWkVsU2QxYjB3bzE2S2lubnN2Zz09>

Meeting ID: 829 8351 1571

Password (if prompted): lafco or 140331

(669)-900-9128

Remote participation by e-mail is also welcomed by sending comments to LAFCO staff at rachel.jones@acgov.org. All e-mails received before 4:00 P.M. one business day before the meeting will be forwarded to the Commission and posted online. These comments will also be referenced at the meeting.

If you need assistance before the meeting, please contact Executive Officer, Rachel Jones at: rachel.jones@acgov.org

1. **2:00 P.M. – Call to Order and Pledge of Allegiance**
2. **Roll Call**

3. **Welcome Returning/New Commissioners:** – The Commission will acknowledge the reappointment of regular Commissioner Miley by the Alameda County Board of Supervisors on April 30, 2024 and of Chair Brown by the Alameda County Mayors’ Conference on April 10, 2024; and will learn the outcome of the Independent Special Districts Selection Commission election for the special district seat to be held on May 8, 2024.
4. **Public Comment:** Anyone from the audience may address the Commission on any matter not listed on the agenda and within the jurisdiction of Alameda LAFCO. The Commission cannot act upon matters not appearing on the agenda. *Speakers are limited to three (3) minutes.*
5. **Consent Items:**
 - a. Approval of Meeting Minutes: March 14, 2024 Regular Meeting
 - b. Budget Report
 - c. Contract Amendment with Lamphier-Gregory
 - d. Transfer of Jurisdiction to Contra Costa LAFCO for Castro Road Ranch Proposed Annexation to East Bay Municipal Utility District
 - e. Request for Proposals for Health Services Municipal Service Review

6. **Presentation from the Tri-Valley Conservancy – (Business)**

The Alameda Local Agency Formation Commission (LAFCO) will receive a presentation from Mark Triska, Chair of TVC, on any upcoming projects and endeavors of the organization. A PowerPoint Presentation will be provided at the time of the meeting.

LAFCO Staff Recommendation: The item is being presented for information and Commission discussion only.

7. **Draft Report on Countywide Community Services Municipal Service Review – (Business)**

The Alameda Local Agency Formation Commission (LAFCO) will review a draft report on its Municipal Service Review (MSR) of community services throughout Alameda County such as street maintenance, lighting, library, parks and recreation, mosquito and vector abatement, lead abatement, and broadband services. The draft has been prepared as part of the Alameda LAFCO’s adopted work plan and independently assesses the availability, need, and adequacy of key public services provided in the region.

LAFCO Staff Recommendation: The draft is being presented for discussion and feedback ahead of staff initiating a 30-day public review and comment period and returning the item to the Commission at its September 12th regular meeting for final action.

8. **Adoption of Final Operating Budget and Workplan for FY 2024-2025 – (Public Hearing)**

The Alameda Local Agency Formation Commission (LAFCO) will consider adopting a final budget and work plan for fiscal year 2024-2025. Both items return following their adoption in draft form and subsequent public review period. The final budget and work plan remain intact from its initial draft. The final budget expenses total \$818,538, representing an increase of \$33,798, or 4.3% from the current fiscal year.

LAFCO Staff Recommendation: Adopt the attached resolution approving the final budget and work plan for 2024-2025 with any desired changes.

9. **Matters Initiated by Members of the Commission**
10. **Executive Officer Report**
11. **Informational Items**
 - a. Current and Pending Proposals
 - b. Progress Report on 2023-2024 Work Plan
 - c. CALAFCO Staff Workshop from April 24-26 in Pleasanton, California (verbal report)
12. **Appoint Agency Designated Representative – Commissioner Woerner**
13. **Adjourn to CLOSED SESSION – CONFERENCE WITH LABOR NEGOTIATORS**

Agency Designated Representative: Commissioner Woerner
Alameda LAFCO
Executive Officer, Rachel Jones
14. **Memorandum of Understanding (MOU) Extension with County of Alameda – (Business)**

The Alameda Local Agency Formation Commission (LAFCO) will consider approving a six-month extension to its existing Memorandum of Understanding (MOU) agreement with the County of Alameda for contract services.

LAFCO Staff Recommendation: Approve the extension of the current MOU with the County of Alameda for six months, with the option for up to six additional one-month extensions, not to exceed one year in total.
15. **Adjournment of Regular Meeting**

Next Meetings of the Commission

Policy and Budget Committee Meeting

Thursday, June 6, 2024 at 2:00 p.m., Dublin City Hall, RMR

Regular Meeting

Thursday, July 11, 2024 at 2:00 p.m., Dublin City Hall, Council Chamber

DISCLOSURE OF BUSINESS OR CAMPAIGN CONTRIBUTIONS TO COMMISSIONERSRE

Government Code Section 84308 requires that a Commissioner (regular or alternate) disqualify herself or himself and not participate in a proceeding involving an "entitlement for use" application if, within the last twelve months, the Commissioner has received **\$250 or more in business or campaign contributions from an applicant, an agent of an applicant, or any financially interested person who actively supports or opposes a decision on the matter.** A LAFCo decision approving a proposal (e.g., for an annexation) will often be an "entitlement for use" within the meaning of Section 84308. Sphere of Influence determinations are exempt under Government Code Section 84308.

If you are an applicant or an agent of an applicant on such a matter to be heard by the Commission and if you have made business or campaign contributions totaling \$250 or more to any Commissioner in the past twelve months, Section 84308(d) requires that you disclose that fact for the official record of the proceeding. The disclosure of any such contribution (including the amount of the contribution and the name of the recipient Commissioner) must be made either: 1) In writing and delivered to the Secretary of the Commission prior to the hearing on the matter, or 2) By oral declaration made at the time the hearing on the matter is opened. Contribution disclosure forms are available at the meeting for anyone who prefers to disclose contributions in writing.

Pursuant to GC Section 84308, if you wish to participate in the above proceedings, you or your agent are prohibited from making a campaign contribution of \$250 or more to any Commissioner. This prohibition begins on the date you begin to actively support or oppose an application before LAFCO and continues until 3 months after a final decision is rendered by LAFCO. If you or your agent have made a contribution of \$250 or more to any Commissioner during the 12 months preceding the decision, in the proceeding that Commissioner must disqualify himself or herself from the decision. However, disqualification is not required if the Commissioner returns that campaign contribution within 30 days of learning both about the contribution and the fact that you are a participant in the proceedings. Separately, any person with a disability under the Americans with Disabilities Act (ADA) may receive a copy of the agenda or a copy of all the documents constituting the agenda packet for a meeting upon request. Any person with a disability covered under the ADA may also request a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting. Please contact the LAFCO office at least three (3) working days prior to the meeting for any requested arrangements or accommodations.

Alameda LAFCO Administrative Office
224 West Winton Avenue, Suite 110
Hayward, CA 94544
T: 510.670.6267
W: alamedalafco.org



LAFCO

Alameda Local Agency Formation Commission

AGENDA REPORT

May 9, 2024

Item No. 5a

TO: Alameda Commissioners

FROM: April L. Raffel, Commission Clerk

SUBJECT: **March 14th Regular Meeting Minutes**

The Alameda Local Agency Formation Commission (LAFCO) will consider draft minutes prepared for the meeting held on March 14, 2024. The minutes are in action-form and being presented for formal Commission approval.

Background

The Ralph M. Brown Act was enacted by the State Legislature in 1953 and – among other items – requires public agencies to maintain written minutes for qualifying meetings.

Discussion

This item is for Alameda LAFCO to consider approving action minutes for the March 14, 2024, regular meeting. The attendance record for the meeting follows.

- Commissioners Brown, Faria, Haubert, Hernandez, Johnson, Miley, and Sblendorio were present.
- Alternate Commissioners Marchand, Vonheeder-Leopold, and Woerner were present.
- Alternate Commissioner Tam was absent.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Approve the draft minutes prepared for Alameda LAFCO’s March 14, 2024, regular meeting. (Attachment 1) with any desired corrections or clarifications.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction to staff as needed.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures

This item has been placed on Alameda LAFCO's agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation as provided unless otherwise specified by the Commission.

Respectfully,



April L. Raffel
Commission Clerk

Attachments:

1. Draft Meeting Minutes for March 14, 2024, Regular Meeting

SUMMARY ACTION MINUTES
ALAMEDA LOCAL AGENCY FORMATION COMMISSION
March 14, 2024, Regular Meeting
City of Dublin Council Chambers, 100 Civic Drive, Dublin, CA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

The regular meeting was called to order at 2:00 p.m. by Chair Brown.
The Commission Clerk performed the roll call with the following attendance recorded.

Regulars Present: Karla Brown, City of Pleasanton (Chair)
Mariellen Faria, Eden Township Healthcare District
David Haubert, County of Alameda (arrived 2:08 p.m.)
Melissa Hernandez, City of Dublin
Ralph Johnson, Castro Valley Sanitary District (Vice Chair)
Nathan Miley, County of Alameda
Sblend Sblendorio, Public Member

Alternates Present: John Marchand, City of Livermore
Georgean Vonheeder-Leopold, Dublin San Ramon Services District
Bob Woerner, Public Member

Members Absent: Lena Tam, Alternate, County of Alameda

The Commission Clerk confirmed a quorum was present with seven voting members. Also present at the meeting were Executive Officer Rachel Jones, Commission Counsel Andrew Massey, and Commission Clerk April Raffel.

3. PUBLIC COMMENT:

Chair Brown invited anyone from the public to address the Commission on any matter not listed on the agenda and within the jurisdiction of the Commission. The Commission Clerk confirmed there was one public comment to address the Commission. A comment was received from the following person:

- Kelly Abreu, Fremont Resident

Chair Brown closed the public comment.

4. APPOINTMENT AGENCY DESIGNATED REPRESENTATIVE – COMMISSIONER WOERNER

The item presented to consider the appointment of Alternate Commissioner Woerner as the Agency Designated Representative.

Executive Officer Jones reported our Designated Representative will be our labor negotiator on

behalf of LAFCO with the County. Alternate Commissioner Woerner accepted the nomination. Commissioner Sblendorio motioned with a second from Commissioner Hernandez to approve the nomination of Alternate Commissioner Woerner as Alameda LAFCO's Designated Representative.

AYES: Brown, Faria, Hernandez, Johnson, Miley, and Sblendorio
NOES: None
ABSENT: Haubert
ABSTAIN: None

The motion was approved 6 – 0.

5. ADJOURN TO CLOSED SESSION – CONFERENCE WITH LABOR NEGOTIATIONS

Chair Brown asked if there was anything to report from the closed session. Commission Counsel Massey stated there was nothing to report out.

6. CONSENT ITEMS

Item 6a

Approval Meeting Minutes for January 11, 2024 Special Meeting

The item presented to approve draft action minutes prepared for the Commission's regular meeting on January 11, 2024. Recommendation to approve.

Item 6b

Approval of Third Quarter Budget Report

The item presented to approve the Budget Report. Recommendation to approve.

Item 6c

Approval of Proposed Amendments to Study Schedule FY 2023-2026

The item presented to approve the proposed amendments to the Study Schedule FY 2023-2026.

Chair Brown asked if there were any questions on the consent calendar. There were none.

Commissioner Sblendorio motioned with a second from Commissioner Johnson to approve the consent calendar.

AYES: Brown, Faria, Haubert, Hernandez, Johnson, Miley, and Sblendorio
NOES: None
ABSENT: None
ABSTAIN: None

The motion was unanimously approved 7-0.

7. FINAL REPORT ON FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES MSR (PUBLIC HEARING)

The item continued from the draft presentation in November 2023 and subsequent public review period with appropriate revisions in its task to independently evaluate public services of 14 cities and 4 special districts in the region with specific attention to inform future boundary changes and

sphere of influence updates of the affected agencies. This includes recommendations regarding determinations and updates on the associated sphere of influence in the final report.

Recommendation to accept the final report and distribute it to all the affected agencies, as well as adopt a resolution codifying the associated determinations and recommendations.

The Alameda Local Agency Formation Commission (LAFCO) received a presentation from Jennifer Stephenson, Principal Planner of Policy Consulting Associates, on the Countywide Fire Protection and Emergency Medical Draft Report.

Chair Brown invited Commission questions. Commission discussion followed.

Chair Brown opened the public hearing. The Commission Clerk confirmed there was one public comment to address the Commission received from the following person:

- Kelly Abreu – Fremont Resident

Chair Brown proceeded to close the public hearing.

Commissioner Sblendorio motioned with a second from Commissioner Hernandez to formally accept the final report and distribute it to all the affected agencies, as well as adopt a resolution codifying the associated determinations and recommendations.

AYES:	Brown, Faria, Haubert, Hernandez, Johnson, Miley, and Sblendorio
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion was unanimously approved 7 – 0.

8. DRAFT OPERATING BUDGET AND WORK PLAN FOR FY 2024-2025 – (PUBLIC HEARING)

The item presented to consider adopting a draft budget and work plan for fiscal year 2024-2025 in anticipation of taking final action at its next regular meeting. Proposed budget expenses total \$818,538, representing an increase of \$33,798 or 4.3% from the current fiscal year. The increase is marked by expenses for professional services in the Service and Supplies Unit for additional LAFCO studies and travel costs. Recommendation to adopt the resolution, circulate the proposed budget for review and comment, and direct staff to return with a final budget as part of a notice hearing at the next regular meeting.

Chair Brown invited Commission questions. There were none.

Chair Brown invited public comments. The Commission Clerk confirmed there were no public comments to address the Commission. Chair Brown proceeded to close the public hearing.

Commissioner Johnson motioned with a second from Commissioner Haubert to adopt the resolution, circulate the proposed budget for review and comment, and staff to return with a final budget as part of a notice hearing at our next regular meeting.

AYES: Brown, Faria, Haubert, Hernandez, Johnson, Miley, and Sblendorio
NOES: None
ABSENT: None
ABSTAIN: None

The motion was unanimously approved 7 – 0.

9. ESTABLISH AN AD HOC COMMITTEE TO REVIEW AND NEGOTIATE COUNTY MOU AGREEMENT (BUSINESS)

Executive Officer Jones reported that as the current five-year agreement between the County and LAFCO approaches its expiration on June 30, 2024, it is imperative for the Commission to initiate the process of negotiating a new MOU to govern our relationship moving forward. The Commission’s last agreement was approved on May 29, 2019. The Commission will consider establishing an Ad Hoc Committee to review and negotiate its Memorandum of Understanding (MOU) Agreement with the County of Alameda for support services. Recommendation to select three Commissioners to create an Ad Hoc Committee to review and negotiate LAFCO’s MOU Agreement with the County.

Chair Brown invited commission questions. There were none.

- The Commission appointed Commissioners Johnson, Sblendorio, and Woerner to the MOU Ad Hoc Committee.

Chair Brown supported and made a recommendation with a second from Commissioner Haubert to appoint the Ad Hoc MOU Committee.

AYES: Brown, Faria, Haubert, Hernandez, Johnson, Miley, and Sblendorio
NOES: None
ABSENT: None
ABSTAIN: None

The motion was unanimously approved 7 – 0.

10. MATTERS INITIATED BY MEMBERS OF THE COMMISSION

- None

11. EXECUTIVE OFFICER REPORT

- CALAFCO Staff Workshop Sponsorship for Mobile Workshop at Wente Vineyards on April 24, 2024
- Crosby Property – Cities of Dublin and Livermore Collaboration

12. INFORMATIONAL ITEMS

- a. Current and Pending Proposals
- b. Progress Report on 2023-2024 Work Plan
- c. Alameda LAFCO Brochure
- d. CALAFCO Quarterly Report

- e. CALAFCO Staff Workshop from April 24 -26 in Pleasanton, California
- f. Form 700: Due April 2
- g. Commissioners with terms ending May 2024:
 - 1. Ralph Johnson
 - 2. Nate Miley

13. ADJOURNMENT OF REGULAR MEETING

Chair Brown adjourned the meeting at 3:33 p.m.

Next Meetings of the Commission

Policy and Budget Committee Meeting

**Thursday, April 4, 2024, at 2:00 p.m., Dublin City Hall, Bray Community Room
(Formerly known as RMR)**

Regular Meeting

Thursday, May 9, 2024, at 2:00 p.m., Dublin City Hall, Council Chambers

I hereby attest the minutes above accurately reflect the Commission's deliberations at its March 14, 2024 meeting.

ATTEST,



April L. Raffel
Commission Clerk

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LAFCO

Alameda Local Agency Formation Commission

AGENDA REPORT

May 9, 2024

Item No. 5b

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Budget Update for Fiscal Year 2023-2024 | Report

The Alameda Local Agency Formation Commission (LAFCO) will review a report comparing budgeted to actual transactions through the third quarter of fiscal year 2023-2024. Actual expenses processed through the first ten months totaled \$708,526, an amount representing 90.3% of the budgeted total with 83% of the fiscal year complete. The report is being presented to the Commission to accept, file, and provide direction to staff as needed.

Information

Alameda LAFCO’s adopted budget for 2023-2024 totals \$787,740. This amount represents the total approved operating expenditures for the fiscal year divided between three active expense units: salaries and benefits; services and supplies; and internal services. A matching revenue total was also budgeted to provide a balanced budget and with the purposeful aid of a planned \$265,000 transfer from reserves. Budgeted revenues are divided amongst three active units: intergovernmental contributions, application fees, and investments.

Discussion

This item is for the Commission to receive an updated comparison of (a) budgeted to (b) actual expenses and revenues through the month of April. The report provides the Commission with the opportunity to track expenditure trends accompanied by year-end operating balance projections from the Executive Officer. The report is being presented to the Commission to formally accept, file, and provide related direction to staff as needed.

Budgeted Expenses	Budgeted Revenues	Budgeted Year End Balance
FY 23-24	FY 23-24	FY 23-24
\$784,740	\$784,740	\$0

Summary of Operating Expenses

The Commission’s budgeted operating expense total for 2023-2024 is \$784,470. Actual expenses processed through the first ten months totaled \$708,526, an amount representing 90.3% of the budgeted total with 83% of the fiscal year complete. Actuals through the first ten months and related analysis suggest the Commission is ahead of finishing the fiscal year with a balanced budget, in part, due to the aid of a \$250,000 budget amendment in the Services and Supplies Unit approved by the Commission at its January 11, 2024 regular meeting. A discussion on budgeted and actual expenses through the first eight months and related year-end projections follow.

Expense Units	Adopted	Actuals	Percent Expended	Remaining Balance
Salaries and Benefits	424,519	353,588	83%	70,931
Services and Supplies	229,271	333,467	145%	(104,196)
Internal Service Charges	80,950	21,471	26%	59,479
Contingencies	50,000	0	0%	50,000
	\$784,740	\$708,526	90%	\$76,214

Staffing Unit

The Commission budgeted \$424,519 in Staffing or Salaries and Benefits Unit for 2023-2024. Through the first ten months, the Commission’s estimated expenses within the affected accounts totaled \$353,588, or 83.3% of the budgeted amount. It is projected the Commission will finish the fiscal year with actuals equal to the budgeted amount.

Services and Supplies Unit

The Commission budgeted \$229,271 in the Services and Supplies Unit for 2023-2024 to provide funding for *direct* support services necessary to operate Alameda LAFCO. Through the first ten months, the Commission’s actual expenses within the affected 14 accounts totaled \$333,467, or 145.4% of the budgeted amount. Five of the affected accounts – finished with balances exceeding the proportional 83% threshold with explanations provided below. It was projected the unit would finish the fiscal year with an operating deficit of \$150,000 based on LAFCO’s projects and studies, but a budget amendment of \$250,000 was applied to keep the unit with a balanced budget.

- Training and Conferences

This account covers the Commission’s training and staff conferences. The Commission budgeted \$2,500 in this account for 2023-2024 based on recent actual trends. Actual expenses through April totaled \$6,493 and can be attributed to the Commission’s contribution of \$5,000 to host CALAFCO’s Staff Workshop held in Pleasanton. No additional expenses are expected in this account.

- Memberships

This account covers the Commission's annual dues for ongoing membership of several outside agencies and organizations as previously authorized by the members. This includes CALAFCO and the California Special Districts Association memberships. The Commission budgeted \$12,221 in this account for 2023-2024 based on recent trends. Actual expenses through April totaled \$12,221, or 100% of the budgeted amount and tied to providing full payment of all budgeted costs. Staff projects no additional expenses to this account.

- Professional Consulting Services

This account covers the Commission's outside planning and professional costs for applications, special projects, CEQA review, and consulting expertise. The Commission budgeted \$160,000 in this account for the fiscal year. Actual expenses through April totaled \$214,519, or 134.1% of the budgeted amount and were tied to LAFCO's ongoing projects and studies. Expenses in this account that exceed the proportional 83.3% threshold can be attributed to delays in processing LAFCO's contracts from the previous fiscal year. Staff projects an additional \$75,000 expense to this account based on recent reports and invoices. A budget transfer was granted in the amount of \$250,000 to cover these costs for this fiscal year and provide additional funds for any bonus projects.

- Public Notices

This account covers the Commission's notices placed in newspapers or mailed to individual landowners and registered voters. The Commission budgeted \$2,500 in this account for 2023-2024 based on recent trends. Actual expenses through April totaled \$2,662, or 104.9% of the budgeted amount. The additional costs are attributed to notices for LAFCO special studies such as the Initial Feasibility Analysis for Castro Valley and its surrounding unincorporated communities.

- Pier Diems

This account covers the Commission's stipends for meeting attendance for LAFCO's regular, standing, and ad hoc meetings. The Commission budgeted \$9,000 in this account for 2023-2024 based on recent actual trends. Actual expenses through April totaled \$9,015, or 100.2% of the budgeted amount. The additional expenses are attributed to ad hoc committee meetings. Staff projects the account will have a budget deficit of \$1,500.

Internal Services and Supplies

The Commission budgeted \$80,950 in the Internal Services and Supplies Unit for 2023-2024 to provide funding for *indirect* support services necessary to operate Alameda LAFCO. Through the first ten months, the Commission's actual expenses within the four affected accounts totaled \$21,471, or 26.5% of the budgeted amount. None of the affected accounts finished with balances exceeding the proportional 83% threshold, and staff estimates the unit to finish the fiscal year with a balanced budget.

Summary of Operating Revenues

The Commission budgeted operating revenue total for 2023-2024 at \$784,740. Actual revenues collected through the first ten months totaled \$867,752. This amount represents 110.6% of the budgeted total with 83% of the fiscal year complete. A summary comparison of budgeted to actual operating revenue follows.

Revenue Units	Adopted	Actuals	Percent Expended	Remaining Balance
Agency Contributions	482,740	482,740	100%	0
Application Fees	30,000	10,650	36%	19,350
SALC Grant Funds		85,824	100%	0
Interest	7,000	23,538	336%	0
Fund Balance Offset	265,000	265,000	100%	0
	\$784,740	\$867,752	111%	+\$83,012

Agency Apportionments

The Commission budgeted \$482,740 in the Agency Apportionments Unit for 2023-2024. This total budgeted amount was to be divided into three equal shares at \$160,913 and invoiced among the County of Alameda, 14 cities, and 15 independent special districts as provided under State statute. Alameda LAFCO has received payments from all funding agencies.

Application Fees Unit

The Commission budgeted \$30,000 in the Application Fees Unit for 2023-2024. Through the first ten months, \$10,650 has been collected. LAFCO expects one additional application to be processed before the end of the fiscal year.

Interest Unit

The Commission budgeted \$7,000 in the Interest Unit for 2023-2024. Through the first ten months, \$23,558 has been collected in this unit by the County Treasurer.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Accept and file the report as presented and provide direction as needed to staff with respect to any related matters for future consideration.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction to staff as needed.

Alternative Three:

Take no action.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures

This item has been placed on Alameda LAFCO's agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation as provided unless otherwise specified by the Commission.

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. 2023-2024 General Ledger through April 30, 2024

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ALAMEDA LOCAL AGENCY FORMATION COMMISSION

Regional Service Planning | Subdivision of the State of California

Expense Ledger

		FY 2020-2021		FY 2021-2022		FY 2022-2023		FY 2023-2024				
		Adopted	Actuals	Adopted	Actuals	Adopted	Actuals	Adopted	Year-to-Date As of 04-30-24	Difference		
Salary and Benefit Costs												
<u>Account</u>	<u>Description</u>											
60001	Staff Salaries	234,254	172,085	250,564	250,564	275,933	275,933	292,488	243,606	(48,882)	83.3%	
-	(ACERA)	122,903	88,649	123,411	123,411	124,558	124,558	132,031	109,982	(22,049)	83.3%	
		357,157	260,735	373,975	373,975	400,491	400,491	424,519	353,588	(70,931)	83.3%	
Service and Supplies												
<u>Account</u>	<u>Description</u>											
-	Intern	1,600	-	-	-	-	-	-	-	-	-	
610077	Postage	1,000	1,000	500	-	500	-	500	-	-	-	
610141	Copier	3,000	-	1,000	-	500	-	500	-	-	-	
610191	Pier Diems	8,000	7,100	8,500	5,600	7,500	7,003	9,000	9,015	15	100.2%	
610211	Mileage/Travel	1,300	-	500	373	600	124	1,200	240	(960)	20.0%	
610461	Training (Conferences and Workshops)	5,000	-	2,500	-	2,500	4,619	2,500	6,493	3,993	259.7%	
610241	Records Retention	1,000	303	350	210	350	-	350	148	(202)	42.3%	
610261	Consultants	96,000	42,527	100,000	135,017	150,000	112,465	160,000	214,519	54,519	134.1%	
610261	Mapping - County	5,000	-	500	-	-	-	-	-	-	-	
610261	Planning Services	5,000	-	5,000	-	5,000	-	5,000	-	-	-	
610261	Legal Services	25,000	-	20,000	-	20,000	-	20,000	-	-	-	
610261	SALC Grant Charges	-	-	-	72,404	-	78,811	-	85,824	-	-	
610311	CAO/CDA - County - Services	1,000	7,700	1,000	-	1,000	-	250	-	-	-	
610312	Audit Services	10,000	-	10,000	-	10,000	-	10,000	-	-	-	
610351	Memberships	10,762	10,662	10,760	10,760	11,287	11,287	12,221	12,221	-	100.0%	
610421	Public Notices	5,000	2,149	3,000	2,453	2,000	1,222	2,500	2,622	122	104.9%	
610441	Assessor - County - Services	2,500	-	500	-	250	-	250	-	-	-	
610461	Special Departmental	1,500	1,000	1,500	233	1,500	-	2,000	297	(1,703)	-	
620041	Office Supplies	4,000	916	4,000	28	3,000	41	3,000	2,087	(913)	69.6%	
		186,662	73,357	269,610	227,078	215,987	215,572	229,271	333,467	104,196	145.4%	
Internal Service Charges												
<u>Account</u>	<u>Description</u>											
630051	Office Lease/Rent	32,500	32,500	32,500	22,241	50,550	22,894	50,550	4,957	(45,593)	9.8%	
630021	Communication Services	100	-	100	-	100	-	100	-	-	-	
630061	Information Technology	27,373	25,870	25,870	27,938	26,000	22,080	27,000	16,514	(10,486)	61.2%	
630081	Risk Management	3,100	3,280	3,280	-	3,300	-	3,300	-	-	-	
		63,073	61,650	61,750	50,179	79,950	44,974	80,950	21,471	(59,479)	26.5%	
Contingencies		50,000	-	50,000	-	50,000	-	50,000				
<u>Account</u>	<u>Description</u>											
-	Operating Reserve	-	-	-	-	-	-	-	-	-	-	
				655,335	Adopted							
				755,335	Amended	651,232	746,428	661,037	784,740	708,526	(76,214)	90.3%
EXPENSE TOTALS		656,892	395,742									

Revenue Ledger		FY 2020-2021		FY 2021-2022		FY 2022-2023		FY 2023-2024		
		Adopted	Actuals	Adopted	Actuals	Adopted	Actuals	Adopted	Year-to-Date As of 04-30-24	Difference
Intergovernmental										
<u>Account</u>	<u>Description</u>									
-	Agency Contributions									
	County of Alameda	146,630	146,631	144,445	144,445	153,143	153,143	160,913	160,913	- 100.0%
	Cities	146,630	146,631	144,445	144,445	153,143	153,143	160,913	160,913	- 100.0%
	Special Districts	146,630	146,631	144,445	138,943	153,143	153,143	160,913	160,913	- 100.0%
		439,891	439,891	433,335	427,833	459,429	459,429	482,740	482,740	- 100.0%
Service Charges										
-	Application Fees	30,000	38,643	30,000	6,434	30,000	-	30,000	10,650	(19,350) 35.5%
-	SALC Grant Funds			100,000	72,404		53,397		85,824	
Investments										
-	Interest	7,000	8,965	7,000	5,765	7,000	7,156	7,000	23,538	16,538 336.3%
Fund Balance Offset										
		180,000	-	185,000	185,000	250,000	250,000	265,000	265,000	- -
				655,335	Adopted					
				755,335	Amended	697,436				
	REVENUE TOTALS	656,891	487,499	755,335	697,436	746,429	769,982	784,740	867,752	83,012 110.6%
OPERATING NET		(1)	91,757	-	46,204	1	108,945	(0)	159,227	- -
UNRESTRICTED FUND BALANCE			1,090,399		716,424		632,624			
Estimate as of June 30th										



LAFCO

Alameda Local Agency Formation Commission

AGENDA REPORT

May 9, 2024

Item No. 5c

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: **Amendment to Agreement | Lamphier-Gregory**

The Alameda Local Agency Formation Commission (LAFCO) will consider amending its existing agreement with the firm Lamphier-Gregory for professional consulting services.

Information

In March 2021, the Commission approved a three-year contract with Lamphier-Gregory to provide professional planning services to Alameda LAFCO on an as-needed basis. The contract includes an option to extend the agreement for three additional one-year periods. If approved, this would be the first one-year extension to the original agreement. The draft amendment is included as Attachment 1 along with a copy of the existing contract set to expire on June 30, 2024.

Discussion

Lamphier-Gregory has provided project planning, application review, and policy development support to the Commission and will continue to provide these services through the current fiscal year. Funding for these continued services is available in both the current FY 2023-2024 and the proposed FY 2024-2025 operating budgets.

Staff requests the Commission approve and authorize the Executive Officer to sign an amendment to the agreement with Lamphier-Gregory to:

1. Extend the term of the agreement through June 30, 2025.
2. Increase the contract amount by \$15,000 for a total contract not-to-exceed amount of \$40,000 to include Lamphier-Gregory’s costs associated with LAFCO special projects, policy development, and application review.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Authorize the Executive Officer to sign an amendment to the agreement with Lamphier-Gregory to extend the term of the agreement through June 30, 2025 and increase the contract amount by \$15,000, for a total not-to-exceed amount of \$40,000.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction for more information as needed.

Alternative Three:

Deny the amendment to the agreement.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures

This item has been placed on Alameda LAFCO's agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation as provided unless otherwise specified by the Commission.

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. Amendment to Agreement – Lamphier-Gregory
2. Contract Agreement – Lamphier-Gregory

AGREEMENT AMENDMENT

Reference is made to that contract entered into on the 15th day of March 2021, by and between the Alameda Local Agency Formation Commission, a public agency of the State of California, hereinafter "Alameda LAFCo," and Lamphier-Gregory, a business duly qualified in the State of California, whose principal place of business is 1944 Embarcadero, Oakland, CA 95606, hereinafter the "Contractor," and together, the "Parties" ("the Agreement").

WHEREAS, the Parties desire to extend the term of the existing Agreement such that Contractor may continue to provide services to Alameda LAFCo under the existing scope of work and at the previously agreed-upon rates;

NOW, THEREFORE, for good and valuable consideration, the Parties agree as follows:

Said Agreement is hereby amended as follows:

1. Extend the term of the agreement through June 30, 2025.
2. Increase the contract amount by \$15,000 for a total contract not-to-exceed amount of \$40,000.

This amendment is effective May 9, 2024. Except as specifically amended, the remaining provisions of the Agreement remain in full force and effect.

IN WITNESS THEREOF, the parties hereto have executed this amendment.

Alameda LAFCO

Contractor
Lamphier Gregory

By: _____
Rachel Jones, LAFCO Executive Officer

By: _____
Scott Gregory, President

Date: _____

Date: _____

APPROVED AS TO FORM

Address:

Andrew Massey, LAFCO Legal Counsel

4100 Redwood Road, STE 20A, No. 601,
Oakland, CA 9619

Taxpayer ID#: 94-3383314

P.O./Contract # _____

**ALAMEDA LAFCO, ALAMEDA COUNTY, STATE OF CALIFORNIA
STANDARD AGREEMENT**

THIS AGREEMENT, made and entered into this 3rd day of May 2021, by and between the ALAMEDA LOCAL AGENCY FORMATION COMMISSION, a public agency of the State of California, hereafter called the "Alameda LAFCo", and Lamphier Gregory, a business duly qualified in the State of California, whose principal place of business is 1944 Embarcadero, Oakland, CA 94606, hereafter called the "Contractor."

WITNESSETH

WHEREAS, the Alameda LAFCo desires to obtain Professional Planning Services on an as-needed basis as described in Exhibit A hereto ("Services"); and

WHEREAS, Contractor is professionally qualified to provide such services and is willing to provide same to Alameda LAFCo; and

NOW, THEREFORE, it is agreed that Alameda LAFCo does hereby retain Contractor to provide As-Needed Professional Planning Services, and Contractor accepts such engagement, on the terms and conditions hereinafter specified in this Agreement, the Additional provisions attached hereto, and the following described exhibits, all of which are incorporated into this Agreement by this reference:

- | | |
|-----------|------------------------|
| Exhibit A | Definition of Services |
| Exhibit B | Payment Terms |
| Exhibit C | Insurance Requirements |

CONTRACT PERIOD will be from March 15, 2021 through June 30, 2024. This Agreement may be extended for three additional one-year periods, if mutually agreed by both parties hereto, in writing not less than thirty (30) days prior to the expiration of this Agreement.

COMPENSATION: the Alameda LAFCo agrees to pay Contractor, pursuant to the terms set forth in Exhibit B, for services performed hereunder in a total amount not to exceed \$25,000 for the term of the current agreement, including all expenses and contingencies.

General Terms and Conditions, pages 3 through 11, attached hereto constitute a part of this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

ALAMEDA LAFCO
By: [Signature]
LAFCO EXECUTIVE OFFICER

CONTRACTOR
DocuSigned by:
Scott Gregory
0C800FEDC0F346C
Lamphier Gregory

By: Scott Gregory
President
Title
4100 Redwood Road, STE 20A, #601,
Oakland, CA, 94619
Address
94-3383314
Tax Payer I.D. #

APPROVED AS TO FORM:

[Signature]
LAFCo LEGAL COUNSEL

I hereby certify under penalty of perjury that the Executive Officer of the Alameda LAFCo was duly authorized to execute this document on behalf of the Alameda LAFCo by a majority vote of the Commission on March 11, 2021; and that a copy has been delivered to the Chair as provided by Government Code Section 25103.

Date: _____

ATTEST:

April L. Raffel
LAFCo Clerk
Alameda LAFCo
County of Alameda
State of California

By: April L. Raffel

General Terms and Conditions

1. **EMPLOYER/EMPLOYEE RELATIONSHIP:** No relationship of employer and employee is created by this Agreement, it being understood that Contractor shall act hereunder as an independent Contractor; that Contractor shall not have any claim under this Agreement or otherwise against the Alameda LAFCo for seniority, vacation time, vacation pay, sick leave, personal time off, overtime, health insurance, medical care, hospital care, retirement benefits, Social Security, disability, Workers' Compensation, or unemployment insurance benefits, civil service protection, or employee benefits of any kind; that Contractor shall be solely liable for and obligated to pay directly all applicable taxes, including, but not limited to, Federal and State income taxes, and in connection therewith Contractor shall indemnify and hold the Alameda LAFCo harmless from any and all liability which the Alameda LAFCo may incur because of Contractor's failure to pay such taxes; that Contractor does, by this Agreement, agree to perform his/her said work and functions at all times in strict accordance with currently approved methods and practices in his/her field and that the sole interest of the Alameda LAFCo is to ensure that said service shall be performed and rendered in a competent, efficient, timely and satisfactory manner and in accordance with the standards required by the agency concerned. Notwithstanding the foregoing, if the Alameda LAFCo determines that pursuant to state and federal law Contractor is an employee for purposes of income tax withholding, the Alameda LAFCo shall, upon two weeks notice to Contractor withhold from the payments to Contractor hereunder federal and state income taxes and pay said sums over to the Federal and State governments.
2. **HOLD/HARMLESS/INDEMNIFICATION:** To the fullest extent permitted by law, Contractor shall hold harmless, defend and indemnify Alameda LAFCo, its Commissioners, employees and agents from and against any and all claims, losses, damages, liabilities and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance of services under this Agreement, provided that any such claim, loss, damage, liability or expense is attributable to bodily injury, sickness, disease, death or to injury to or destruction of property, including the loss therefrom, or to any violation of federal, state or municipal law or regulation, which arises out of or is any way connected with the performance of this agreement (collectively "Liabilities") except where such Liabilities are caused solely by the negligence or willful misconduct of any indemnitee. Alameda LAFCo may participate in the defense of any such claim without relieving Contractor of any obligation hereunder. The obligations of this indemnity shall be for the full amount of all damage to Alameda LAFCo, including defense costs, and shall not be limited by any insurance limits.
3. **INSURANCE AND BOND:** Contractor shall at all times during the term of the Agreement with the Alameda LAFCo maintain in force those insurance policies as designated in the attached Exhibit C, "Certificate of Insurance, Service Contracts," and will comply with all those requirements as stated herein.
4. **WORKERS' COMPENSATION:** Contractor shall provide Workers' Compensation insurance at Contractor's own cost and expense and further, neither the Contractor nor its carrier shall be entitled to recover from the Alameda LAFCo any costs, settlements, or expenses of Workers' Compensation claims arising out of this agreement.
5. **CONFORMITY WITH LAW AND SAFETY:**
 - A. Contractor shall observe and comply with all applicable laws, ordinances, codes and regulations of governmental agencies, including federal, state, municipal, and local governing bodies, having jurisdiction over the scope of services or any part hereof, including all provisions of the

Occupational Safety and Health Act of 1979 and all amendments thereto, and all applicable federal, state, municipal, and local safety regulations. All services performed by Contractor must be in accordance with these laws, ordinances, codes and regulations. Contractor shall indemnify and hold the Alameda LAFCo harmless from any and all liability, fines, penalties and consequences from any noncompliance or violations of such laws, ordinances, codes and regulations. If a provision of this Agreement is found to be invalid, the parties legally, commercially, and practicably can continue this Agreement without that provision, and the remainder of this Agreement shall continue in force and effect unless an essential purpose of this Agreement would be defeated by the loss of such provision. In the event any of the terms, conditions, or provisions of this Agreement are held to be illegal or otherwise unenforceable, such term, condition or provision shall be deemed severable from the remainder of this Agreement and shall not cause any other part or provision of this Agreement to be illegal or unenforceable.

- B. Accidents:** If death, serious personal injury or substantial property damage occurs in connection with the performance of this agreement, Contractor shall immediately notify the Alameda LAFCo by telephone. Contractor shall promptly submit to the Alameda LAFCo a written report, in such form as may be required by County of all accidents which occur in connection with this Agreement. This report must include the following information: (1) name and address of the injured or deceased person(s); (2) name and address of Contractor's subcontractor, if any; (3) name and address of Contractor's liability insurance carrier; and (4) a detailed description of accident and whether any of LAFCo's equipment, tools, material, or staff were involved. Contractor further agrees that it shall take all reasonable steps to preserve all physical evidence and information which may be relevant to accidents or circumstances surrounding a potential claim, while maintaining public safety. Contractor shall provide the Alameda LAFCo the opportunity to review and inspect such evidence, including the scene of the accident.
- 6. PAYMENT:** Payment to Contractor will be made only upon presentation of proper invoice by Contractor subject to the approval of the Alameda LAFCo, and in accordance with this Agreement, Exhibit B.
- 7. TRAVEL EXPENSES:** Payment to Contractor for travel expenses will be made only upon the prior approval of the Alameda LAFCo and presentation of a proper invoice by Contractor in accordance with this Agreement.
- 8. ROYALTIES AND INVENTIONS:** The Alameda LAFCo shall have a royalty-free, exclusive and irrevocable license to reproduce, publish and use the results produced in the course of or under this Agreement; and Contractor shall not publish any such material relating to the Alameda LAFCo without prior consent of the Alameda LAFCo.
- 9. CONFIDENTIALITY OF INFORMATION:** Confidential information is defined as all information disclosed to Contractor which relates to the Alameda LAFCo's past, present, and future activities, as well as activities under this Agreement. Contractor will hold all such information with the same degree of care which Contractor utilizes to protect its own data of a similar nature. Upon cancellation or expiration of this Agreement, Contractor will return to the Alameda LAFCo all written or descriptive matter which contain any such confidential information.

10. **CONFLICT OF INTEREST:** No officer, member, or employee of the Alameda LAFCo and no member of their governing bodies shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof. No Contractor, nor any member of Contractor's family shall serve on the Alameda LAFCo, or hold any such position which either by rule, practice or action nominates, recommends, supervises Contractor's operations, or authorizes funding to Contractor. Contractor shall immediately bring to Alameda LAFCo's attention any situation in which its client has, or is reasonably likely to have an application or other matter pending before Alameda LAFCo. The provisions of this Agreement are not exclusive, and thus Alameda LAFCo may at its discretion appoint a different firm to serve as its planner in the event of a conflict. Contractor agrees not to assign any of the key personnel identified in Exhibit A to any matter that is, or is likely to be pending before Alameda LAFCo regardless of whether Alameda LAFCo in its discretion decides to hire another firm to avoid a conflict.
11. **USE OF ALAMEDA LAFCO PROPERTY:** Contractor shall not use Alameda LAFCo premises or property (including equipment, instruments and supplies) or personnel for any purpose other than in the performance of his/her obligations under this Agreement.
12. **EQUAL EMPLOYMENT OPPORTUNITY PRACTICES PROVISIONS:** Contractor assures that he/she/it will comply with Title VII of the Civil Rights Act of 1964 and that no person shall, on the grounds of race, creed, color, disability, sex, sexual orientation, national origin, age, religion, Vietnam era Veteran's status, political affiliation, or any other non-merit factor, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under this Agreement.
- A. Contractor shall, in all solicitations or advertisements for applicants for employment placed as a result of this Agreement, state that it is an "Equal Opportunity Employer" or that all qualified applicants will receive consideration for employment without regard to their race, creed, color, disability, sex, sexual orientation, national origin, age, religion, Vietnam era Veteran's status, political affiliation, or any other non-merit factor.
- B. Contractor shall, if requested to so do by the Alameda LAFCo, certify that it has not, in the performance of this Agreement, discriminated against applicants or employees because of their race, creed, color, disability, sex, sexual orientation, national origin, age, religion, Vietnam era Veteran's status, political affiliation, or any other non-merit factor.
- C. If requested to do so by the Alameda LAFCo, Contractor shall provide the Alameda LAFCo with access to copies of all of its records pertaining or relating to its employment practices, except to the extent such records or portions of such records are confidential or privileged under State or Federal law.
- D. Contractor shall recruit vigorously and encourage minority- and women-owned businesses to bid its subcontracts.
- E. Nothing contained in this contract shall be construed in any manner so as to require or permit any act which is prohibited by law.
- F. The Contractor shall include the provisions set forth in paragraphs A through E (above) in each of its subcontracts.

13. **ASSIGNMENT OF CONTRACT:** Nothing contained in this Agreement shall be construed to permit assignment or transfer by Contractor of any rights under this Agreement and such assignment or transfer is expressly prohibited and void unless otherwise approved in writing by the Alameda LAFCo.
14. **DRUG-FREE WORKPLACE:** Contractor and Contractor's employees shall comply with LAFCo's policy of maintaining a drug-free workplace. Neither Contractor nor Contractor's employees shall unlawfully manufacture, distribute, dispense, possess or use controlled substances, as defined in 21 U.S. Code section 812, including marijuana, heroin, cocaine, and amphetamines, at any LAFCo facility or work site. If Contractor or any employee of Contractor is convicted or pleads nolo contendere to a criminal drug statute violation occurring at a LAFCo facility or work site, the Contractor within five days thereafter shall notify the head of the LAFCo department/agency for which the contract services are performed. Violation of this provision shall constitute a material breach of this Agreement.
15. **FEDERAL AND STATE AUDITS:** Until the expiration of five (5) years after the furnishing of any services pursuant to this Agreement, Contractor shall make available, upon written request, to the Federal/State government or any of their duly authorized representatives, this Agreement, and such books, documents, and records of Contractor that are necessary to certify the nature and extent of the reasonable cost of services to LAFCo. If Contractor enters into any Agreement with any related organization to provide services pursuant to this Agreement with value or cost of \$10,000 or more over a twelve-month period, such Agreement shall contain a clause to the effect that until the expiration of five years after the furnishing of services pursuant to such subcontract, the related organization shall make available, upon written request, to the Federal/State government or any of their duly authorized representatives, the subcontract, and books, documents and records of such organization that are necessary to verify the nature and extent of such costs. This paragraph shall be of no force and effect when and if it is not required by law. LAFCo shall have access to Contractor's financial records for purposes of auditing payments made to Contractor hereunder. Such records shall be complete and available for audit ninety (90) days after final payment hereunder is made to Contractor hereunder and shall be retained and available for audit purposes for five (5) years after said final payment hereunder.
16. **TIME IS OF THE ESSENCE** in each and all the provisions of this agreement.
17. **AMENDMENT:** No change, alteration, variation, modification of the terms, termination or discharge of this Agreement shall be valid unless made in writing and signed by the parties hereto.
18. **ASSURANCE OF PERFORMANCE:** If at any time the Alameda LAFCo believes Contractor may not be adequately performing its obligations under this Agreement, that Contractor may fail to complete the Services as required by this Agreement, or has provided written notice of observed deficiencies in Contractor's performance, the Alameda LAFCo may request from Contractor prompt written assurances of performance and a written plan to correct the observed deficiencies in Contractor's performance. Contractor shall provide such written assurances and written plan within ten (10) calendar days of receipt of the Alameda LAFCo's written request and shall thereafter diligently commence and fully perform such written plan. Contractor acknowledges and agrees that any failure to provide written assurances and a written plan to correct observed deficiencies, in the required time, to diligently commence and fully perform such written plan, is a material breach under this Agreement.

19. **KEY PERSONNEL:** Contractor shall identify key personnel assigned to perform services in Exhibit A and obtain LAFCo approval of any substitution of the contractor. If the contractor has subcontractors, this requirement extends to the subcontractors as well.
20. **SUBCONTRACTORS:** Contractor shall identify and obtain LAFCo approval of all subcontractors. Nothing provided herein shall create any obligation on the part of the Alameda LAFCo to pay or to see to the payment by Contractor of any monies to any subcontractor, supplier or vendor, nor create any relationship in contract or otherwise, express or implied between any such subcontractor, supplier or vendor and the Alameda LAFCo. Approval by the Alameda LAFCo of any subcontractor shall not constitute a waiver of any right of the Alameda LAFCo to reject defective work, material or equipment, not in compliance with the requirements of this Agreement.
21. **CHOICE OF LAW:** This Agreement, and any dispute arising from the relationship between the parties to this Agreement, shall be governed by the laws of the State of California, excluding any laws that direct the application of another jurisdiction's laws, and its courts shall have jurisdiction (but not exclusive jurisdiction) to hear and determine all questions relating to this Agreement.
22. **WAIVER:** Any failure of a party to assert any right under this Agreement shall not constitute a waiver or a termination of that right, under this Agreement or any provisions of this Agreement.
23. **ENTIRE AGREEMENT:** This Agreement, including all attachments, exhibits, and any other documents specifically incorporated into this Agreement, shall constitute the entire Agreement between the Alameda LAFCo and Contractor relating to the subject matter of this Agreement. As used herein, Agreement refers to any documents incorporated herein by reference and any exhibits or attachments. This Agreement supersedes and merges all previous understandings, and all other agreements, written or oral, between the parties and sets forth the entire understanding of the parties regarding the subject matter thereof. The Agreement may not be modified except by a written document signed by both parties.
24. **TERMINATION:** LAFCo may terminate this Agreement with or without cause by providing thirty (30) days notice, in writing, to the Contractor. Upon the expiration of said notice, this Agreement shall become of no further force or effect whatsoever and each of the parties hereto shall be relieved and discharged here from. The Alameda LAFCo may terminate at any time without notice upon material breach of the terms of this Agreement and/or in the event that the Alameda LAFCo determines that the Contractor's performance is substandard or unsatisfactory.
25. **SURVIVAL:** The obligations of this Agreement, which by their nature would continue beyond the termination or expiration of the Agreement, including without limitation, the obligations regarding Hold Harmless/Indemnification (paragraph 2), Confidentiality of Information (paragraph 9), and Conflict of Interest (paragraph 10), shall survive termination or expiration.
26. **NOTICES:** All notices, requests, demands, or other communications under this Agreement shall be in writing. Notices shall be given for all purposes as follows:
 - **Personal delivery:** When personally delivered to the recipient, notices are effective on delivery.
 - **First Class Mail:** When mailed first class to the last address of the recipient known to the party giving notice, notice is effective three mail delivery days after deposit in a United States Postal Service office or mailbox.

EXHIBIT A**EXHIBIT A – DEFINITION OF SERVICE**

The scope of services for this agreement includes providing a range of *planning support services* in a timely manner to the Alameda Local Agency Formation Commission (LAFCo).

The Contractor will provide, as-needed the following services:

- Reviewing and assisting with the processing of LAFCo applications (e.g., changes of organization, reorganizations, consolidations, dissolutions, formations, incorporations, etc.), including reviewing, providing comments and recommendations, and assisting with preparation of staff reports.
- Coordinating with applicants, affected agencies, affected LAFCos, and the public.
- Policy and procedures development and update, as needed.
- Review and analysis of housing, fiscal, infrastructure, water availability, and open space/agricultural land preservation and conservation issues.
- California Environmental Quality Act (CEQA):
 - Reviewing and providing comment on various environmental documents received by LAFCO (e.g., Notices of Preparation, Negative Declarations, and Environmental Impact Reports).
 - Preparing CEQA documents, including exemptions, initial studies, negative declarations, notices of preparation and completion, environmental impact reports, findings of fact and statements of overriding considerations, and National Environmental Policy Act (NEPA) reviews, as needed.
- Providing planning support and technical assistance with municipal service reviews and sphere of influence updates, as needed.
- Implementation of all aspects of LAFCo's policies and procedures working in cooperation with staff and Commissioners.
- Providing training, facilitation, public information workshops, negotiations, and conflict resolution, as needed.
- Presentations or staffing at public hearings, workshops and other public meetings.
- Attending LAFCo and other meetings, as needed.
- Providing related duties as determined by LAFCo.

Assigned Key Personnel: Scott Gregory, President

EXHIBIT B

EXHIBIT B – CONTRACT PAYMENT TERMS

Contracted Service:

1. The Alameda LAFCo will pay Contractor for services provided herein, upon submittal of an invoice and summary report of services performed pursuant to this agreement. All services will be performed at the direction of, and with the prior authorization of, the LAFCo Executive Officer. Invoices will be approved by the Alameda LAFCo Executive Officer.
2. LAFCo will reimburse Contractor for miscellaneous contract-related expenses including telephone, supplies, postage, printing, reproduction, travel, meeting and meals. In accordance with paragraph 7 of the General Terms and Conditions, travel costs must be pre-approved to receive reimbursement. Payments under the terms of this Agreement shall not exceed \$25,000. This amount includes all travel expenses and contingencies.
 - a. For the purposes hereof, the billing rates are as listed in the firm's proposal and shown below:
Scott Gregory, President: \$225/hour
3. Alameda LAFCo expects Contractor to cover all costs of professional development activities, training, and/or continuing education unless Alameda LAFCo requires such professional development activities, training and/or continuing education of Contractor or Contractor obtains prior written approval from LAFCo to incur the cost of such professional development activities, training and/or continuing education.
4. The term of this Agreement is March 15, 2021 through June 30, 2024.

EXHIBIT C - MINIMUM INSURANCE REQUIREMENTS

Without limiting any other obligation or liability under this Agreement, the Contractor, at its sole cost and expense, shall secure and keep in force during the entire term of the Agreement or longer, as may be specified below, the following minimum insurance coverage, limits and endorsements:

TYPE OF INSURANCE COVERAGES		MINIMUM LIMITS
A	Commercial General Liability Premises Liability; Products and Completed Operations; Contractual Liability; Personal Injury and Advertising Liability	\$1,000,000 per occurrence (CSL) Bodily Injury and Property Damage
B	Commercial or Business Automobile Liability All owned vehicles, hired or leased vehicles, non-owned, borrowed and permissive uses. Personal Automobile Liability is acceptable for individual contractors with no transportation or hauling related	\$1,000,000 per occurrence (CSL) Any Auto Bodily Injury and Property Damage
C	Workers' Compensation (WC) and Employers Liability (EL) Required for all contractors with employees	WC: Statutory Limits EL: \$1,000,000 per accident for bodily injury or disease
D	<p>Endorsements and Conditions:</p> <ol style="list-style-type: none"> ADDITIONAL INSURED: All insurance required above with the exception of Commercial or Business Automobile Liability, Workers' Compensation and Employers Liability, shall be endorsed to name as additional insured: the Alameda Local Agency Formation Commission (LAFCO), the individual members thereof, and all Alameda LAFCO officers, agents, employees, volunteers, and representatives. The Additional Insured endorsement shall be at least as broad as ISO Form Number CG 20 38 04 13. DURATION OF COVERAGE: All required insurance shall be maintained during the entire term of the Agreement. In addition, Insurance policies and coverage(s) written on a claims-made basis shall be maintained during the entire term of the Agreement and until 3 years following the later of termination of the Agreement and acceptance of all work provided under the Agreement, with the retroactive date of said insurance (as may be applicable) concurrent with the commencement of activities pursuant to this Agreement. REDUCTION OR LIMIT OF OBLIGATION: All insurance policies, including excess and umbrella insurance policies, shall include an endorsement and be primary and non-contributory and will not seek contribution from any other insurance (or self-insurance) available to Alameda LAFCO. The primary and non-contributory endorsement shall be at least as broad as ISO Form 20 01 04 13. Pursuant to the provisions of this Agreement insurance effected or procured by the Contractor shall not reduce or limit Contractor's contractual obligation to indemnify and defend the Indemnified Parties. INSURER FINANCIAL RATING: Insurance shall be maintained through an insurer with a A.M. Best Rating of no less than A:VII or equivalent, shall be admitted to the State of California unless otherwise waived by Risk Management, and with deductible amounts acceptable to Alameda LAFCO. Acceptance of Contractor's insurance by Alameda LAFCO shall not relieve or decrease the liability of Contractor hereunder. Any deductible or self-insured retention amount or other similar obligation under the policies shall be the sole responsibility of the Contractor. SUBCONTRACTORS: Contractor shall include all subcontractors as an insured (covered party) under its policies or shall verify that the subcontractor, under its own policies and endorsements, has complied with the insurance requirements in this Agreement, including this Exhibit. The additional Insured endorsement shall be at least as broad as ISO Form Number CG 20 38 04 13. JOINT VENTURES: If Contractor is an association, partnership or other joint business venture, required insurance shall be provided by one of the following methods: <ul style="list-style-type: none"> Separate insurance policies issued for each individual entity, with each entity included as a "Named Insured" (covered party), or at minimum named as an "Additional Insured" on the other's policies. Coverage shall be at least as broad as in the ISO Forms named above. Joint insurance program with the association, partnership or other joint business venture included as a "Named Insured". CANCELLATION OF INSURANCE: All insurance shall be required to provide thirty (30) days advance written notice to Alameda LAFCO of cancellation. CERTIFICATE OF INSURANCE: Before commencing operations under this Agreement, Contractor shall provide Certificate(s) of Insurance and applicable insurance endorsements, in form and satisfactory to Alameda LAFCO, evidencing that all required insurance coverage is in effect. Alameda LAFCO reserves the rights to require the Contractor to provide complete, certified copies of all required insurance policies. The required certificate(s) and endorsements must be sent as set forth in the Notices provision. 	



LAFCO

Alameda Local Agency Formation Commission

AGENDA REPORT

May 9, 2024

Item No. 5d

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: **Transfer of Jurisdiction | Proposed Annexation of Castro Ranch Road – El Sobrante to East Bay Municipal Utility District**

The Alameda Local Agency Formation Commission (LAFCO) will consider a request from Contra Costa LAFCO to transfer principal county responsibility from Alameda LAFCO to Contra Costa LAFCO for a change of organization proposal.

Information

Pursuant to Government Code Section 56124, Contra Costa LAFCO has submitted a request to Alameda LAFCO to transfer jurisdiction for the purpose of considering an annexation proposal (Attachment 1). The subject proposal seeks to annex territory located in Contra Costa County to the East Bay Municipal Utility District (EBMUD) for municipal water services. The affected territory totals 97.6 acres and is located along Castro Ranch Road in unincorporated El Sobrante, outside the Urban Limit Line. The subject property (APN 432-040-004-9) is within EBMUD’s sphere of influence (SOI) and the District has agreed to serve the property. The applicant/landowner proposes to build one single-family residence on the parcel and potentially conduct small-scale farming (i.e. bees, chickens, goats).

In 2022, Contra Costa County Environmental Health (CCEH) performed a site evaluation of the subject property and determined that most of the parcel appeared to be too steep for a septic system under Contra Costa County’s current regulations. CCEH has expressed no objection regarding the extension of municipal water services to the affected territory.

Discussion

For multi-county districts such as EBMUD, Government Code Section 56123 provides that exclusive jurisdiction to consider proposals for changes of organization (including annexations) resides with the LAFCO located in the principal county. Section 56066 defines the principal county to be that county which contains the largest portion of assessed property value within the district’s boundary. For EBMUD, Alameda County has the largest portion of assessed value. Government Code Section 56124 provides a mechanism to transfer exclusive jurisdiction if all the following occur:

1. The Commission of the principal county agrees to have the exclusive jurisdiction vested in the commission of another county.
2. The Commission of the principal county designates the commission of another county which shall assume exclusive jurisdiction.
3. The Commission of the county so designated agrees to assume exclusive jurisdiction.

Alameda LAFCO and Contra Costa LAFCO adopted procedures in July 1997 to establish a framework for processing multi-county district spheres of influence and change of organization proposals. Alameda LAFCO recognizes the need to collaborate on a regional level when considering a change of organization of a district that affects another county.

In accordance with these procedures, the Executive Officer of both LAFCOs consulted and reviewed the proposed annexation and reached consensus regarding the transfer of jurisdiction. LAFCO recognizes that such transfer of jurisdiction may benefit the public by expediting service or enhancing development of information regarding the subject territory. Contra Costa LAFCO's request to transfer jurisdiction indicates that they agree to assume exclusive jurisdiction for the change of organization proposal and concurrent sphere of influence amendment. Upon approval by Alameda LAFCO, the proposal will be placed on the next available Contra Costa LAFCO agenda for consideration. Staff also requests that Contra Costa LAFCO submit maps of the proposed sphere annexation for Alameda LAFCO's records.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Approve Contra Costa LAFCO's transfer of jurisdiction request to consider the proposed Castro Ranch Road (APN 432-040-004-9) annexation of approximately 97.6 acres to EBMUD; and condition Contra Costa LAFCO to submit maps to Alameda LAFCO once the proposal is recorded.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction for more information as needed.

Alternative Three:

Deny the transfer of jurisdiction.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures

This item has been placed on Alameda LAFCO's agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation as provided unless otherwise specified by the Commission.

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. Contra Costa LAFCO staff report requesting transfer of jurisdiction dated April 10, 2024

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Lou Ann Teixeira
Executive Officer

MEMBERS

- Candace Andersen**
County Member
- Donald A. Blubaugh**
Public Member
- Gabriel Quinto**
City Member
- Federal Glover**
County Member
- Michael R. McGill**
Special District Member
- Scott Perkins**
City Member
- Patricia Bristow**
Special District Member

ALTERNATE MEMBERS

- Diane Burgis**
County Member
- Scott Pastor**
Special District Member
- Charles R. Lewis, IV**
Public Member
- Edi Birsan**
City Member

April 10, 2024 (Agenda)

Contra Costa Local Agency Formation Commission
40 Muir Road, 1st Floor
Martinez, CA 94553

**April 10, 2024
Agenda Item 9**

**Request to Transfer Jurisdiction from Alameda LAFCO to Contra Costa LAFCO
Annexations to East Bay Municipal Utility District and West County Wastewater District
Castro Ranch Road – El Sobrante**

Dear Members of the Commission:

When a change of organization (e.g., annexation) to a multi-county special district is proposed, the Cortese-Knox-Hertzberg Act (CKH) vests exclusive jurisdiction with the commission of the principal county, that is, the commission in the county having the largest portion of assessed value within the subject district. Alameda and Contra Costa LAFCOs have several special districts which cross county boundary lines.

The CKH (i.e., §§56123, 56124, 56387, 56388) provides a mechanism to transfer jurisdiction of such proposals to a commission other than the commission of the principal county. In order to transfer jurisdiction of a change of organization, the commission of the principal county must agree to relinquish jurisdiction and designate a specific commission to assume jurisdiction. The commission so designated must agree to assume exclusive jurisdiction.

In addition to State laws that govern boundary changes and the transfer of jurisdiction, Alameda and Contra Costa LAFCOs adopted *Procedures for Processing Multi-County Changes of Organization or Reorganization – Alameda and Contra Costa LAFCOs* in 1997. Alameda and Contra Costa LAFCOs have a history of transferring jurisdiction for both boundaries and spheres of influence (SOIs) in accordance with the adopted procedures and State law.

On March 28, 2024, Contra Costa LAFCO received an application to annex the subject property to the East Bay Municipal Utility District (EBMUD) and to West County Wastewater District (WCWD) in order to receive municipal water and sewer services. The subject property is within the EBMUD and WCWD spheres of influence (SOIs); and both districts have agreed to serve the property. The property (APN 432-040-004-9) is located in unincorporated El Sobrante, totals 97.62± acres, and is outside the Urban Limit Line. The applicant/landowner proposes to build one single family home and potentially small-scale farming (i.e. bees, chickens, goats).

In 2022, Contra Costa County Environmental Health (CCEH) performed a site evaluation of the subject property and determined that *most of the parcel appears to be too steep for a septic system under the County's current regulations*. CCEH has expressed no objection regarding the extension of municipal wastewater and water services to the subject property.

EBMUD is located within Alameda and Contra Costa counties. Alameda County has the largest portion of assessed value within EBMUD and is, therefore, the principal LAFCO. However, the proposed annexation to EBMUD affects land located in Contra Costa County. The adopted Alameda and Contra Costa LAFCO procedures provide for an initial review and consultation by the LAFCO Executive Officers. The Executive Officers have consulted and conclude that transferring jurisdiction for this proposal to Contra Costa LAFCO is preferred given the subject property is located in Contra Costa County.

RECOMMENDATION – It is recommended that Contra Costa LAFCO agree to assume exclusive jurisdiction for this boundary change application and authorize LAFCO staff to send a letter (Attachment 1) to Alameda LAFCO requesting a transfer of jurisdiction in conjunction with this proposal.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment 1 - Draft Letter to Alameda LAFCO Requesting Transfer of Jurisdiction

c: Rachel Jones, Executive Officer, Alameda LAFCO
Jack Flynn, Customer Services Manager, EBMUD
Edward Knapp, Landowner
Kristina Nelson



TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Request for Proposals | Health Services Municipal Service Review

The Alameda Local Agency Formation Commission (LAFCO) will consider a request from staff to select the Policy and Budget Committee as an ad hoc selection committee to review Request for Proposals (RFP) initiating a municipal service review (MSR) on health and emergency medical services/ambulance services. Staff recommends approval.

Discussion

As part of the Commission’s 2024-2025 work plan, Alameda LAFCO is soliciting proposals from qualified consultants to prepare municipal service reviews (MSRs) that will be used to inform the update of sphere of influences (SOIs) along with possible reorganizations such as consolidations, dissolutions or mergers of local public agencies that provide health and emergency medical services/ambulance services in Alameda County.

Staff has distributed the RFP on April 29th for consultant services to complete the MSR on health services. Staff compiled a list of potential bidders and circulated the RFP to these firms. In addition, the RFP was posted on the Alameda LAFCO website.

The proposed selection process includes a review of written proposals using criteria outlined in the RFP (i.e., experience and qualifications, understanding the required tasks, experience, and familiarity with MSRs on health services, cost, etc.). A selection committee comprised of the Commission’s Policy and Budget Committee is recommended to screen the written proposals, conduct interviews, and make recommendations in accordance with the timeline below. The goal is to present a recommendation to the Commission at its July 11th regular meeting.

Action	Dates
RFP Issued	Monday, April 29, 2024
... Deadline for Questions	May 6, 2024
... Deadline for Responses	May 10, 2024
Deadline to Submit Proposals	Monday, June 3, 2024
Interviews with Selected Candidates	Monday, June 10 to Thursday, June 14, 2024
Contract Award	July 11, 2024
Start Date	Monday, July 29, 2024

Financing

Adequate funding is included in the LAFCO budget for fiscal year 2024-2025 to cover costs associated with the MSR and use of professional services.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Appoint the Policy and Budget Committee as an ad hoc selection committee to review RFPs; and direct the Committee to return to the Commission with a recommended contract award at its July 11, 2024 regular meeting.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction to staff as needed.

Alternative Three:

Take no action.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures

This item has been placed on Alameda LAFCO's agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation as provided unless otherwise specified by the Commission.

Respectfully,



Rachel Jones
Executive Officer

Attachments: none



LAFCO

Alameda Local Agency Formation Commission

AGENDA REPORT

May 9, 2024

Item No. 6

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Presentation from the Tri-Valley Conservancy

The Tri-Valley Conservancy (TVC) is an accredited land trust protecting and advocating for agricultural and open space in the region. The Alameda Local Agency Formation Commission (LAFCO) will receive a presentation from Mark Triska, Chair of TVC, on any upcoming projects and endeavors of the organization. A PowerPoint Presentation will be provided at the time of the meeting.

Commission Review

The item is being presented for information and Commission discussion only.

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LAFCO

Alameda Local Agency Formation Commission

AGENDA REPORT

May 9, 2024

Item No. 7

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Draft Report on Countywide Community Services Municipal Service Review

The Alameda Local Agency Formation Commission (LAFCO) will review a draft report on its Municipal Service Review (MSR) of community services throughout Alameda County such as street maintenance, lighting, library, parks and recreation, mosquito and vector abatement, lead abatement, and broadband services. The draft has been prepared as part of the Alameda LAFCO’s adopted work plan and independently assesses the availability, need, and adequacy of key public services provided in the region. This includes preparing determinations addressing the factors required in the statute as part of the municipal service review (MSR) process as well as informing future boundary changes and sphere of influence updates of affected agencies. The draft is being presented for discussion and feedback ahead of staff initiating a 30-day public review and comment period and returning the item to the Commission at its September 12th regular meeting for final action.

Background

Municipal Service Reviews

State law directs LAFCOs to regularly prepare municipal service reviews in conjunction with updating each local agency’s sphere of influence. The legislative intent of the municipal service review and its five-year cycle requirement is to proactively inform the Commission regarding the availability and sufficiency of governmental services relative to current and future community needs. The municipal service review is an important tool for LAFCO in fulfilling its legislative mandate to coordinate efficient and logical development of local government agencies and services. Municipal service reviews statutorily inform required sphere of influence updates and may also lead the Commission to take other actions under its authority, such as forming, consolidating, merging, or dissolving cities and special districts.

Work Plan

Alameda LAFCO’s work plan for fiscal year 2023-2024 was adopted at a noticed public hearing on May 11, 2023 and outlined specific project goals for the fiscal year.

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Rachel Jones, Executive Officer
224 West Winton Avenue, Suite 110
Hayward, California 94544
T: 510.670.6267
www.alamedalafco.org

Nate Miley, Regular
County of Alameda

Karla Brown, Chair
City of Pleasanton

Ralph Johnson, Regular
Castro Valley Sanitary District

Sblendorio, Regular
Public Member

David Haubert, Regular
County of Alameda

Melissa Hernandez, Regular
City of Dublin

Mariellen Faria, Regular
Eden Township Healthcare District

Bob Woerner, Alternate
Public Member

Lena Tam, Alternate
County of Alameda

John Marchand, Alternate
City of Livermore

Georgan Vonheeder-Leopold, Alternate
Dublin San Ramon Services District

This included completing a countywide municipal service review on community services that was initiated in 2023.

Affected Agencies

The most recent MSR covering cities and special districts in Alameda County that provided community services was completed in 2013. Municipal services offered by the cities, including community services, were also reviewed in 2018.

Four special districts, seven county service areas (CSAs) and fourteen cities were reviewed as part of this MSR:

- City of Alameda
- City of Albany
- City of Berkeley
- City of Dublin
- City of Emeryville
- City of Fremont
- City of Hayward
- City of Livermore
- City of Newark
- City of Oakland
- City of Piedmont
- City of Pleasanton
- City of San Leandro
- City of Union City
- Castlewood CSA
- Castle Homes CSA
- Five Canyons CSA
- MORVA CSA
- Street Lighting CSA
- Vector Control Services District CSA
- Lead Abatement CSA
- Alameda County Mosquito Abatement District
- East Bay Regional Parks District
- Hayward Area Recreation and Park District
- Livermore Area Recreation and Park District

The report highlights a few service challenges for the Commission's consideration:

1. **Broadband Service Availability:** An analysis of 2020 data from the California Public Utilities Commission (CPUC) reveals that Union City, Fremont, and San Leandro, face significant challenges with broadband access, with many areas being underserved. Similarly, the eastern unincorporated regions of the County largely lack adequate broadband service coverage.
2. **Overlap of Service Boundaries:** The Livermore Area Recreation and Park District (LARPD) requests that Alameda LAFCO assess the implications of overlapping service boundaries with the East Bay Regional Park District (EBRPD) in parts of Pleasanton and the northeast corner of Alameda County. A review incorporated into the final report can determine if this overlap affects community service needs and operational efficiencies.
3. **Property Tax Exchange Agreement:** LARPD has expressed concerns about its existing property tax exchange agreement with EBRPD, suggesting that it may lead to Livermore taxpayers disproportionately funding services that are predominantly provided by EBRPD. Although LAFCO does not directly engage in tax-sharing negotiations, as outlined under Revenue and Taxation Code Section 99, it can facilitate discussions between the two agencies to address and potentially recalibrate the fiscal arrangement.
4. **Street Maintenance Services:** Concerns have been raised by residents within the Castlewood County Service Area (CSA) regarding the sufficiency of street maintenance services. It is advisable for the Commission to either conduct a detailed study into these concerns or request a comprehensive report from the County's Public Works Department to ensure service adequacy.

Discussion

This item is for Alameda LAFCO to review the draft report on its countywide community services MSR consistent with the adopted work plan and ahead of staff initiating a 30-day public review and comment period. Similarly, it is also an opportunity to receive initial comments from stakeholders in the region and other interested parties and individuals. Feedback received will be incorporated by staff and consultant, RSG, into a final report with recommendations at the Commission's next meeting to formally file with an accompanying resolution codifying determinative statements.

An Executive Summary anchors the municipal service review and outlines the key conclusions and recommendations generated to date. Each agency profile includes determinative statements addressing the mandatory factors required under statute anytime Alameda LAFCO performs a municipal service review. Examples include making independent statements on infrastructure needs and deficiencies, population estimates, financial resources, and opportunities and merits therein for reorganizations.

Specific recommendations for action either by the Commission or affected agencies included in the MSR will be provided in the final report.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Discuss the draft MSR and provide related feedback to staff. This includes providing direction on desired revisions ahead of staff initiating a 30-day public review and comment period, and later returning the item for final action at Alameda LAFCO's September 12th regular meeting.

Alternative Two:

Continue the item to a future meeting and provide direction to staff.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures

This item has been placed on Alameda LAFCO's agenda for discussion as part of the business calendar. The following procedures are recommended in the consideration of this item:

1. Receive staff presentation
2. Questions or clarifications from the Commission
3. Invite comments from the public
4. Discuss item and provide feedback as requested

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. Cities Community Services Municipal Service Review – Draft Report
2. Special Districts Community Services Municipal Service Review – Draft Report



224 W Winton Ave Suite 110
Hayward, CA 94544

Municipal Service Review and Sphere of Influence Reviews

Alameda County Cities

Public Review Draft

April 30, 2024



TABLE OF CONTENTS

Table of Contents	i
Table of Figures	v
List of Abbreviations Used	vi
Executive Summary	1
Introduction.....	1
Alameda Cities Reviewed	1
MSR Determinations Summary	3
SOI Determinations Summary and Recommendations.....	5
<i>SOI Updates</i>	7
Background	11
Legal Requirements and Purpose	11
Authority and Powers of LAFCO.....	11
<i>LAFCO Responsibilities</i>	11
<i>Planning Authorities</i>	12
<i>Sphere of Influence Updates</i>	12
Municipal Service Reviews	13
<i>Prior Municipal Service Reviews</i>	14
<i>Existing Spheres of Influence</i>	14
Alameda County Local Agency Formation Commission	19
<i>Commission Composition</i>	19
<i>Meeting and Contact Information</i>	20
Methodology and Data Sources.....	21
<i>DOF Population and Housing Estimates</i>	21
<i>Other Data Sources Used</i>	21
Agency Profiles	22
Growth and Population Projections	65
Present and Planned Land Uses	70

<i>Alameda</i>	71
<i>Albany</i>	71
<i>Berkeley</i>	72
<i>Dublin</i>	72
<i>Emeryville</i>	72
<i>Fremont</i>	73
<i>Hayward</i>	73
<i>Livermore</i>	73
<i>Newark</i>	74
<i>Oakland</i>	75
<i>Piedmont</i>	75
<i>Pleasanton</i>	75
<i>San Leandro</i>	76
<i>Union City</i>	76
Location and Characteristics of Any DUCs	77
Capacity of Facilities and Adequacy of Services	80
Street Maintenance and Lighting	80
<i>Alameda</i>	82
<i>Albany</i>	82
<i>Berkeley</i>	83
<i>Dublin</i>	83
<i>Emeryville</i>	84
<i>Fremont</i>	84
<i>Hayward</i>	85
<i>Livermore</i>	85
<i>Newark</i>	86
<i>Oakland</i>	86
<i>Piedmont</i>	87
<i>Pleasanton</i>	87
<i>San Leandro</i>	87
<i>Union City</i>	88
Parks, Recreation and Open Space	88
<i>Alameda</i>	89

<i>Albany</i>	89
<i>Berkeley</i>	90
<i>Dublin</i>	90
<i>Emeryville</i>	90
<i>Fremont</i>	91
<i>Hayward</i>	91
<i>Livermore</i>	91
<i>Newark</i>	92
<i>Oakland</i>	92
<i>Piedmont</i>	92
<i>Pleasanton</i>	92
<i>San Leandro</i>	93
<i>Union City</i>	93
Mosquito Abatement Services	93
Vector Control Services	93
Broadband Services	94
<i>Alameda</i>	96
<i>Berkeley</i>	96
<i>Dublin</i>	97
<i>Fremont</i>	97
<i>Hayward</i>	97
<i>Newark</i>	98
<i>Oakland</i>	98
<i>San Leandro</i>	99
Library Services.....	99
<i>Alameda County Library</i>	100
<i>Alameda</i>	100
<i>Berkeley</i>	100
<i>Hayward</i>	101
<i>Livermore</i>	101
<i>Oakland</i>	101
<i>Pleasanton</i>	101
<i>San Leandro</i>	102

Financial Ability to Provide Services	103
<i>Alameda</i>	105
<i>Albany</i>	106
<i>Berkeley</i>	107
<i>Dublin</i>	108
<i>Emeryville</i>	109
<i>Fremont</i>	110
<i>Hayward</i>	111
<i>Livermore</i>	112
<i>Newark</i>	113
<i>Oakland</i>	114
<i>Piedmont</i>	115
<i>Pleasanton</i>	116
<i>San Leandro</i>	117
<i>Union City</i>	118
Opportunities for Shared Facilities	119
Accountability, Government Structure and Operational Efficiencies	120

TABLE OF FIGURES

Table 1: Alameda LAFCO Commission Roster	20
Table 2: Individual City Population Changes	67
Table 3: Individual City Housing Growth	69
Table 4: Pavement Condition for Cities in Alameda County	81
Table 5: Parks Inventory in Alameda Cities.....	89
Table 6: Broadband Providers in Alameda Cities.....	96
Table 7: Library Providers in Alameda Cities.....	99

LIST OF ABBREVIATIONS USED

AAMLO	African American Museum and Library at Oakland
ACFD	Alameda County Fire Department
ACFR	Annual Comprehensive Financial Report
ACL	Alameda County Library
ACMAD	Alameda County Mosquito Abatement District
ARPA	American Rescue Plan Act
BART	Bay Area Rapid Transit
CAGR	Compound Annual Growth Rate
CIP	Capital Improvement Program
CKH	Cortese-Knox-Hertzberg Reorganization Act of 2000
CPUC	California Public Utilities Commission
CSA	County Service Area
DOF	California Department of Finance
DUC	Disadvantaged Unincorporated Community
EBRPD	East Bay Regional Parks District
FY	Fiscal Year
GIS	Geographic Information Systems
HARD	Hayward Area Recreation and Park District
HCD	California Department of Housing and Community Development
LAFCO	Local Agency Formation Commission
LARPD	Livermore Area Recreation and Parks District
MSR	Municipal Service Review
MTC	Metropolitan Transportation Commission
PCI	Pavement Condition Index
RHNA	Regional Housing Needs Allocation
SOI	Sphere of Influence

EXECUTIVE SUMMARY

INTRODUCTION

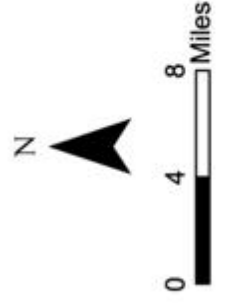
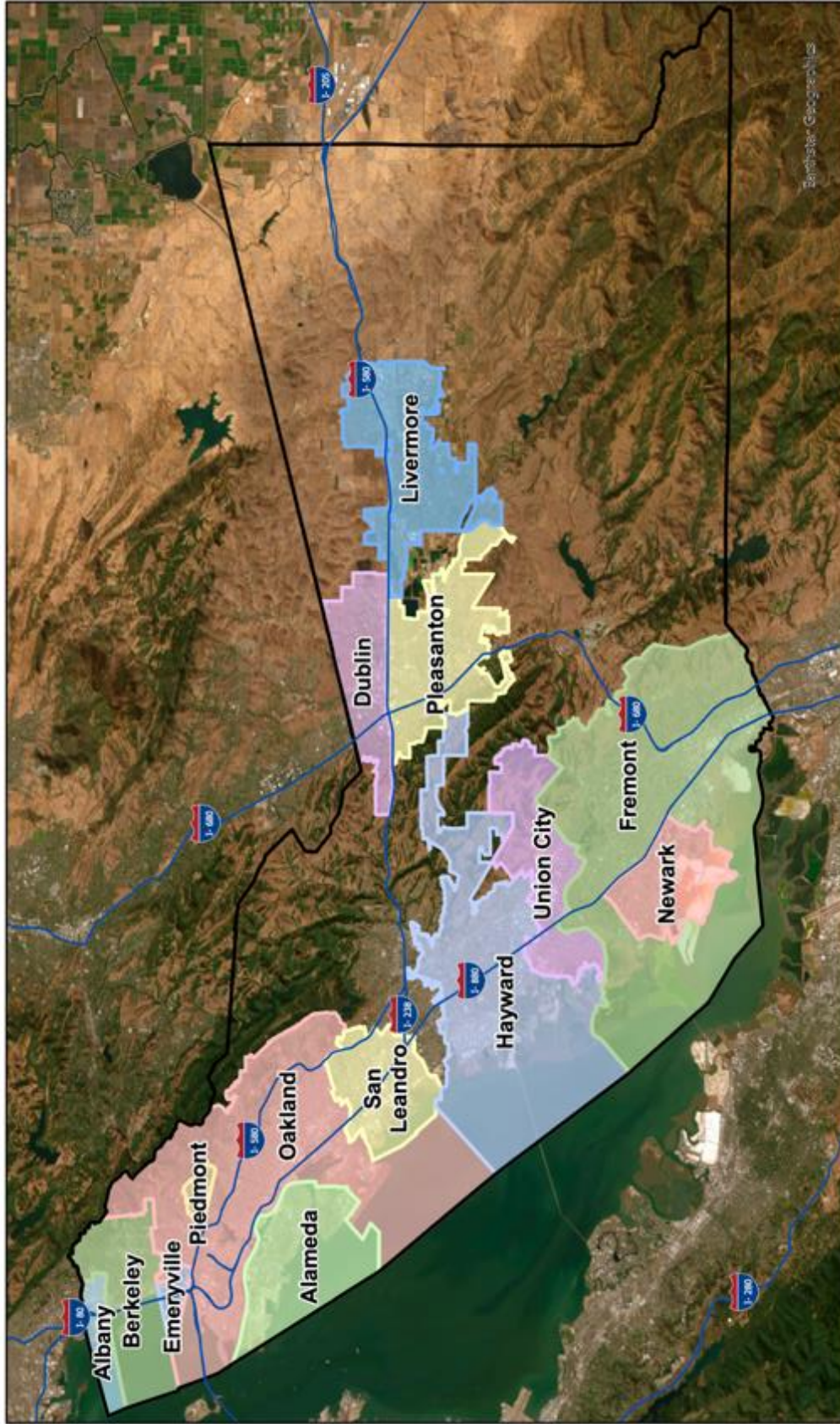
The Local Agency Formation Commission of Alameda County (“Alameda LAFCO”) initiated this Community Services Municipal Service Review (“MSR”) and Sphere of Influence (“SOI”) update in 2023 for 14 cities, four special districts, and seven County Service Areas (“CSAs”) within the County. This report focuses on the 14 incorporated cities within the County. Alameda LAFCO retained consultant RSG, Inc. (“RSG”) to prepare the MSR, which included conducting surveys and interviews with each of the agencies in the region, and collecting demographic, fiscal, and other data to support the MSR findings and determinations under State law.

This MSR will encompass a comprehensive assessment of community services in Alameda County, including street maintenance and lighting, library, parks and recreation, mosquito and vector abatement, and lead abatement services. The MSR will also review the state of broadband services within the agencies.

ALAMEDA CITIES REVIEWED

The Alameda LAFCO consists of 14 incorporated cities, all of which were included as a part of this MSR and SOI update. The 14 cities include:

City of Alameda	City of Hayward	City of San Leandro
City of Albany	City of Livermore	City of Union City
City of Berkeley	City of Newark	
City of Dublin	City of Oakland	
City of Emeryville	City of Piedmont	
City of Fremont	City of Pleasanton	



Alameda County Cities

Source: RSG, Inc., ESRI, Alameda LAFCO



As further detailed in the body of this report, RSG makes the following MSR determinations for the 14 cities based on our data collection, surveys, and interviews:

Population, Growth, and Housing

Generally, the population for cities in the County expected to increase over the next five years, while housing growth is expected to stagnate. The cities are planning for increased population through their respective housing elements and general plans. Many cities have specific parks and recreation master plans which have been updated in the past five years to reflect the increased population.

Disadvantaged Unincorporated Communities

The unincorporated community of Ashland, within the SOI of the City of San Leandro, is the only Alameda LAFCO-designated disadvantaged unincorporated community (“DUC”) in the County. Ashland receives services from the countywide community service providers, and receives other municipal services from the County. More information about Ashland can be found on page 77 of this report. San Leandro is not actively considering annexation of the area.

Capacity of Facilities and Adequacy of Services

The cities are generally providing adequate street maintenance and lighting, parks and recreation, library, and vector and mosquito control services to their residents and customers.

Several cities, including Albany, Berkeley, Oakland, and San Leandro, have street systems overall rated as “at risk” by the Metropolitan Transportation Commission. These cities are funding improvements and annual maintenance to their infrastructure through their CIP process, but have significant deferred costs which will be a challenge to address.

The cities have the resources to maintain current levels of service and to meet expected demand in the future.

Financial Ability to Provide Services

The financial capacity of the cities is adequate for current service levels. The cost of street infrastructure upgrades is a concern for some cities, which are planning for the improvements in their budget documents. The cities have all adopted reserve policies which they are able to meet on an ongoing basis.

Opportunities for Shared Facilities

The City of Oakland provides library services to the City of Emeryville and the City of Piedmont. In interviews with the two cities, representatives of both Emeryville and Piedmont did not express dissatisfaction with library services provided by Oakland, and expect that Oakland will continue to provide library services in the future. More information about shared services can be found on page 119 of this report.

Overall, the cities did not express a broader desire for further shared community service facilities, nor did RSG identify potential opportunities for additional shared facilities during this review.

Accountability for Community Service Needs

The cities implement policies and procedures that ensure transparency and accountability to the public, including public notice of City Council meetings and actions and regular elections. All cities have websites and social media which provide information about their meetings, including ways to access the meetings virtually. Most of the cities have a number of citizen-led boards and commissions which advise City Council on key issues facing the community.

The cities of Alameda and Oakland have implemented “Sunshine Ordinances” which aim to make public records and meetings more accessible to the public. Both cities have independent commissions which advise elected officials on how to implement their respective Sunshine Ordinances and hear complaints about violations of the ordinances.

A number of cities take additional discretionary steps to survey residents and businesses periodically to gauge sentiment or interest in various topics. These efforts increase accountability for community service needs.

Any Other Matter Related to Effective of Efficient Service Delivery, as Required by Commission Policy

LAFCO does not have any policies affecting the preparation of MSRs, so RSG did not evaluate matters aside from those listed above.

SOI DETERMINATIONS SUMMARY AND RECOMMENDATIONS

When asked, no city told RSG they plan to annex unincorporated areas within their SOIs, although several did indicate a desire for a change to their SOI. As further detailed in the body of this report, RSG makes the following SOI determinations for the cities based on our data collection, surveys, and interviews:

Present and Planned Land Uses

The cities anticipate population growth and are planning for increased housing stock through their respective planning documents, including General Plans and Housing Elements. Most of the cities have implemented general plans within the past 15 to 20 years, and those with general plans that are older are generally working to update their respective general plans.

Pursuant to Government Code Section 65302(c), general plans must include a housing element explaining how the jurisdiction will meet its part of the regional housing need. The cities are also required by State law to submit annual progress reports on their respective general plan and housing element by April 1 for the prior year. As of the date of this report, all of the cities have received HCD certification of their 6th Round Housing Element and have submitted annual progress reports for 2022.

RSG identified 95 parcels throughout the County designated as prime farmland under the Williamson Act. Livermore is the only city with prime farmland parcels within its SOI.

Present and Probable Need for Facilities and Services

Alameda County cities are generally providing adequate community services to residents within their respective SOIs, and have the resources to meet expected demand in the future.

Some cities, including Albany, Berkeley, Oakland, and San Leandro have street systems which do not meet standards set by the Metropolitan Transportation Commission, the transportation planning agency for the Bay Area. These cities are generally funding annual street maintenance and some upgrades through their CIP process.

Present Capacity and Adequacy of Public Facilities and Services

The present capacity of the public facilities operated by the cities of Alameda County is adequate to provide community services to their residents and customers. However, the cities of Albany, Berkeley, Oakland, and San Leandro all have significant deferred street maintenance costs which will require future improvements to meet any growth in population and development occurring within the next five years.

Social or Economic Communities of Interest

Alameda County includes one DUC, the 1,137-acre Ashland community, within the southeast portion of San Leandro's SOI. Based on our research, Ashland receives community services from the following agencies:

- Mosquito Abatement: Alameda County Mosquito Abatement District
- Vector Control: Vector Control Services District County Service Area
- Lead Abatement: Alameda County
- Library: Alameda County Library

- Street Maintenance and Lighting: Alameda County
- Parks and Recreation: Hayward Area Recreation and Park District

Aside from Ashland, other unincorporated areas are located in the SOIs of Berkeley, Dublin, Fremont, Hayward, Livermore, Pleasanton, and San Leandro. Among these areas are the unincorporated communities of Castro Valley, Cherryland, Fairview, Sunol, and San Lorenzo. In general, these unincorporated areas receive community services from countywide districts and CSAs and the County itself. The Hayward Area Recreation and Park District is the designated parks and recreation services provider for the unincorporated communities listed above.

Present and Probable Need for Public Facilities and Services by any DUCs within the Existing SOIs

As mentioned earlier, the Ashland community within the San Leandro SOI is the only DUC in the County. The service providers did not indicate any challenges with providing community services to Ashland. San Leandro is not actively considering exploring annexation of Ashland into its SOI.

SOI UPDATES

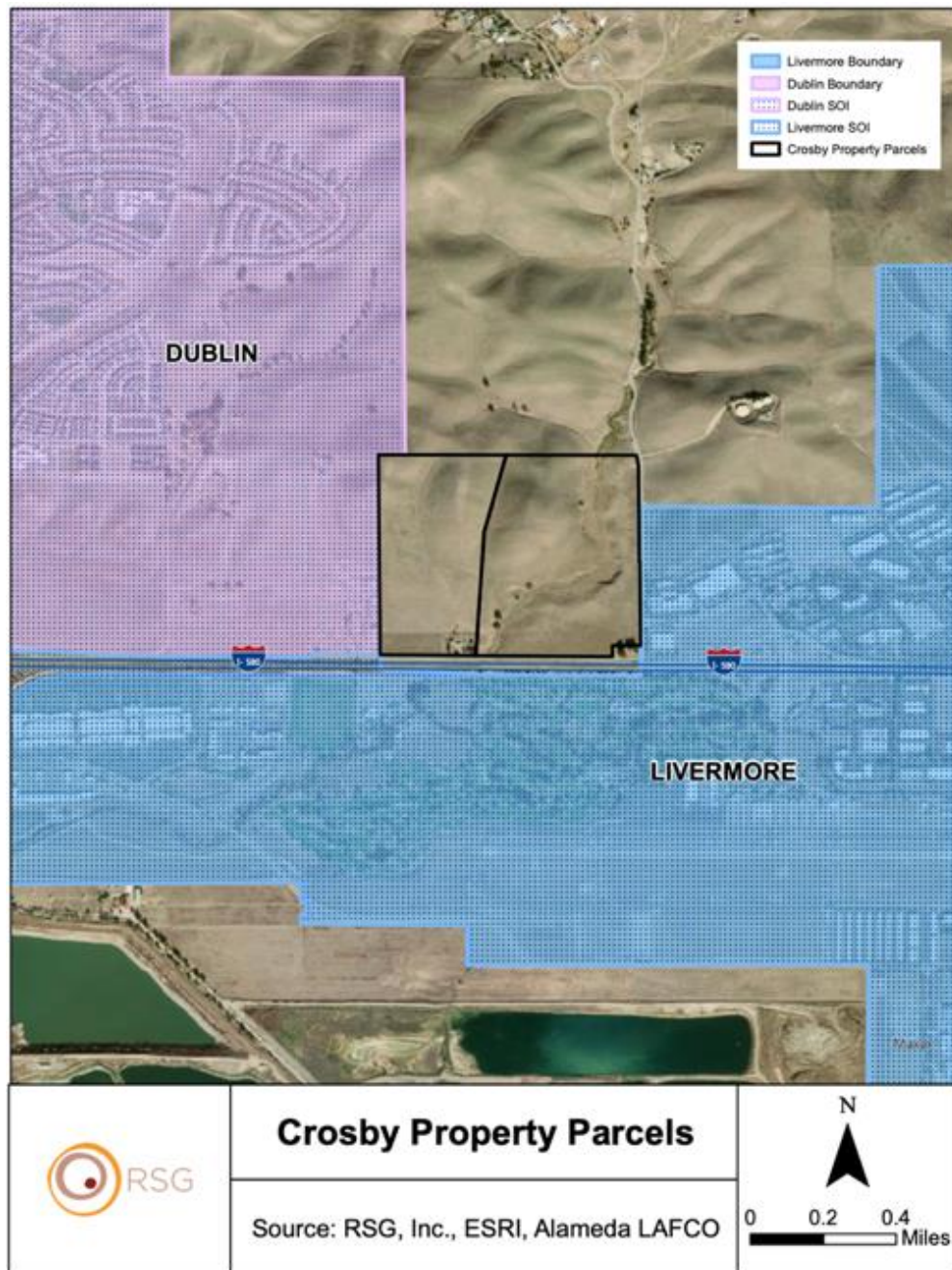
In the course of our review, staff at the City of Dublin, City of Livermore, and City of Pleasanton made RSG aware of several potential SOI updates.

Crosby Property: Dublin / Livermore

The City of Dublin and the City of Livermore are currently working collaboratively to plan for SOI updates regarding a two-parcel¹, 187-acre area which currently sits between the two cities' SOIs, at the base of Doolan Canyon. Figure 1 shows the location of the Crosby Property parcels.

¹ Alameda County Assessor Parcel Numbers 905-1-3-2 and 905-1-1-2

Figure 1: Crosby Property Parcels



Both cities indicated to RSG that they were interested in expanding their respective SOIs to include the Crosby Property for both economic development and natural conservation goals. After RSG finished the interview process, the cities jointly sent LAFCO a letter dated December 26, 2023 expressing a desire to work together to propose an SOI update that will link the two communities, maintain open space,

and ensure orderly and visually attractive development. The cities are aiming to identify any changes to their respective jurisdictional boundaries by summer of 2024. While these cities discuss their goals for this area, RSG is recommending that LAFCO not make any changes to the SOI of either city at this time.

Las Colinas: Livermore

Livermore additionally seeks to amend its SOI to include four parcels² totaling approximately 105 acres located north of I-580 and east of North Livermore Avenue for which a Conditional Use Permit for cemetery, mortuary, and funeral home operations has recently been approved by the Alameda County Board of Supervisors. The City ultimately aims to annex these properties into its boundaries to secure localized control over land use, consistent with Alameda County's General Plan, Alameda County voter-approved Measure D, the City of Livermore General Plan, and the City of Livermore North Livermore Urban Growth Boundary Initiative. RSG recommends that LAFCO encourage the City of Livermore and the County to negotiate a change in SOI, and that LAFCO not make a change to the City's SOI at this time.

Greenville Road: Livermore

The City of Livermore has requested a third amendment to its SOI which would include approximately 290 acres to the east of Greenville Road while concurrently removing approximately 27 acres. The current SOI follows parcel lines in a north-to-south orientation, while the proposed SOI amendment follows the natural topographical boundary of the South Bay Aqueduct. As part of the Livermore General Plan Update, the City began to study potential future nonresidential uses in this area in 2023. The City envisions the area being used for office, life science, and related land uses.

If Livermore does pursue development of this area, it will pursue a ballot measure to expand the Urban Growth Boundary of the City. RSG recommends that LAFCO

² Alameda County Assessor Parcel Numbers 99-15-16-3, 902-8-5-5, 902-8-5-8, and 902-8-5-9

approve this change to Livermore’s SOI upon receipt of an application in order to align the City’s SOI with planned land uses.

West Jack London Boulevard: Livermore / Pleasanton

Finally, Livermore is working with the City of Pleasanton to potentially modify the SOI of both cities to accommodate existing development applications. Specifically, Livermore is considering annexing parcel SMP-39³ from Pleasanton. This parcel is currently vacant, and Livermore Industrial Partners has applied to develop up to six industrial buildings on the parcel. Pleasanton is aware of this initiative and Pleasanton staff have recommended that its City Council support the change. The City of Livermore submitted an application to LAFCO on April 1, 2024 to amend its sphere of influence to include this parcel. RSG recommends that LAFCO approve this change to both cities’ spheres.

³ Alameda County Assessor Parcel Number 904-3-1-4

BACKGROUND

LEGAL REQUIREMENTS AND PURPOSE

In 1963 the California Legislature created for each County a Local Agency Formation Commission (“LAFCO”) to oversee the logical formation and determination of local agency boundaries that encourage orderly growth and development essential to the social, fiscal, and economic well-being of the State. LAFCOs’ authority to carry out this legislative charge is codified in the Cortese-Knox-Hertzberg Reorganization Act of 2000 (“CKH”). For nearly 60 years, CKH has been amended to give more direction to LAFCOs and, in some cases, expand the authorities of the Commissions. One of the most important revisions to CKH by the Legislature occurred in 2000, which added a requirement that LAFCOs review and update the “spheres of influence” for all cities and special districts every five years and, in conjunction with this responsibility, prepare comprehensive studies that are known as “municipal service reviews.”

AUTHORITY AND POWERS OF LAFCO

Codified within CKH are the procedures and processes for LAFCOs to carry out their purposes as established by the Legislature. LAFCOs’ purposes are guided and achieved through their regulatory and planning powers and acknowledge that the local conditions of the 58 California counties shall be considered in part to the Commissions’ authorities.

**CKH ACT (G.C. SECTION 56301) –
PURPOSES OF LAFCOs**

“Among the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands, encouraging the efficient provision of government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances.”

LAFCO RESPONSIBILITIES

LAFCOs’ regulatory authorities include the reviewing, approving, amending or denying of proposals to change the jurisdictional boundaries of cities and special districts. Specifically, these types of boundary changes commonly referred to as “changes of organization,” include:

- City Incorporation
- City Disincorporation
- District Formation
- District Dissolution
- City and District Annexations and Detachments
- City and District Consolidations
- Merger of a City and District
- Establishment of a Subsidiary District
- Activation of new or different functions or classes of services, or divestiture of power to provide services for special districts.

PLANNING AUTHORITIES

LAFCOs' planning authorities are carried out through the establishment and updating of agencies' SOIs, which is a tool used to define a city or special district's future jurisdictional boundary and service areas. Through the reform of CKH in 2000, LAFCO's planning responsibility includes the preparation of comprehensive studies (MSRs) that analyze service or services within the county, region, subregion, or other designated geographic area. The determinations that LAFCOs must review, analyze, and adopt for SOIs and MSRs are discussed below.

SPHERE OF INFLUENCE UPDATES

In 1972, LAFCOs throughout the State were tasked with determining and overseeing the SOIs for local government agencies. An SOI is a planning boundary that may be outside of an agency's jurisdictional boundary (such as the city limits or a special district's service area) that designates the agency's probable future boundary and service area. The purpose of an SOI is to ensure the provision of efficient services while discouraging urban sprawl and the premature conversion of agricultural and open space lands, and by preventing overlapping jurisdictions and duplication of services. On a regional level, LAFCOs coordinate the orderly development of a community through reconciling differences between different agency plans. This is intended to ensure the most efficient

urban service arrangements are created for the benefit of area residents and property owners. Factors considered in an SOI update include current and future land use, capacity needs, and any relevant areas of interest such as geographical terrain, location, and any other aspects that would influence the level of service.

Per Government Code Section 56425, a LAFCO shall consider and prepare a written statement of its SOI determinations on the following five (5) factors:

- 1. The present and planned land use in the area, including agricultural and open-space lands.*
- 2. The present and probable need for public facilities and services in the area.*
- 3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*
- 4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.*
- 5. If a city or special district provides public facilities or services related to sewer, municipal and industrial water, or structural fire protection the present and probable need for those facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.*

From time-to-time, an SOI may be modified as determined by LAFCO using the procedures for making sphere amendments as outlined by CKH. Pursuant to Government Code Section 56430, a LAFCO must first conduct an MSR prior to updating or amending an SOI.

MUNICIPAL SERVICE REVIEWS

Section 56425(g) of CKH requires that LAFCOs evaluate an SOI every five years, or when necessary. The vehicle for doing this is known as a Municipal Service Review.

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics as follows:

- 1. Growth and population projections for the affected area.*
- 2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence(s).*
- 3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.*
- 4. Financial ability of agencies to provide services.*
- 5. Status of, and opportunities for, shared facilities.*
- 6. Accountability for community service needs, including government structure and operational efficiencies.*
- 7. Any other matter related to effective or efficient service delivery, as required by Commission Policy.*

The focus of an MSR is to ensure that public services are being carried out efficiently and the residents of any given area or community are receiving the highest level of service possible, while also discouraging urban sprawl and the premature conversion of agricultural lands. If an MSR determines that certain services are not being carried out to an adequate standard, LAFCO can recommend changes be made through making sphere changes and dissolution or consolidation of service providers to provide the best service possible to the population.

PRIOR MUNICIPAL SERVICE REVIEWS

Several cycles of MSRs have been completed by Alameda LAFCO prior to this one. The first was produced in 2008 and the second in 2013. In 2017, LAFCO released an SOI update for all cities in the County and in 2021, LAFCO released a Countywide MSR on Water, Wastewater, Stormwater, and Flood Control Services. Most recently, LAFCO released the public review draft of Countywide Fire and Emergency Medical Municipal Service Review in March 2024. Each MSR cycle has provided Alameda LAFCO with new and important information regarding the delivery of services to Alameda County residents.

EXISTING SPHERES OF INFLUENCE

This MSR evaluates service provision by and within the cities of Alameda County, both within their incorporated boundaries and their unincorporated spheres of influence. A number of cities have unincorporated islands which are completely surrounded by incorporated city limits, or have unincorporated area adjacent to their boundaries but within their spheres. RSG has identified these areas below.

Disadvantaged Unincorporated Communities (DUCs)

Consistent with Government Code Section 56430, this MSR reviews DUCs within the County, including their location, characteristics, and adequacy of services and public facilities. Further, to address issues of inequity and infrastructure deficits, Government Code Section 56375 places restrictions on annexations to cities if the proposed annexation is adjacent to a DUC.

DUCs are defined as inhabited territory located within an unincorporated area of a county in which the annual median household income is less than 80 percent of the statewide median household income. State law considers an area with 12 or more registered voters to be an inhabited area.

Alameda LAFCO has identified one DUC within the eastern SOI of the City of San Leandro, the Ashland community. The City did not respond to RSG's survey and did not indicate whether it is exploring annexation. The following agencies provide community services to Ashland:

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: Hayward Area Recreation and Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District ("ACMAD")
- Vector Control: Vector Control Services District County Service Area ("Vector Control CSA")
- Lead Abatement: Alameda County
- Broadband: Private providers
- Library: Alameda County Library

More information about Ashland can be found on page 77.

Unincorporated Islands

There are a number of unincorporated islands (territory completely or substantially surrounded by cities) that should eventually be transitioned to an adjacent city over time and when feasible. CKH, in various sections of the statute, requires LAFCO to address these areas during MSR/SOI updates and annexation proceedings.

Annexations of unincorporated islands 150 acres or less in size that meet the criteria listed in Government Code Section 56375 are to be approved by the Commission, per Alameda LAFCO policy. Alameda LAFCO waives protest proceedings for these annexations.

The cities of Livermore and Pleasanton both have unincorporated islands within their SOIs, neither of which have been identified as DUCs.

Livermore SOI:

Livermore has twelve unincorporated areas within its SOI, including three islands. Two of the islands are smaller than 150 acres. The City is not currently exploring annexation of any of these areas.

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: Livermore Area Recreation and Park District & East Bay Regional Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District (“ACMAD”)
- Vector Control: Vector Control Services District County Service Area (“Vector Control CSA”)
- Lead Abatement: Alameda County
- Broadband: Private providers
- Library: Alameda County Library

Pleasanton SOI

Pleasanton has four large unincorporated areas within its SOI surrounding the City’s corporate boundaries, and one island in the center of the City. The island is smaller than 150 acres. The City is not currently exploring annexation of any of these areas.

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: Alameda County
- Mosquito Abatement: Alameda County Mosquito Abatement District (“ACMAD”)
- Vector Control: Vector Control Services District County Service Area (“Vector Control CSA”)
- Lead Abatement: Alameda County
- Broadband: Private providers

- Library: Alameda County Library

Other Unincorporated Areas of Note

There are a number of other unincorporated areas adjacent to the cities' incorporated boundaries within their respective spheres of influence. These areas and their respective service providers are identified below:

Berkeley SOI

Berkeley's SOI includes one small area on the eastern edge of the City which is a part of Oakland's boundary but not Oakland's SOI. Alameda LAFCO updated the SOI determinations for each of the incorporated cities in 2017, and encouraged Berkeley and Oakland to consider a reorganization of this territory at that time. RSG is not aware of any progress that has been made on this issue. The area is serviced by the following providers:

- Street Maintenance & Lighting: City of Oakland
- Parks and Recreation: City of Oakland & East Bay Regional Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District ("ACMAD")
- Vector Control: Vector Control Services District County Service Area ("Vector Control CSA")
- Lead Abatement: Lead Abatement County Service Area
- Broadband: Private providers
- Library: City of Oakland

Dublin SOI

Dublin has a large unincorporated area to the west of the City. The City did not indicate any plans to annex this area.

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: East Bay Regional Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District ("ACMAD")

- Vector Control: Vector Control Services District County Service Area (“Vector Control CSA”)
- Lead Abatement: Alameda County
- Broadband: Private providers
- Library: Alameda County Library

Fremont SOI

Fremont has two unincorporated areas on the western edge of the City. Fremont did not respond to RSG’s survey and did not indicate whether it is exploring annexation of these areas.

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: City of Fremont & East Bay Regional Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District (“ACMAD”)
- Vector Control: Vector Control Services District County Service Area (“Vector Control CSA”)
- Lead Abatement: Alameda County
- Broadband: Private providers
- Library: Alameda County Library

Hayward SOI

Hayward has two unincorporated areas to the north of the City, another unincorporated area on the southeast portion of the City, and a final small unincorporated area near the coast. The City is not currently exploring annexation of any of these areas.

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: Hayward Area Recreation and Park District & East Bay Regional Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District (“ACMAD”)

- Vector Control: Vector Control Services District County Service Area (“Vector Control CSA”)
- Lead Abatement: Alameda County
- Broadband: Private providers
- Library: Alameda County Library

ALAMEDA COUNTY LOCAL AGENCY FORMATION COMMISSION

Alameda LAFCO is responsible for overseeing the boundaries, establishing and updating SOIs, and preparing MSRs for the County’s 14 cities and 29 independent and dependent special districts. Alameda LAFCO’s authority is

MISSION:
Alameda LAFCO serves Alameda County cities, special districts, and the county to ensure effective and efficient delivery of municipal services.

guided through adopted policies and procedures that assist in the implementation of the provisions of CKH and consideration of the local conditions and circumstances of the County.

COMMISSION COMPOSITION

Alameda LAFCO is comprised of 11 Commissioners, with 7 voting Commissioners and 4 Alternates. The Commissioners represent different parts of the County, including: three County Supervisors, three Cities, three independent Special Districts, and two representatives of the general public. All members serve four-year terms and there are no term limits. In accordance with the statute, while serving on the Commission, all Commission members shall exercise their independent judgement on behalf of the interests of residents, property owners, and the public as a whole.

Table 1 identifies the Commissioners and Alternates along with their respective appointing authority and term, as well as the two members of LAFCO staff.

Table 1: Alameda LAFCO Commission Roster

Commissioners	Appointing Authority	Current Term
Regular Members		
Karla Brown , Chair City Member	City Selection Committee	2021–2024
Melissa Hernandez , City Member	City Selection Committee	2021–2025
Ralph Johnson , Special District Member	Independent Special District Selection Committee	2012–2024
Mariellen Faria , Special District Member	Independent Special District Selection Committee	2019–2027
Nate Miley County Member	Board of Supervisors	2001–2024
David Haubert , County Member	Board of Supervisors	2020–2027
Sblend Sblendorio , Public Member	Alameda LAFCO Commission	2006–2026
Alternate Members		
John Marchand , City Member, Alternate	City Selection Committee	2021–2027
Georgean Vonheeder-Leopold , Special District Member, Alternate	Independent Special District Selection Committee	2013–2025
Lena Tam , County Member, Alternate	Board of Supervisors	2021–2026
Bob Woerner , Public Member Alternate	Alameda LAFCO Commission	2021–2025
LAFCO Staff		
Rachel Jones, Executive Officer April Raffel, Clerk		

MEETING AND CONTACT INFORMATION

The Commission’s regular meetings are held on the second Thursday of the month at 2:00 p.m. Currently, the meetings are conducted at City of Dublin Council Chambers 100 Civic Plaza, Dublin, 94568.

The Alameda LAFCO administrative offices are centrally located at 224 West Winton Ave., Suite 110, Hayward, CA 94644. Commission staff may be reached by telephone at (510) 670-6267. The agency’s agendas, reports and other resources are available online at www.alamedalafco.org.



METHODOLOGY AND DATA SOURCES

RSG worked in coordination with Alameda LAFCO staff throughout the duration of this MSR. To fully understand key factors and current issues involving the cities, RSG conducted an initial working session with Alameda LAFCO staff to determine the project scope and process and formalize overall MSR objectives, schedules, agency services to review, fiscal criteria, and roles and responsibilities of Alameda LAFCO, and RSG.

Data presented in this MSR was compiled between July 2023 and February 2024.

Population and housing data presented in this MSR reflect statistics released by the California Department of Finance (“DOF”) Demographic Research Unit for incorporated cities, and the Federal Decennial Census data, as reported by ESRI Business Analyst, for unincorporated areas.

DOF POPULATION AND HOUSING ESTIMATES

This MSR uses the DOF’s population and housing estimates for cities and the county, and reflect data through January 1, 2023. The DOF’s Demographic Research Unit publishes population estimates annually and are the official population and housing unit tallies used in most State programs and for jurisdictional appropriation limits.

OTHER DATA SOURCES USED

The DOF does not provide data for unincorporated areas within SOIs. In order to produce the demographic reports for these areas, RSG extracts Census data from ESRI Business Analyst using GIS shapefiles provided by the County.

AGENCY PROFILES

For each of the 14 incorporated cities, this section presents a summary of the governing structure, basic size and population information, types, and providers of community services. This section also presents detailed demographic summaries and maps of the current boundaries and SOIs for each city.

Below is a list of the 14 incorporated cities profiled in this MSR:

- Alameda
- Albany
- Berkeley
- Dublin
- Emeryville
- Fremont
- Hayward
- Livermore
- Newark
- Oakland
- Piedmont
- Pleasanton
- San Leandro
- Union City

City of Alameda

Incorporated 1854

Agency Information

Address	2263 Santa Clara Avenue, Alameda
Primary Contact	Jennifer Ott, City Manager
Contact Information	510-747-7400
Website	www.alamedaca.gov
Governance	5 Council Members, Elected By-District
Total City Staff	566 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	22.92
Population Served	77,287

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Alameda - Public Works
Parks and Recreation	City of Alameda - Recreation and Parks
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	Comcast, AT&T, Sonic
Library	Alameda Free Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Alameda - Police Department
Fire Protection/Emergency Medical	City of Alameda - Fire Department
Building/Planning	City of Alameda - Planning, Building, and Transportation
Code Enforcement	City of Alameda - Planning, Building, and Transportation
Animal Control	City of Alameda - Fire Department - Animal Services
Landscape Maintenance	City of Alameda - Recreation and Parks
Lighting	City of Alameda - Alameda Municipal Power
Electricity/Gas	City of Alameda - Alameda Municipal Power
Solid Waste	Alameda County Industries
Stormwater Drainage	City of Alameda - Public Works
Water	East Bay Municipal Utility District
Wastewater	City of Alameda - Public Works

Demographic Summary

Alameda

Population & Density	Agency	County
2020 Population	78,280	1,682,353
2023 Population	77,287	1,636,194
2028 Population ¹	80,960	1,697,701
2023-2028 Projected Growth Rate (%)	4.8% >	3.8%
Daytime Population	68,850	1,660,752
Households	31,355	595,862
Household Size	2.46 <	2.75
Area (Square Miles)	22.92	821.46
Density (Persons per Square Mile)	3,372 >	1,992
Housing		
Housing Units	33,959	630,758
Owner Occupied (%)	46% <	51%
Renter Occupied (%)	48% >	44%
Vacant (%)	7% >	6%
Median Home Value	\$ 1,205,206 >	\$ 1,064,817
Employment & Poverty		
Businesses	3,127	
Employees	44,206	
2023 Median Household Income	\$ 117,551 >	\$ 116,079
Poverty Rate	7% <	9%

¹2028 Population estimate is a projection only.

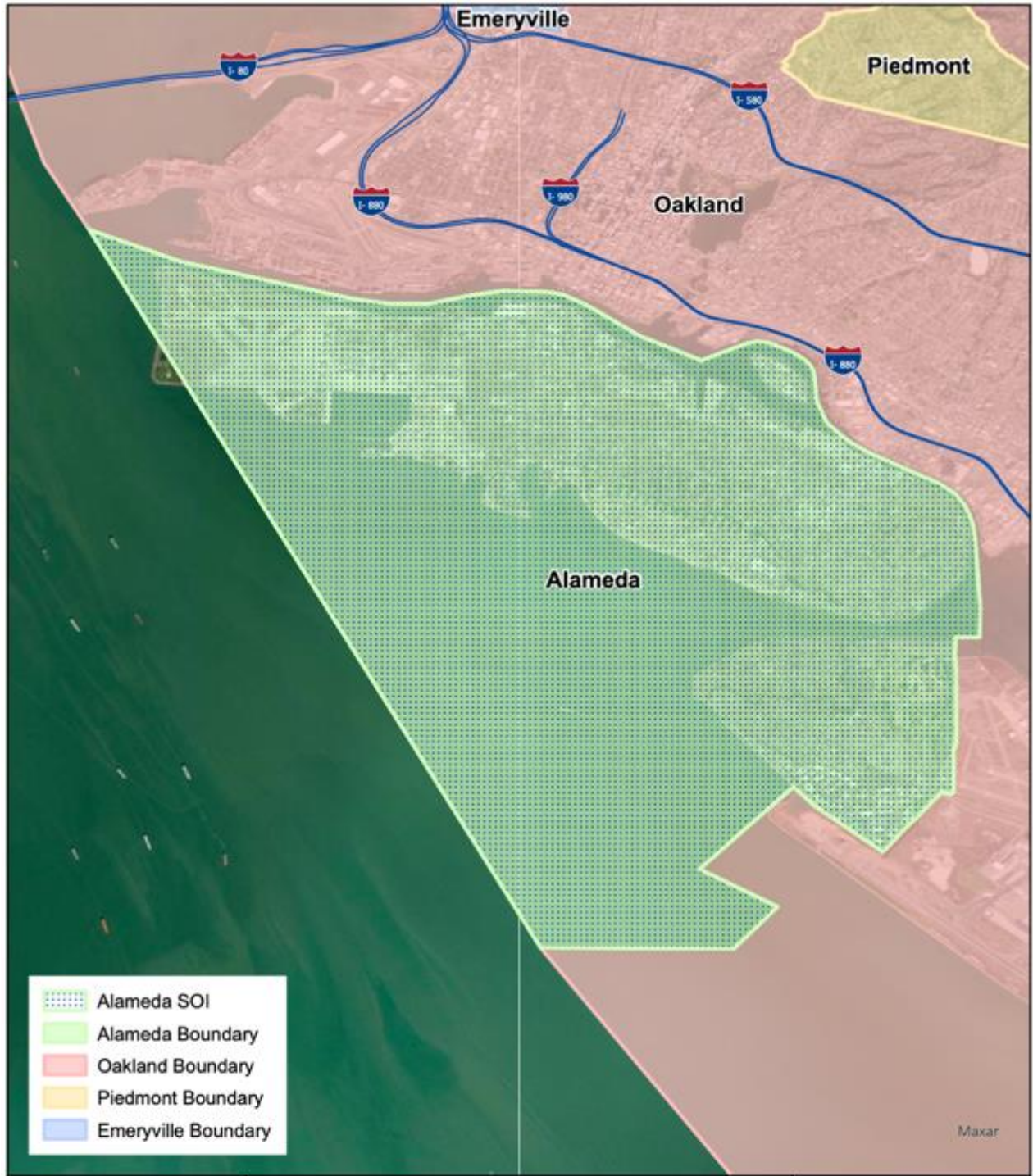
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Alameda

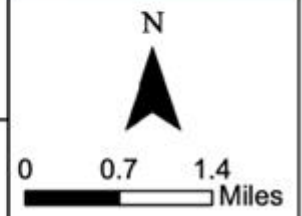
Present Land Use	Agency	County
Residential Units		
Single Family	23,158 68.2%	68.6%
Multifamily	10,681 31.5%	30.2%
Mobile Home	120 0.4%	1.2%
Total Units	33,959 100%	100%
New Units Since 2010	1,608	
Commercial	Gross SF	
Retail	3,691,770 24.3%	20.1%
Industrial	7,010,130 46.1%	59.9%
Office	4,497,027 29.6%	20.1%
Total	15,198,927 100%	100%
New Commercial Since 2010	1,658,077	

Sources: California Department of Finance, Costar (24Q1)



City of Alameda

Source: RSG, Inc., ESRI, Alameda LAFCO



City of Albany

Incorporated 1908

Agency Information

Address	1000 San Pablo Ave. Albany, CA 94706
Primary Contact	Nicole Almaguer, City Manager
Contact Information	510-981-2489
Website	www.albanyca.org
Governance	5 Council Members, Elected By-District
Total City Staff	107 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	1.79
Population Served	21,401

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Albany - Maintenance Services
Parks and Recreation	City of Albany - Recreation & Community Services
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	AT&T, Sonic, Comcast
Library	Alameda Free Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Albany - Police Department
Fire Protection/Emergency Medical	City of Albany - Fire Department
Building/Planning	City of Albany - Community Development Department
Code Enforcement	City of Albany - Community Development
Animal Control	City of Berkeley Animal Control Services
Landscape Maintenance	City of Albany - Public Works
Lighting	Alameda County Public Works Agency
Electricity/Gas	PG&E
Solid Waste	Waste Management of Northern California
Stormwater Drainage	City of Albany - Public Works
Water	East Bay Municipal Utility District
Wastewater	City of Albany - Public Works

Demographic Summary

Albany			
Population & Density	Agency		County
2020 Population	20,271		1,682,353
2023 Population	21,401		1,636,194
2028 Population ¹	19,664		1,697,701
2023-2028 Projected Growth Rate (%)	-8.1%	<	3.8%
Daytime Population	16,822		1,660,752
Households	7,362		595,862
Household Size	2.91	>	2.75
Area (Square Miles)	1.79		821.46
Density (Persons per Square Mile)	11,956	>	1,992
Housing			
Housing Units	7,967		630,758
Owner Occupied (%)	46%	<	51%
Renter Occupied (%)	48%	>	44%
Vacant (%)	6%	>	6%
Median Home Value	\$ 1,228,318	>	\$ 1,064,817
Employment & Poverty			
Businesses	2,018		
Employees	821		
2023 Median Household Income	\$ 116,606	>	\$ 116,079
Poverty Rate	8%	<	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Albany			
Present Land Use	Agency		County
Residential Units	Units	%	%
Single Family	6,921	86.9%	68.6%
Multifamily	1,019	12.8%	30.2%
Mobile Home	27	0.3%	1.2%
Total Units	7,967	100%	100%
New Units Since 2010	1,255		
Commercial	Gross SF	% City	% County
Retail	1,035,933	69.9%	20.1%
Industrial	233,810	15.8%	59.9%
Office	211,902	14.3%	20.1%
Total	1,481,645	100%	100%
New Commercial Since 2010	48,211		

Sources: California Department of Finance, Costar (24Q1)



City of Albany

Source: RSG, Inc., ESRI, Alameda LAFCO



City of Berkeley

Incorporated 1878

Agency Information

Address	2180 Milvia St, Berkeley, CA 94704
Primary Contact	Dee Williams-Ridley, City Manager
Contact Information	510-981-2489
Website	www.berkeleyca.gov/
Governance	9 Council Members, Elected By-District
Total City Staff	1,660 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	18.07
Population Served	123,562
Population of Unincorporated SOI	122

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Berkeley - Parks, Recreation & Waterfront Department
Parks and Recreation	City of Berkeley - Parks, Recreation & Waterfront Department
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	AT&T, LV.net
Library	Berkeley Public Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Berkeley - Police Department
Fire Protection/Emergency Medical	City of Berkeley - Fire Department
Building/Planning	City of Berkeley - Planning and Development
Code Enforcement	City of Berkeley - Code Enforcement
Animal Control	City of Berkeley - Community and Recreation
Landscape Maintenance	City of Berkeley - Parks, Recreation & Waterfront Department
Lighting	City of Berkeley - Public Works
Electricity/Gas	PG&E
Solid Waste	City of Berkeley - Parks, Recreation & Waterfront Department
Stormwater Drainage	City of Berkeley - Parks, Recreation & Waterfront Department
Water	East Bay Municipal Utility District
Wastewater	City of Berkeley - Streets, Side Walks, Sewers, and Utilities Department

Demographic Summary

Berkeley

Population & Density	Agency	County
2020 Population	124,321	1,682,353
2023 Population	123,562	1,636,194
2028 Population ¹	124,883	1,697,701
2023-2028 Projected Growth Rate (%)	1.1% <	3.8%
Daytime Population	168,301	1,660,752
Households	47,526	595,862
Household Size	2.60 <	2.75
Area (Square Miles)	18.07	821.46
Density (Persons per Square Mile)	6,838 >	1,992
Housing		
Housing Units	53,734	630,758
Owner Occupied (%)	38% <	51%
Renter Occupied (%)	53% >	44%
Vacant (%)	10% >	6%
Median Home Value	\$ 1,439,378 >	\$ 1,064,817
Employment & Poverty		
Businesses	2,018	
Employees	6,956	
2023 Median Household Income	\$ 101,357 <	\$ 116,079
Poverty Rate	15% >	9%

¹2028 Population estimate is a projection only.

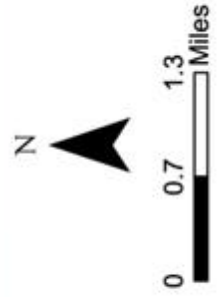
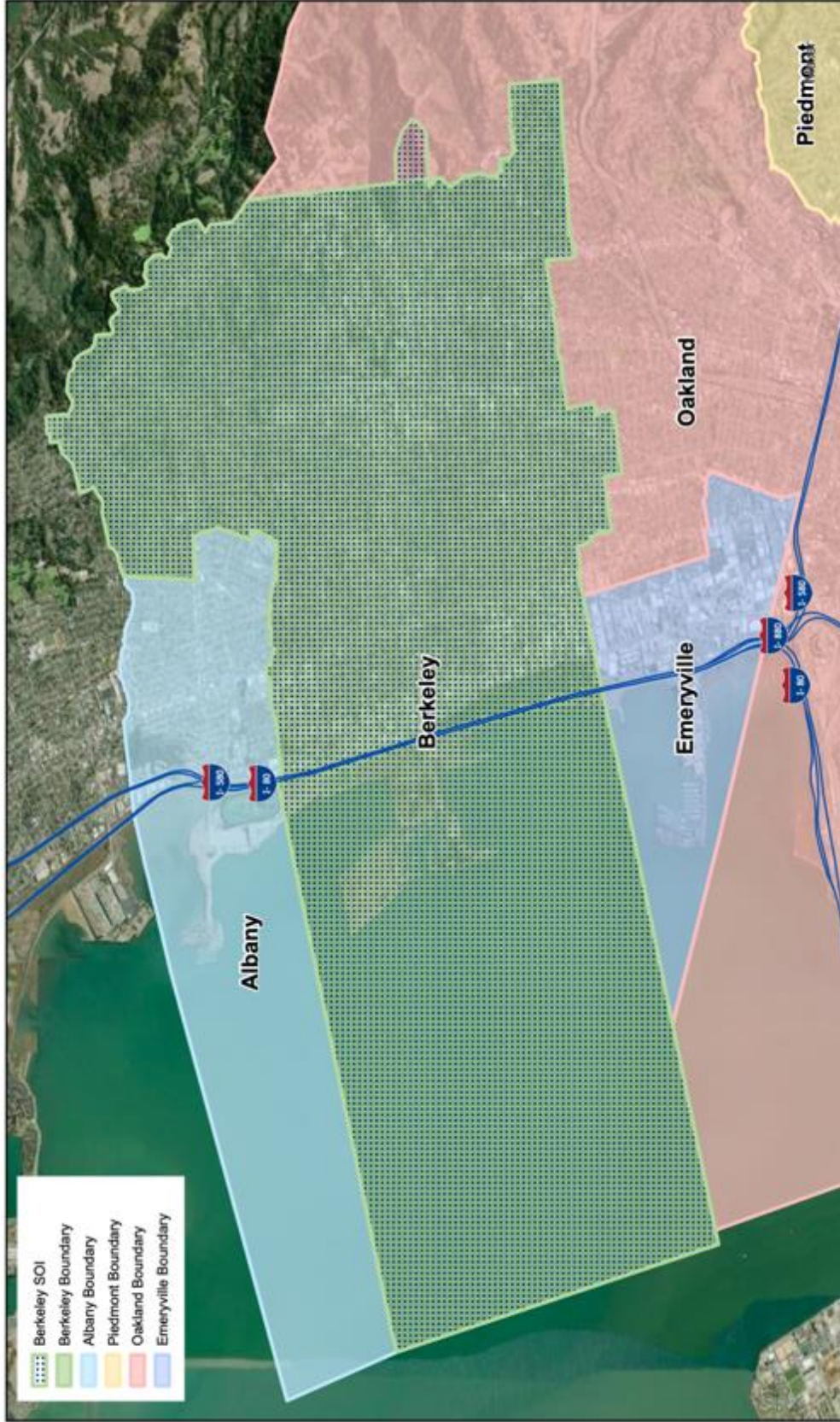
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Berkeley

Present Land Use	Agency	County
Residential Units	Units %	%
Single Family	32,664 60.8%	68.6%
Multifamily	20,858 38.8%	30.2%
Mobile Home	212 0.4%	1.2%
Total Units	53,734 100%	100%
New Units Since 2010	4,280	
Commercial	Gross SF % City	% County
Retail	6,454,035 31.6%	20.1%
Industrial	8,027,458 39.3%	59.9%
Office	5,939,059 29.1%	20.1%
Total	20,420,552 100%	100%
New Commercial Since 2010	1,092,539	

Sources: California Department of Finance, Costar (24Q1)



City of Berkeley

Source: RSG, Inc., ESRI, Alameda LAFCO



City of Dublin

Incorporated 1982

Agency Information

Address	100 Civic Plaza, Dublin CA 94568
Primary Contact	Linda Smith, City Manager
Contact Information	925-833-6650
Website	https://dublin.ca.gov
Governance	5 Council Members, Elected By-District
Total City Staff	96 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	15.23
Population Served	71,750
Population of Unincorporated SOI	22

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Dublin - Public Works and Engineering
Parks and Recreation	City of Dublin - Parks and Community Services Department
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	AT&T, Comcast (Xfinity), Direct TV, Dish Network, Nextiva, T-Mobile, Viasat
Library	Alameda County Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Dublin – Alameda County Sheriff's Office (Contract)
Fire Protection/Emergency Medical	City of Dublin – Alameda County Fire Department (Contract)
Building/Planning	City of Dublin - Community Development
Code Enforcement	City of Dublin - Community Development
Animal Control	Alameda County Sheriff's Office - Animal Control
Landscape Maintenance	City of Dublin - Public Works
Lighting	City of Dublin - Public Works
Electricity/Gas	Ava Community Energy and PG&E
Solid Waste	Amador Valley Industries
Stormwater Drainage	City of Dublin - Public Works
Water	Dublin San Ramon Services District
Wastewater	Dublin San Ramon Services District

Demographic Summary

Dublin

Population & Density	Agency		County
2020 Population	72,589		1,682,353
2023 Population	71,750		1,636,194
2028 Population ¹	75,554		1,697,701
2023-2028 Projected Growth Rate (%)	5.3%	>	3.8%
Daytime Population	63,521		1,660,752
Households	24,127		595,862
Household Size	2.97	>	2.75
Area (Square Miles)	15.23		821.46
Density (Persons per Square Mile)	4,711	>	1,992
Housing			
Housing Units	25,304		630,758
Owner Occupied (%)	63%	>	51%
Renter Occupied (%)	33%	<	44%
Vacant (%)	5%	<	6%
Median Home Value	\$ 1,149,597	>	\$ 1,064,817
Employment & Poverty			
Businesses	2,018		
Employees	2,484		
2023 Median Household Income	\$ 177,999	>	\$ 116,079
Poverty Rate	4%	<	9%

¹2028 Population estimate is a projection only.

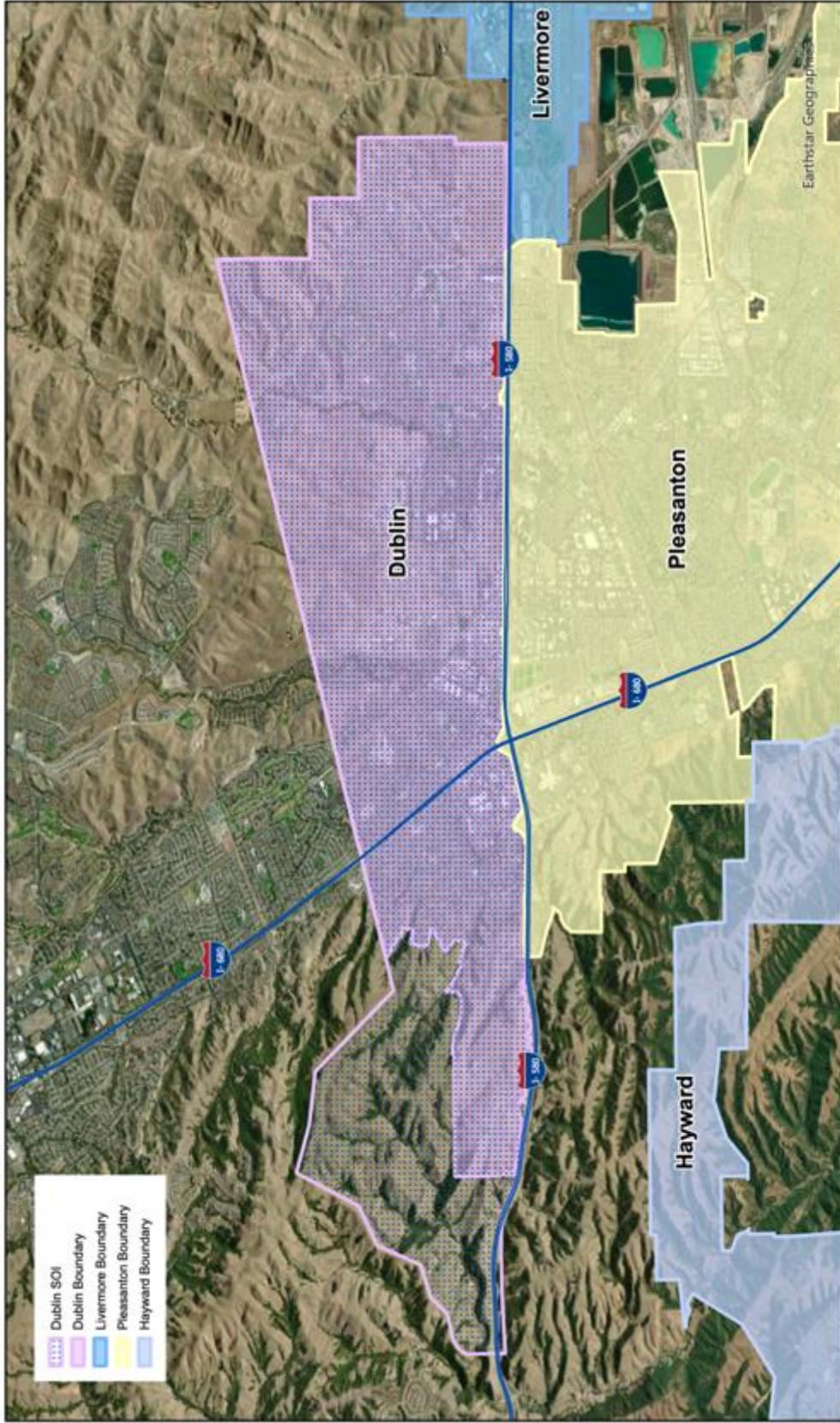
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Dublin

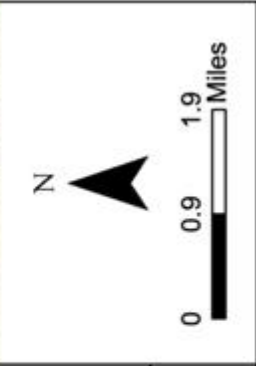
Present Land Use	Agency		County
Residential Units	Units	%	%
Single Family	18,899	74.7%	68.6%
Multifamily	6,352	25.1%	30.2%
Mobile Home	53	0.2%	1.2%
Total Units	25,304	100%	100%
New Units Since 2010	9,522		
Commercial	Gross SF	% City	% County
Retail	4,231,174	43.7%	20.1%
Industrial	2,648,790	27.4%	59.9%
Office	2,800,606	28.9%	20.1%
Total	9,680,570	100%	100%
New Commercial Since 2010	1,024,126		

Sources: California Department of Finance, Costar (24Q1)



City of Dublin

Source: RSG, Inc., ESRI, Alameda LAFCO



City of Emeryville

Incorporated 1896

Agency Information

Address	1333 Park Ave, Emeryville, CA 94608
Primary Contact	Paul Buddenhagen, City Manager
Contact Information	510-596-4300
Website	www.ci.emeryville.ca.us
Governance	5 Council Members, Elected At Large
Total City Staff	169 Full-Time Equivalents

Service Area Information

Incorporated Area (Sq. Mi.)	2.25
Population Served	12,610

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Emeryville - Public Works
Parks and Recreation	City of Emeryville - Community Services
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	AT&T, Xfinity,
Library	Oakland Public Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Emeryville - Police Department
Fire Protection/Emergency Medical	City of Emeryville - Alameda County Fire Department
Building/Planning	City of Emeryville - Community Development
Code Enforcement	City of Emeryville - Community Development
Animal Control	City of Emeryville – City of Berkeley
Landscape Maintenance	City of Emeryville - Public Works
Lighting	City of Emeryville - Public Works
Electricity/Gas	PG&E
Solid Waste	Waste Management of Alameda County
Stormwater Drainage	City of Emeryville - Public Works
Water	East Bay Municipal Utility District
Wastewater	East Bay Municipal Utility District

Demographic Summary

Emeryville

Population & Density	Agency		County
2020 Population	12,905		1,682,353
2023 Population	12,610		1,636,194
2028 Population ¹	14,609		1,697,701
2023-2028 Projected Growth Rate (%)	15.9%	>	3.8%
Daytime Population	24,547		1,660,752
Households	7,097		595,862
Household Size	1.78	<	2.75
Area (Square Miles)	1.20		821.46
Density (Persons per Square Mile)	10,508	>	1,992
Housing			
Housing Units	7,853		630,758
Owner Occupied (%)	32%	<	51%
Renter Occupied (%)	60%	>	44%
Vacant (%)	8%	>	6%
Median Home Value	\$ 725,683	<	\$ 1,064,817
Employment & Poverty			
Businesses	2,018		
Employees	1,463		
2023 Median Household Income	\$ 118,586	>	\$ 116,079
Poverty Rate	11%	>	9%

¹2028 Population estimate is a projection only.

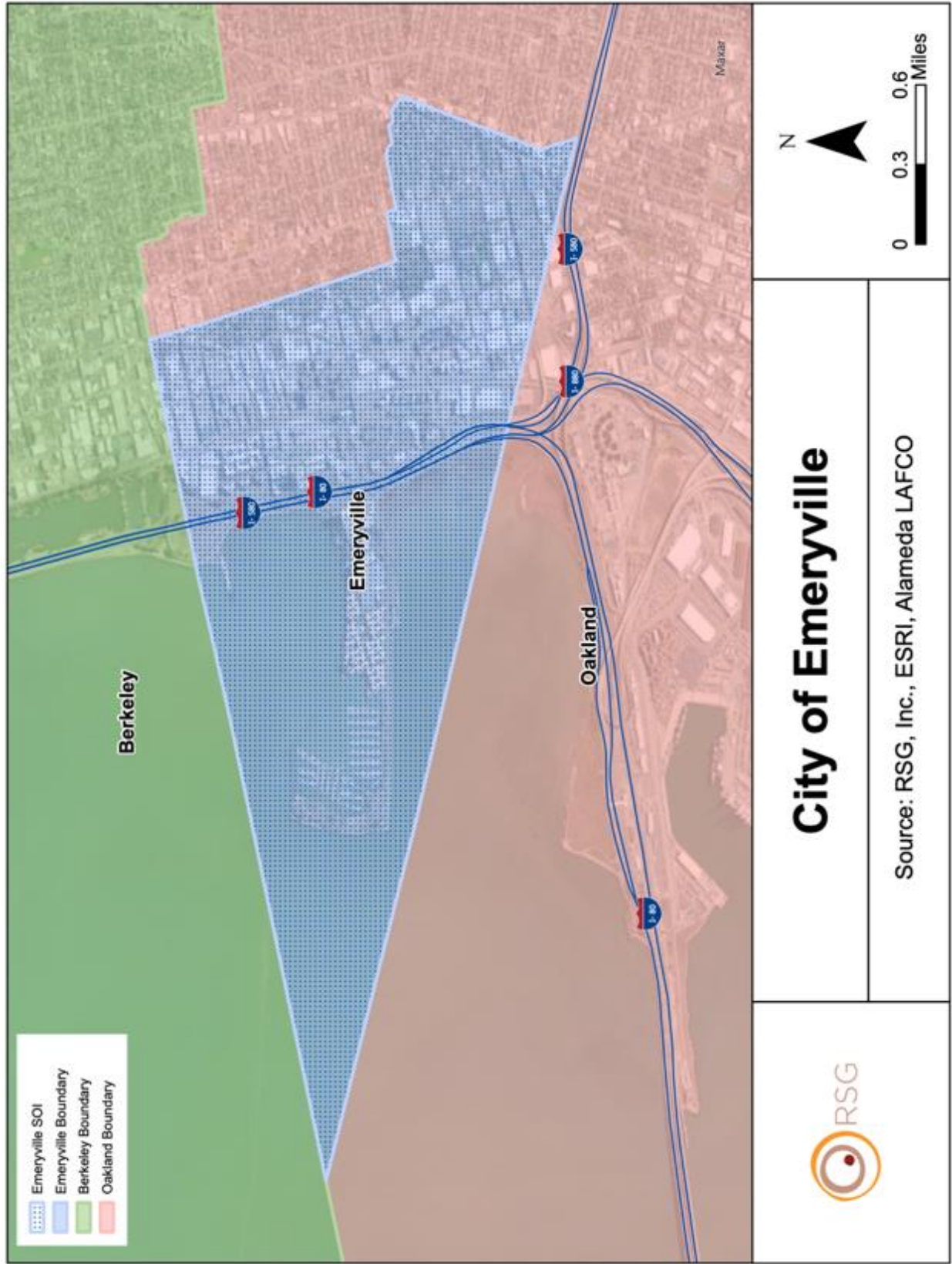
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Emeryville

Present Land Use	Agency		County
Residential Units	Units	%	%
Single Family	3,427	43.6%	68.6%
Multifamily	4,392	55.9%	30.2%
Mobile Home	34	0.4%	1.2%
Total Units	7,853	100%	100%
New Units Since 2010	1,207		
Commercial	Gross SF	% City	% County
Retail	2,489,996	19.7%	20.1%
Industrial	5,676,627	44.9%	59.9%
Office	4,464,594	35.3%	20.1%
Total	12,631,217	100%	100%
New Commercial Since 2010	991,752		

Sources: California Department of Finance, Costar (24Q1)



City of Emeryville

Source: RSG, Inc., ESRI, Alameda LAFCO



City of Fremont

Incorporated 1956

Agency Information

Address	3300 Capitol Ave. Fremont, CA 94538
Primary Contact	Karena Shackelford, City Manager
Contact Information	510-284-4000
Website	www.fremont.gov
Governance	7 Council Members, Elected By-District
Total City Staff	970 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	89.06
Population Served	229,467
Population of Unincorporated SOI	9

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Fremont - Maintenance Services Division
Parks and Recreation	City of Fremont - Park and Recreation
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	AT&T, Xfinity, Verizon, EarthLink, Viasat, Hughesnet, Starlink, T-Mobile
Library	Alameda County Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Fremont - Police Department
Fire Protection/Emergency Medical	City of Fremont - Fire Department
Building/Planning	City of Fremont - Community Development
Code Enforcement	City of Fremont - Code Enforcement
Animal Control	City of Fremont - Police Department
Landscape Maintenance	City of Fremont - Maintenance Services Division
Lighting	City of Fremont - Maintenance Services Division
Electricity/Gas	PG&E
Solid Waste	Republic Services of Fremont
Stormwater Drainage	City of Fremont - Environmental Services Department
Water	Alameda County Water District
Wastewater	Union Sanitary District

Demographic Summary

Fremont

Population & Density	Agency	County
2020 Population	230,504	1,682,353
2023 Population	229,467	1,636,194
2028 Population ¹	234,565	1,697,701
2023-2028 Projected Growth Rate (%)	2.2% <	3.8%
Daytime Population	243,082	1,660,752
Households	75,942	595,862
Household Size	3.02 >	2.75
Area (Square Miles)	89.06	821.46
Density (Persons per Square Mile)	2,577 >	1,992
Housing		
Housing Units	81,065	630,758
Owner Occupied (%)	59% >	51%
Renter Occupied (%)	37% <	44%
Vacant (%)	5% <	6%
Median Home Value	\$ 1,284,336 >	\$ 1,064,817
Employment & Poverty		
Businesses	2,018	
Employees	9,072	
2023 Median Household Income	\$ 162,298 >	\$ 116,079
Poverty Rate	5% <	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Fremont

Present Land Use	Agency	County
Residential Units	Units %	%
Single Family	60,235 74.3%	68.6%
Multifamily	20,162 24.9%	30.2%
Mobile Home	668 0.8%	1.2%
Total Units	81,065 100%	100%
New Units Since 2010	7,076	
Commercial	Gross SF % City	% County
Retail	8,713,420 14.4%	20.1%
Industrial	45,981,631 76.2%	59.9%
Office	5,640,773 9.3%	20.1%
Total	60,335,824 100%	100%
New Commercial Since 2010	5,670,083	

Sources: California Department of Finance, Costar (24Q1)



City of Fremont

Source: RSG, Inc., ESRI, Alameda LAFCO



City of Hayward

Incorporated 1876

Agency Information

Address	777 B Street Hayward, CA 94541
Primary Contact	Kelly McAdoo, City Manager
Contact Information	510-583-4000
Website	www.hayward-ca.gov
Governance	7 Council Members, Elected By-District
Total City Staff	910 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	64.35
Population Served	159,800
Population of Unincorporated SOI	36,953

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Hayward - Maintenance Services Department
Parks and Recreation	City of Hayward - Parks and Recreation
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	Comcast and AT&T
Library	City of Hayward - Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Hayward - Police Department
Fire Protection/Emergency Medical	City of Hayward - Fire Department
Building/Planning	City of Hayward - Development Services
Code Enforcement	City of Hayward - Development Services
Animal Control	City of Hayward - Police Department
Landscape Maintenance	City of Hayward - Maintenance Services Department
Lighting	City of Hayward - Maintenance Services Department
Electricity/Gas	PG&E
Solid Waste	Waste Management of Alameda County and Tri-CED Recycling
Stormwater Drainage	City of Hayward - Public Works & Utilities
Water	City of Hayward and East Bay Municipal Utility District
Wastewater	City of Hayward and Oro Loma Sanitary

Demographic Summary

Hayward

Population & Density	Agency	County
2020 Population	162,954	1,682,353
2023 Population	159,800	1,636,194
2028 Population ¹	163,295	1,697,701
2023-2028 Projected Growth Rate (%)	2.2% <	3.8%
Daytime Population	152,089	1,660,752
Households	50,371	595,862
Household Size	3.17 >	2.75
Area (Square Miles)	64.35	821.46
Density (Persons per Square Mile)	2,483 >	1,992
Housing		
Housing Units	53,564	630,758
Owner Occupied (%)	51% >	51%
Renter Occupied (%)	44% >	44%
Vacant (%)	5% <	6%
Median Home Value	\$ 773,317 <	\$ 1,064,817
Employment & Poverty		
Businesses	2,018	
Employees	6,515	
2023 Median Household Income	\$ 101,636 <	\$ 116,079
Poverty Rate	8% <	9%

¹2028 Population estimate is a projection only.

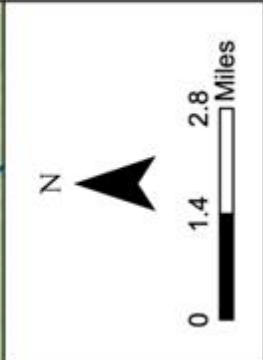
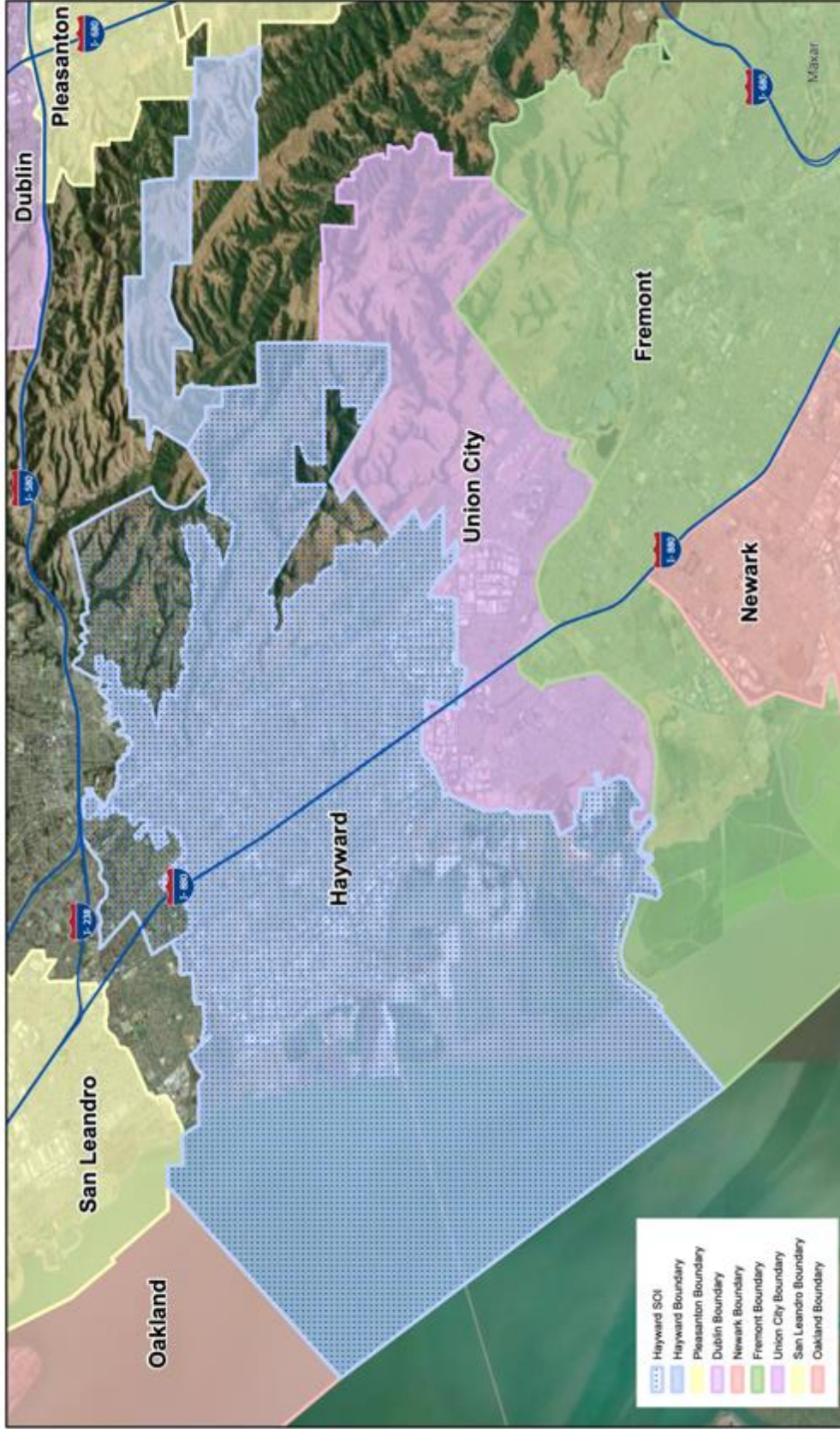
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Hayward

Present Land Use	Agency	County
Residential Units	Units %	%
Single Family	30,408 56.8%	68.6%
Multifamily	20,866 39.0%	30.2%
Mobile Home	2,290 4.3%	1.2%
Total Units	53,564 100%	100%
New Units Since 2010	5,268	
Commercial	Gross SF % City	% County
Retail	7,842,451 14.5%	20.1%
Industrial	43,188,935 79.8%	59.9%
Office	3,123,489 5.8%	20.1%
Total	54,154,875 100%	100%
New Commercial Since 2010	2,943,958	

Sources: California Department of Finance, Costar (24Q1)



City of Hayward

Source: RSG, Inc., ESRI, Alameda LAFCO



City of Livermore

Incorporated 1869

Agency Information

Address	1052 S. Livermore Ave Livermore, CA 94550 1052
Primary Contact	Marianna Marysheva, City Manager
Contact Information	925-960-4000
Website	www.livermoreca.gov
Governance	4 Council Members, Elected By-District with Mayor Elected At-Large
Total City Staff	414 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	26.44
Population Served	84,793
Population of Unincorporated SOI	597

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Livermore - Public Works Department
Parks and Recreation	Livermore Area Recreation and Park District
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	Comcast/Xfinity, AT&T/Direct TV, Dish Network, Zayo, and Astound
Library	City of Livermore Public Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Livermore - Police Department
Fire Protection/Emergency Medical	Livermore-Pleasanton Fire Department
Building/Planning	City of Livermore - Community Development Department
Code Enforcement	City of Livermore - Community Development Department
Animal Control	City of Livermore - Police Department
Landscape Maintenance	City of Livermore - Public Works Department
Lighting	City of Livermore - Public Works Department
Electricity/Gas	PG&E
Solid Waste	Livermore Sanitation, Inc. (Waste Connections)
Stormwater Drainage	City of Livermore - Public Works
Water	Livermore Municipal Water and California Water Service (Cal Water)
Wastewater	City of Livermore - Public Works

Demographic Summary

Livermore

Population & Density	Agency		County
2020 Population	87,955		1,682,353
2023 Population	84,793		1,636,194
2028 Population ¹	87,730		1,697,701
2023-2028 Projected Growth Rate (%)	3.5%	<	3.8%
Daytime Population	101,604		1,660,752
Households	31,441		595,862
Household Size	2.70	<	2.75
Area (Square Miles)	26.44		821.46
Density (Persons per Square Mile)	3,207	>	1,992
Housing			
Housing Units	33,157		630,758
Owner Occupied (%)	70%	>	51%
Renter Occupied (%)	26%	<	44%
Vacant (%)	4%	<	6%
Median Home Value	\$ 969,636	<	\$ 1,064,817
Employment & Poverty			
Businesses	2,018		
Employees	4,006		
2023 Median Household Income	\$ 150,153	>	\$ 116,079
Poverty Rate	4%	<	9%

¹ 2028 Population estimate is a projection only.

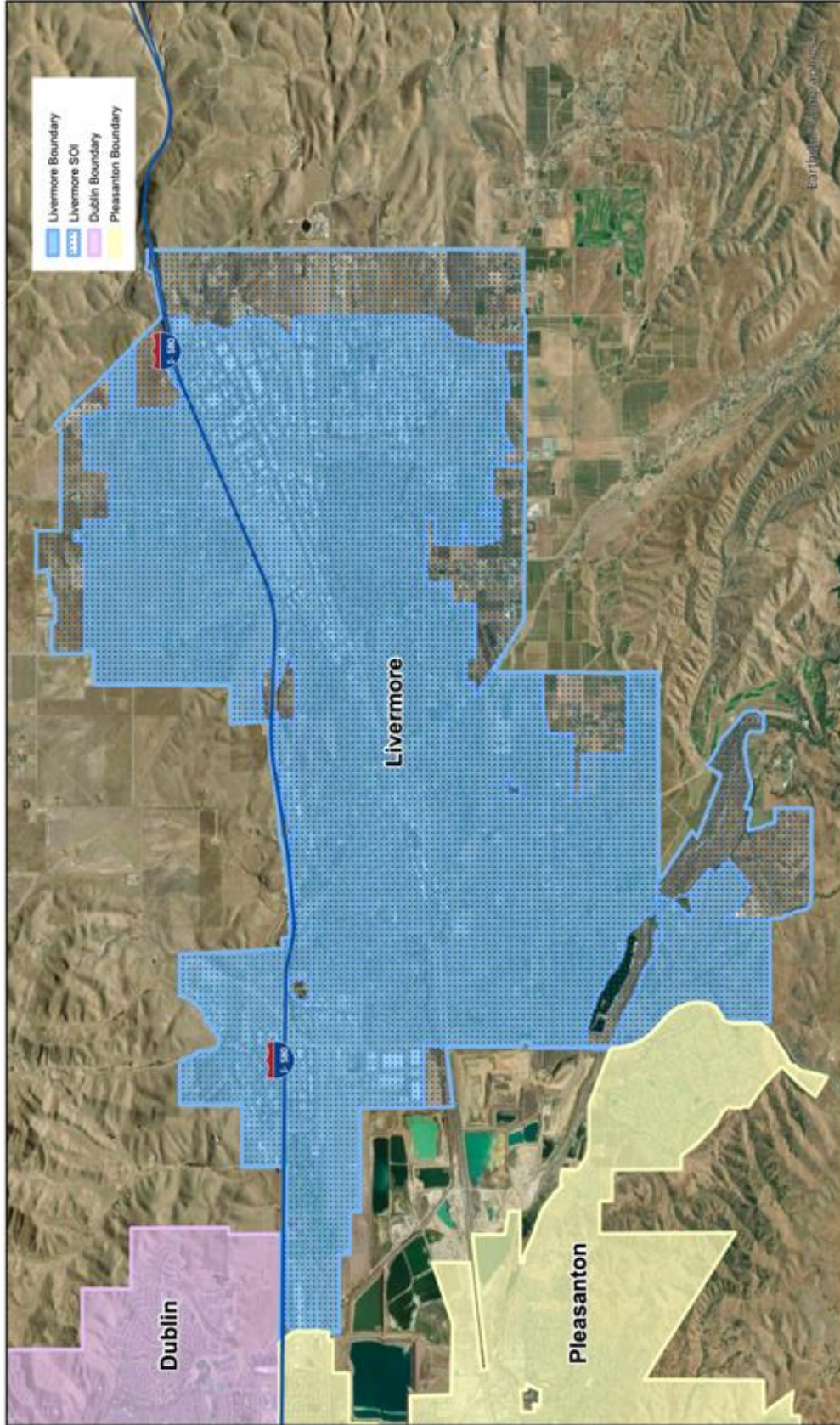
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Livermore

Present Land Use	Agency		County
Residential Units	Units	%	%
Single Family	27,683	83.5%	68.6%
Multifamily	4,960	15.0%	30.2%
Mobile Home	514	1.6%	1.2%
Total Units	33,157	100%	100%
New Units Since 2010	2,815		
Commercial	Gross SF	% City	% County
Retail	5,233,696	18.3%	20.1%
Industrial	21,321,981	74.5%	59.9%
Office	2,052,455	7.2%	20.1%
Total	28,608,132	100%	100%
New Commercial Since 2010	4,243,187		

Sources: California Department of Finance, Costar (24Q1)



City of Livermore

Source: RSG, Inc., ESRI, Alameda LAFCO



City of Newark

Incorporated, 1955

Agency Information

Address	37101 Newark Blvd, Newark, CA 94560
Primary Contact	David J. Benoun, City Manager
Contact Information	510-578-4000
Website	www.newark.org.
Governance	5 Council Members, Elected At-Large
Total City Staff	176 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	14.06
Population Served	47,459

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Newark - Public Works Department
Parks and Recreation	City of Newark - Parks Department, Recreation and Community Services Department, Public Works Department
Mosquito Abatement	Alameda County - Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	Comcast Xfinity (cable), AT&T (DSL/IP Broadband)
Library	Alameda County Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Newark - Police Department
Fire Protection/Emergency Medical	Alameda County - Fire Department
Building/Planning	City of Newark - Community Development Department, Public Works Department
Code Enforcement	City of Newark - Community Development Department
Animal Control	City of Newark - Police Department
Landscape Maintenance	City of Newark - Public Works Department
Lighting	City of Newark - Public Works Department
Electricity/Gas	PG&E; East Bay Community Energy
Solid Waste	Waste Management, StopWaste, and Republic Services
Stormwater Drainage	City of Newark - Public Works Department
Water	Alameda County Water District
Wastewater	Union Sanitary District

Demographic Summary

Newark

Population & Density	Agency	County
2020 Population	47,529	1,682,353
2023 Population	47,459	1,636,194
2028 Population ¹	48,483	1,697,701
2023-2028 Projected Growth Rate (%)	2.2% <	3.8%
Daytime Population	46,780	1,660,752
Households	15,509	595,862
Household Size	3.06 >	2.75
Area (Square Miles)	14.06	821.46
Density (Persons per Square Mile)	3,375 >	1,992
Housing		
Housing Units	16,153	630,758
Owner Occupied (%)	70% >	51%
Renter Occupied (%)	27% <	44%
Vacant (%)	3% <	6%
Median Home Value	\$ 1,017,800 <	\$ 1,064,817
Employment & Poverty		
Businesses	2,018	
Employees	2,084	
2023 Median Household Income	\$ 150,574 >	\$ 116,079
Poverty Rate	5% <	9%

¹2028 Population estimate is a projection only.

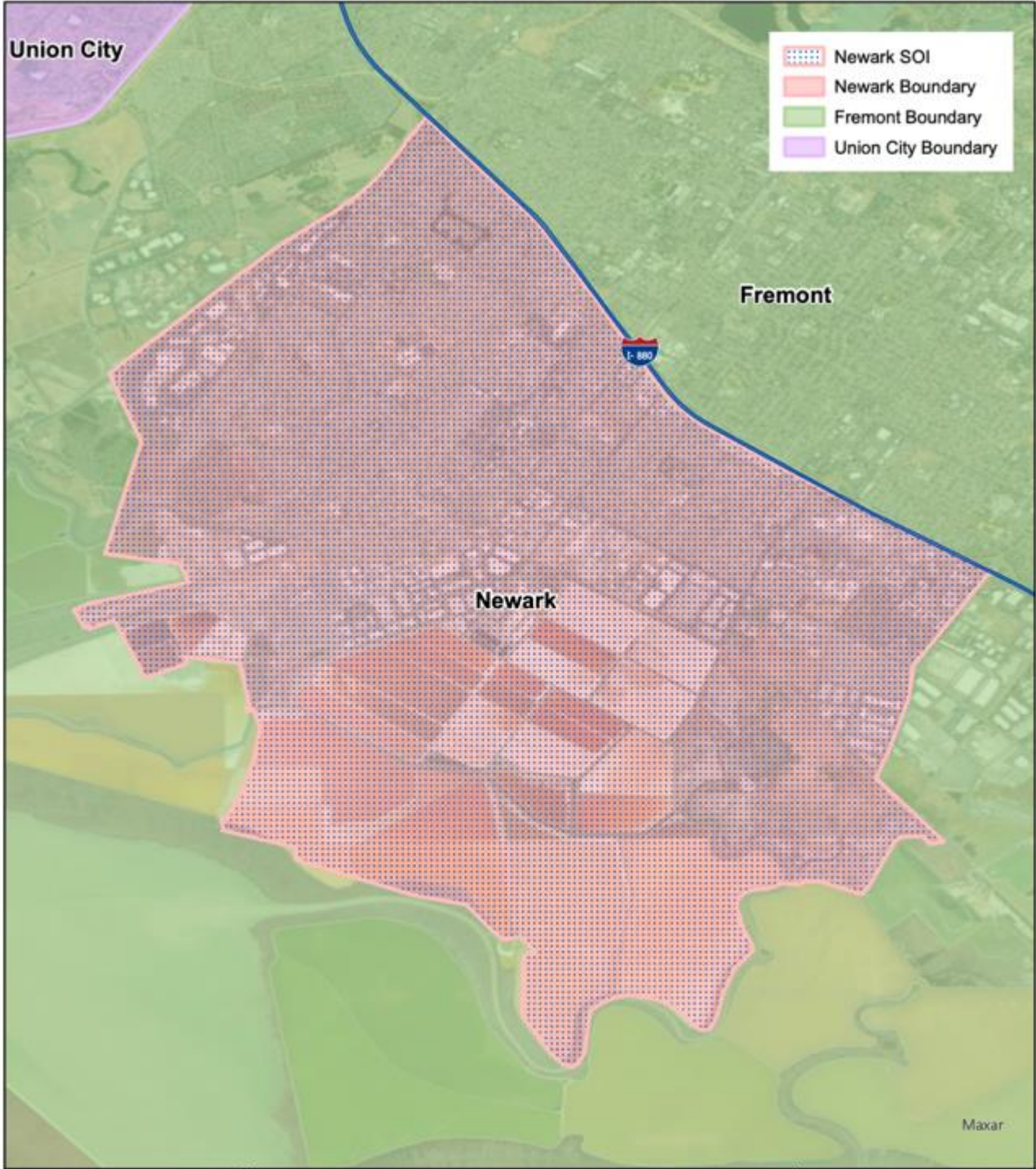
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst




Land Use Summary

Newark

Present Land Use	Agency	County
Residential Units	Units %	%
Single Family	14,282 88.4%	68.6%
Multifamily	1,871 11.6%	30.2%
Mobile Home	0 0.0%	1.2%
Total Units	16,153 100%	100%
New Units Since 2010	2,739	
Commercial	Gross SF % City	% County
Retail	3,474,273 20.8%	20.1%
Industrial	12,648,930 75.8%	59.9%
Office	557,016 3.3%	20.1%
Total	16,680,219 100%	100%
New Commercial Since 2010	1,742,584	

Sources: California Department of Finance, Costar (24Q1)



	<h2>City of Newark</h2>	<p align="center">N</p>  <p align="center">0 0.5 1 Miles</p> 
	<p>Source: RSG, Inc., ESRI, Alameda LAFCO</p>	

City of Oakland

Incorporated 1852

Agency Information

Address	1 Frank H. Ogawa Plaza Oakland, CA 94612
Primary Contact	Jestin D. Johnson, City Administrator
Contact Information	510-615-5566
Website	www.oaklandca.gov
Governance	8 Council Members, Elected By-District
Total City Staff	3469 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	78.01
Population Served	419,556

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Oakland Transportation Department
Parks and Recreation	City of Oakland - Parks, Recreation & Youth Development
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	Sonic, Comcast, AT&T, Viasat, Earthlink
Library	Oakland Public Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Oakland Police Department
Fire Protection/Emergency Medical	City of Oakland Fire Department
Building/Planning	City of Oakland - Planning & Building Department
Code Enforcement	City of Oakland - Planning & Building Department
Animal Control	City of Oakland Police Department
Landscape Maintenance	City of Oakland Public Works Department
Lighting	City of Oakland Transportation Department
Electricity/Gas	PG&E
Solid Waste	Waste Management of Alameda County, Inc. and California Waste Solutions
Stormwater Drainage	City of Oakland Public Works Department
Water	Oakland Airport
Wastewater	East Bay Municipality Utility District

Demographic Summary

Oakland

Population & Density	Agency		County
2020 Population	440,646		1,682,353
2023 Population	419,556		1,636,194
2028 Population ¹	449,563		1,697,701
2023-2028 Projected Growth Rate (%)	7.2%	>	3.8%
Daytime Population	416,348		1,660,752
Households	170,217		595,862
Household Size	2.46	<	2.75
Area (Square Miles)	78.01		821.46
Density (Persons per Square Mile)	5,378	>	1,992
Housing			
Housing Units	187,734		630,758
Owner Occupied (%)	37%	<	51%
Renter Occupied (%)	56%	>	44%
Vacant (%)	7%	>	6%
Median Home Value	\$ 985,421	<	\$ 1,064,817
Employment & Poverty			
Businesses	2,018		
Employees	19,503		
2023 Median Household Income	\$ 89,421	<	\$ 116,079
Poverty Rate	13%	>	9%

¹2028 Population estimate is a projection only.

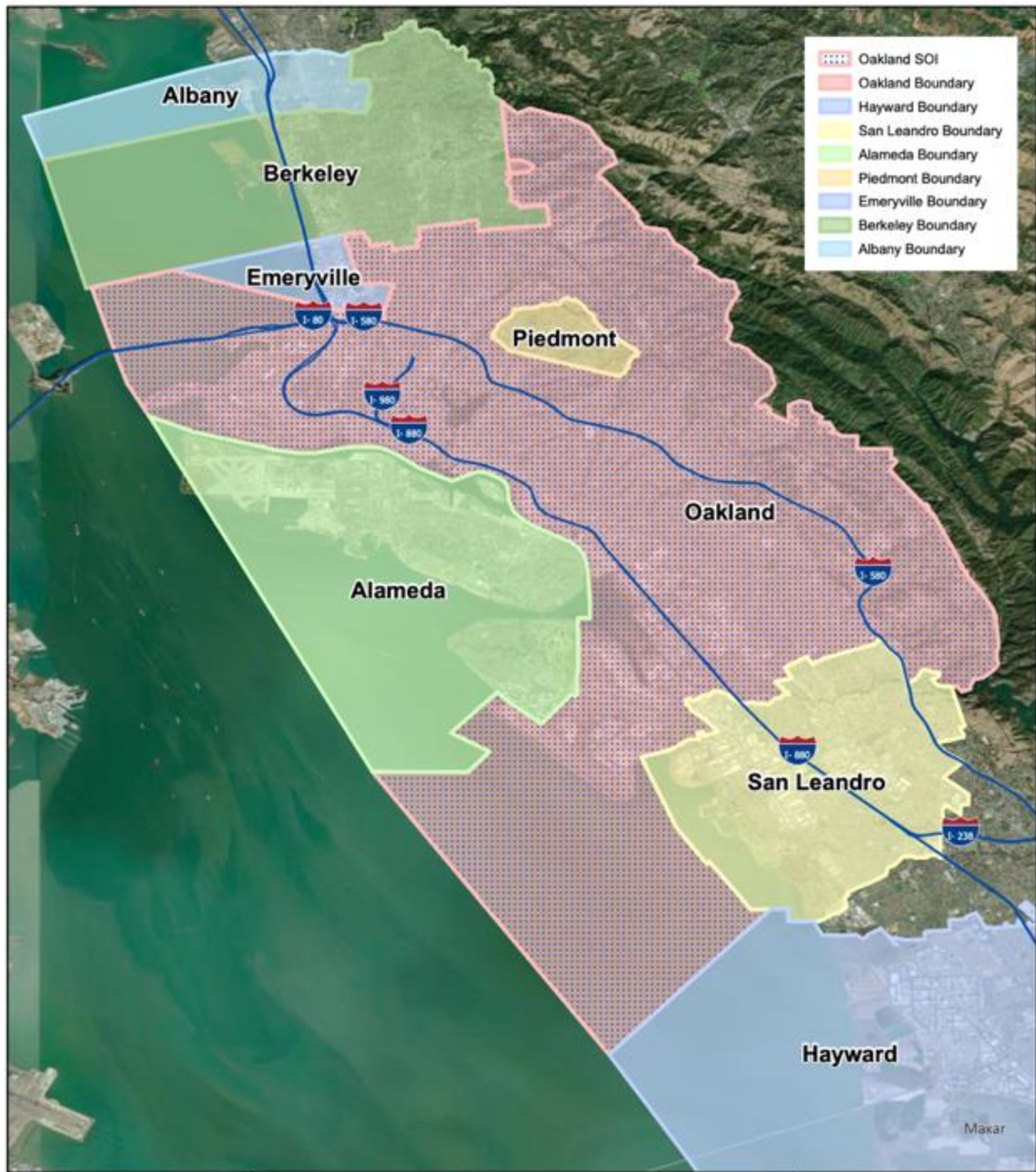
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Oakland

Present Land Use	Agency		County
Residential Units	Units	%	%
Single Family	115,714	61.6%	68.6%
Multifamily	71,483	38.1%	30.2%
Mobile Home	537	0.3%	1.2%
Total Units	187,734	100%	100%
New Units Since 2010			
	18,024		
Commercial	Gross SF	% City	% County
Retail	18,348,829	20.9%	20.1%
Industrial	37,473,215	42.7%	59.9%
Office	31,888,732	36.4%	20.1%
Total	87,710,776	100%	100%
New Commercial Since 2010			
	4,688,861		

Sources: California Department of Finance, Costar (24Q1)



	<h2>City of Oakland</h2>	<p align="center">N</p>  <p align="center">0 1.4 2.9 Miles</p>
	<p>Source: RSG, Inc., ESRI, Alameda LAFCO</p>	

City of Piedmont

Incorporated 1907

Agency Information

Address	120 Vista Avenue, Piedmont, CA 94611
Primary Contact	Rosanna Bayon Moore, City Administrator
Contact Information	510-420-3040
Website	www.piedmont.ca.gov
Governance	5 Council Members, Elected By-District
Total City Staff	96 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	1.7
Population Served	10,793

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Piedmont – Public Works Department
Parks and Recreation	City of Piedmont – Recreation Department
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	AT&T, Comcast, Sonic
Library	Alameda County Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Piedmont – Police Department
Fire Protection/Emergency Medical	City of Piedmont – Fire Department
Building/Planning	City of Piedmont – Planning and Building Department
Code Enforcement	City of Piedmont – Planning and Building Department
Animal Control	City of Piedmont Police Department
Landscape Maintenance	City of Piedmont – Public Works Department
Lighting	City of Piedmont – Public Works Department
Electricity/Gas	East Bay Community Energy; PG&E
Solid Waste	Piedmont Evergreen Recycling, Organic Waste & Garbage Collection Service
Stormwater Drainage	City of Piedmont – Public Works Department
Water	East Bay Municipal Utility District
Wastewater	City of Piedmont – Public Works Department

Demographic Summary

Piedmont

Population & Density	Agency		County
2020 Population	11,270		1,682,353
2023 Population	10,793		1,636,194
2028 Population ¹	11,284		1,697,701
2023-2028 Projected Growth Rate (%)	4.5%	>	3.8%
Daytime Population	8,548		1,660,752
Households	3,836		595,862
Household Size	2.81	>	2.75
Area (Square Miles)	1.70		821.46
Density (Persons per Square Mile)	6,349	>	1,992
Housing			
Housing Units	3,979		630,758
Owner Occupied (%)	85%	>	51%
Renter Occupied (%)	12%	<	44%
Vacant (%)	3%	<	6%
Median Home Value	\$ 2,000,001	>	\$ 1,064,817
Employment & Poverty			
Businesses	2,018		
Employees	239		
2023 Median Household Income	\$ 200,001	>	\$ 116,079
Poverty Rate	3%	<	9%

¹2028 Population estimate is a projection only.

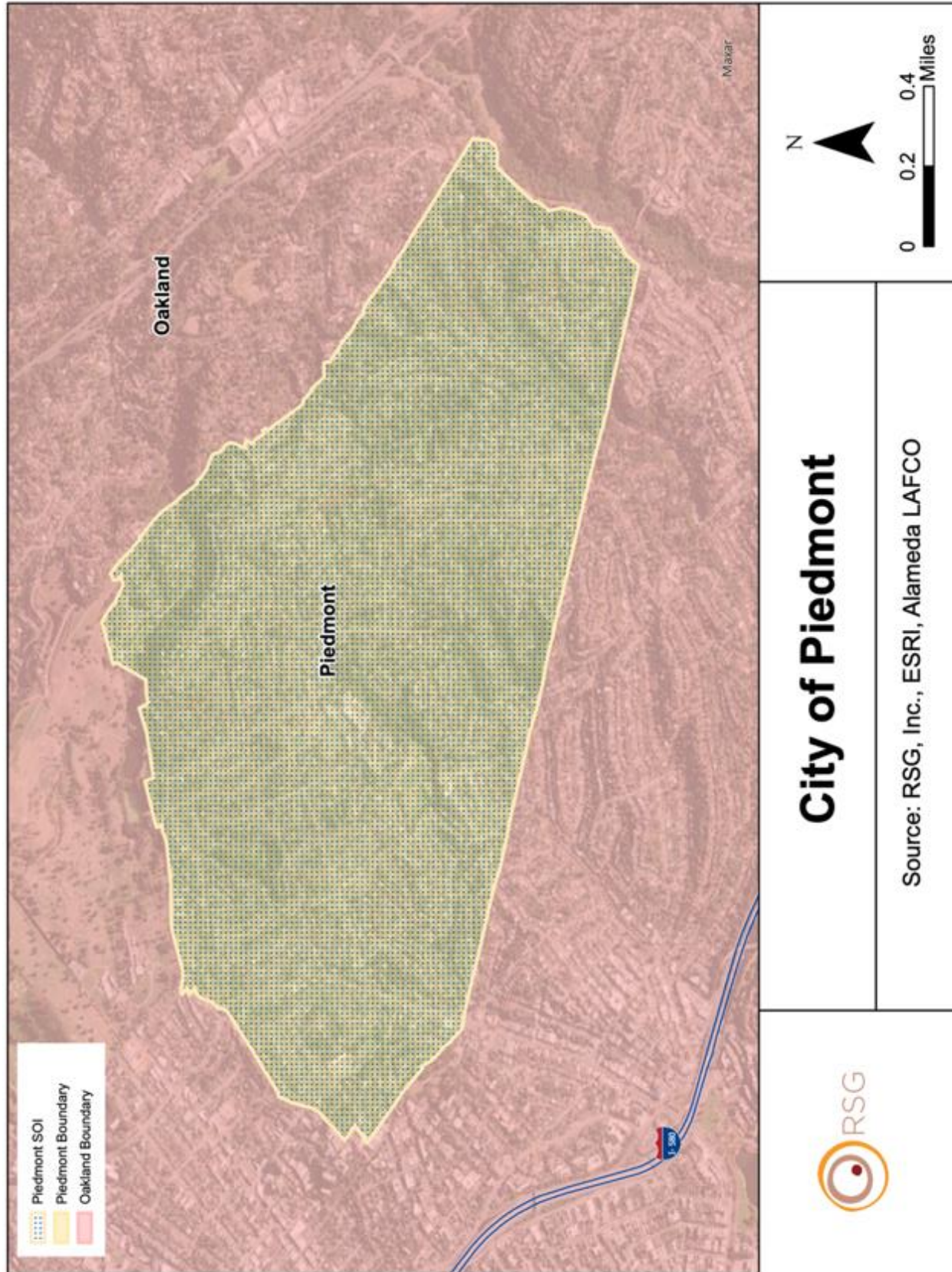
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Piedmont

Present Land Use	Agency		County
Residential Units	Units	%	%
Single Family	3,785	95.1%	68.6%
Multifamily	194	4.9%	30.2%
Mobile Home	0	0.0%	1.2%
Total Units	3,979	100%	100%
New Units Since 2010			
	55		
Commercial	Gross SF	% City	% County
Retail	35,300	59.2%	20.1%
Industrial	0	0.0%	59.9%
Office	24,354	40.8%	20.1%
Total	59,654	100%	100%
New Commercial Since 2010			
	0		

Sources: California Department of Finance, Costar (24Q1)



City of Piedmont

Source: RSG, Inc., ESRI, Alameda LAFCO



City of Pleasanton

Incorporated, 1894

Agency Information

Address	P.O. Box 520, Pleasanton, CA 94566
Primary Contact	Gerry Beaudin, City Manager
Contact Information	925-931-5500
Website	www.cityofpleasantonca.gov
Governance	4 Council Members, Elected By-District with Mayor Elected At Large
Total City Staff	433 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	24.28
Population Served	76,459
Population of Unincorporated SOI	1,295

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Pleasanton – Public Works Department
Parks	City of Pleasanton – Public Works Department
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	Comcast, AT&T U-verse
Library and Recreation	City of Pleasanton - Library and Recreation Department

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Pleasanton Police Department
Fire Protection/Emergency Medical	Livermore-Pleasanton Fire Department
Building/Planning	City of Pleasanton - Community Development Department
Code Enforcement	City of Pleasanton - Community Development Department
Animal Control	Pleasanton Police Department
Lighting	City of Pleasanton – Public Works Department
Electricity/Gas	Pacific Gas & Electric (PG&E) and Ava Community Energy
Solid Waste	Pleasanton Garbage Services
Stormwater Drainage	City of Pleasanton – Public Works Department
Water	City of Pleasanton - Public Works Department
Wastewater	City of Pleasanton - Public Works Department

Demographic Summary

Pleasanton

Population & Density	Agency		County
2020 Population	79,871		1,682,353
2023 Population	76,459		1,636,194
2028 Population ¹	80,747		1,697,701
2023-2028 Projected Growth Rate (%)	5.6%	>	3.8%
Daytime Population	96,482		1,660,752
Households	28,554		595,862
Household Size	2.68	<	2.75
Area (Square Miles)	24.28		821.46
Density (Persons per Square Mile)	3,149	>	1,992
Housing			
Housing Units	29,776		630,758
Owner Occupied (%)	64%	>	51%
Renter Occupied (%)	32%	<	44%
Vacant (%)	4%	<	6%
Median Home Value	\$ 1,320,861	>	\$ 1,064,817
Employment & Poverty			
Businesses	2,018		
Employees	5,081		
2023 Median Household Income	\$ 180,429	>	\$ 116,079
Poverty Rate	5%	<	9%

¹ 2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

Pleasanton

Present Land Use	Agency		County
Residential Units	Units	%	%
Single Family	22,775	76.5%	68.6%
Multifamily	6,625	22.2%	30.2%
Mobile Home	376	1.3%	1.2%
Total Units	29,776	100%	100%
New Units Since 2010			
	3,723		
Commercial	Gross SF	% City	% County
Retail	4,821,827	22.1%	20.1%
Industrial	5,396,559	24.7%	59.9%
Office	11,646,833	53.3%	20.1%
Total	21,865,219	100%	100%
New Commercial Since 2010			
	1,173,060		

Sources: California Department of Finance, Costar (24Q1)



City of Pleasanton

Source: RSG, Inc., ESRI, Alameda LAFCO



City of San Leandro

Incorporated, 1872

Agency Information

Address	835 Eat 14 th Street, San Leandro, CA 94577
Primary Contact	Fran Robustelli, City Manager
Contact Information	510-577-3200
Website	www.sanleandro.org
Governance	7 Council Members, Elected By-District
Total City Staff	434 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	15.47
Population Served	87,497
Population of Unincorporated SOI	26,587

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of San Leandro - Public Works Department
Parks and Recreation	City of San Leandro - Recreation and Human Services Department
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	AT&T, Xfinity, Verizon, Viasat, EarthLink, Starlink, T-Mobile
Library	San Leandro Public Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of San Leandro - Police Department
Fire Protection/Emergency Medical	Alameda County Fire Department
Building/Planning	City of San Leandro - Community Development Department
Code Enforcement	City of San Leandro - Community Development Department
Animal Control	City of San Leandro - Police Department
Landscape Maintenance	City of San Leandro - Public Works Department
Lighting	City of San Leandro - Public Works Department
Electricity/Gas	East Bay Community Energy (Renewable Electricity) PG&E
Solid Waste	City of San Leandro - Public Works, Alameda County Industries, Waste Management of Alameda County, Oro Loma Sanitary District
Stormwater Drainage	City of San Leandro - Public Works Department
Water	East Bay Municipal Utility District
Wastewater	City of San Leandro - Public Works Water Pollution Control Division



Demographic Summary

San Leandro

Population & Density	Agency		County
2020 Population	91,008		1,682,353
2023 Population	87,497		1,636,194
2028 Population ¹	88,572		1,697,701
2023-2028 Projected Growth Rate (%)	1.2%	<	3.8%
Daytime Population	85,966		1,660,752
Households	31,415		595,862
Household Size	2.79	>	2.75
Area (Square Miles)	15.47		821.46
Density (Persons per Square Mile)	5,656	>	1,992
Housing			
Housing Units	33,223		630,758
Owner Occupied (%)	55%	>	51%
Renter Occupied (%)	42%	<	44%
Vacant (%)	4%	<	6%
Median Home Value	\$ 744,710	<	\$ 1,064,817
Employment & Poverty			
Businesses	2,018		
Employees	4,055		
2023 Median Household Income	\$ 93,021	<	\$ 116,079
Poverty Rate	11%	>	9%

¹2028 Population estimate is a projection only.

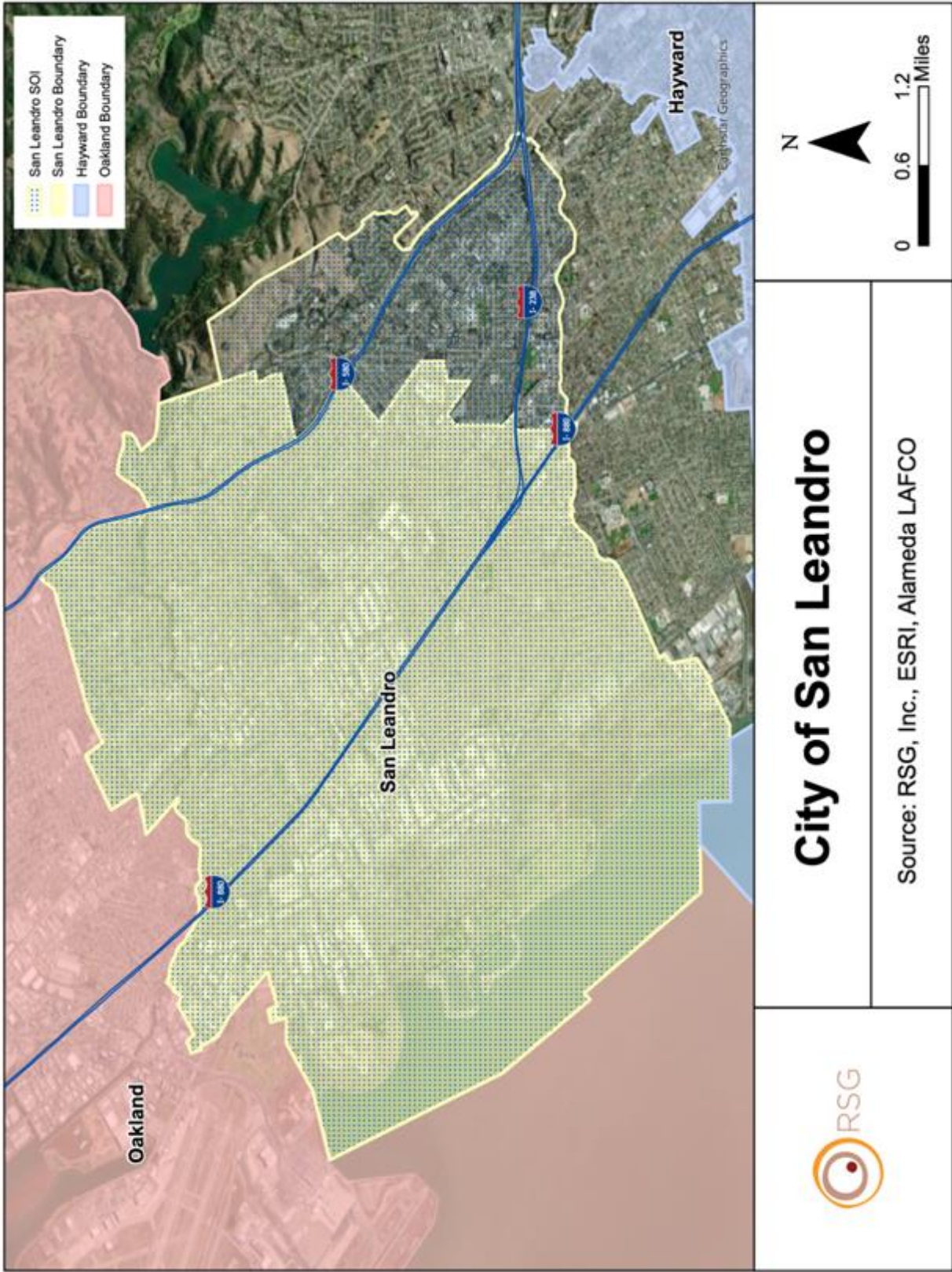
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Land Use Summary

San Leandro

Present Land Use	Agency		County
Residential Units	Units	%	%
Single Family	20,415	61.4%	68.6%
Multifamily	11,953	36.0%	30.2%
Mobile Home	855	2.6%	1.2%
Total Units	33,223	100%	100%
New Units Since 2010			
	804		
Commercial	Gross SF	% City	% County
Retail	6,232,711	19.6%	20.1%
Industrial	23,200,829	73.0%	59.9%
Office	2,347,136	7.4%	20.1%
Total	31,780,676	100%	100%
New Commercial Since 2010			
	1,859,976		

Sources: California Department of Finance, Costar (24Q1)



City of San Leandro

Source: RSG, Inc., ESRI, Alameda LAFCO



City of Union City

Incorporated, 1894

Agency Information

Address	34009 Alvarado-Niles Road Union City, CA 94587
Primary Contact	Joan Malloy, City Manager
Contact Information	510-471-3232
Website	www.unioncity.org
Governance	4 Council Members, Elected By-District with Mayor Elected At Large
Total City Staff	314 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	19.34
Population Served	66,754

Community Service Providers

Service or Department	Provider
Street Maintenance and Lighting	City of Union City - Public Works Department
Parks and Recreation	City of Union City - Community & Recreation Services Department and Public Works Department
Mosquito Abatement	Alameda County Mosquito Abatement District
Vector Control	Vector Control Services District County Service Area
Broadband	Lumen, Comcast, AT&T, Verizon, and Tekify Fiber
Library	Alameda County Library

Other Municipal Service Providers

Service or Department	Provider
Law Enforcement	City of Union City Police Department
Fire Protection/Emergency Medical	Alameda County Fire Department
Building/Planning	City of Union City - Economic and Community Development Department
Code Enforcement	City of Union City - Economic and Community Development Department
Animal Control	City of Union City Police Department
Lighting	City of Union City Public Works Department
Electricity/Gas	PG&E
Solid Waste	Union City Recycles, Republic Services, Tri-CED Community Recycling
Stormwater Drainage	Union City Public Works Department and Alameda County Flood Control District
Water	Alameda County Water District
Wastewater	Union Sanitary District

Demographic Summary

Union City

Population & Density	Agency	County
2020 Population	70,143	1,682,353
2023 Population	66,754	1,636,194
2028 Population ¹	68,462	1,697,701
2023-2028 Projected Growth Rate (%)	2.6% <	3.8%
Daytime Population	58,258	1,660,752
Households	21,213	595,862
Household Size	3.15 >	2.75
Area (Square Miles)	19.34	821.46
Density (Persons per Square Mile)	3,452 >	1,992
Housing		
Housing Units	21,960	630,758
Owner Occupied (%)	64% >	51%
Renter Occupied (%)	34% <	44%
Vacant (%)	3% <	6%
Median Home Value	\$ 980,928 <	\$ 1,064,817
Employment & Poverty		
Businesses	2,018	
Employees	2,023	
2023 Median Household Income	\$ 135,542 >	\$ 116,079
Poverty Rate	5% <	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI

Land Use Summary

Union City

Present Land Use	Agency	County
Residential Units	Units %	%
Single Family	16,733 76.2%	68.6%
Multifamily	4,258 19.4%	30.2%
Mobile Home	969 4.4%	1.2%
Total Units	21,960 100%	100%
New Units Since 2010	702	
Commercial	Gross SF % City	% County
Retail	1,943,207 11.6%	20.1%
Industrial	14,229,606 85.0%	59.9%
Office	567,837 3.4%	20.1%
Total	16,740,650 100%	100%
New Commercial Since 2010	729,197	

Sources: California Department of Finance, Costar (24Q1)



City of Union City

Source: RSG, Inc., ESRI, Alameda LAFCO



GROWTH AND POPULATION PROJECTIONS

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

- 1. Growth and population projections for the affected area.*

The 14 cities have a combined 2023 population of approximately 1.49 million people, which is approximately 91 percent of the total population within the County. The DOF estimates that the remaining 147,000 people reside outside the cities, of which 65,500 are within a city's unincorporated SOI, and approximately 81,400 people outside of the SOIs.

RSG used data from both the DOF and from ESRI Business Analyst to make determinations about growth and population. The DOF does not provide individual city population projections, so RSG has relied on ESRI Business Analyst for those projections, which largely are aligned with the trends of the DOF. RSG has also relied on ESRI for population and housing projections for the unincorporated areas within each city's SOI.

The DOF projects that the County population will grow over the next five years and through 2040 at a faster rate than growth throughout the state. Collectively, ESRI projects that the incorporated cities will see growth through 2028. In 2020, the cities had an incorporated population of 1.53 million people, while the County had 1.68 million residents in total. By 2023, both experienced a slight population decline of approximately 2.7 percent, with incorporated cities at 1.49 million residents and the County at 1.64 million residents. ESRI projects that by 2028 the incorporated population of the cities will grow to 1.55 million residents and that the County population will grow to 1.7 million residents, surpassing the 2020 populations.

According to LAFCO's SOI maps, eight of the cities have unincorporated areas which together total approximately 38 square miles. These unincorporated areas of the County include the only DUC within the County (Ashland, located within San Leandro's SOI) as well as several islands and other small unincorporated areas. There are several notable unincorporated communities, not designated as DUCs, which are also within or partially within the cities' unincorporated SOIs:

- Sunol (partially within the SOI of Fremont and Pleasanton)
- Castro Valley (partially within the SOI of San Leandro and Hayward)
- Cherryland (within the SOI of Hayward)
- San Lorenzo (partially within the SOI of Hayward)
- Fairview (partially within the SOI of Hayward)

According to ESRI, the unincorporated SOIs experienced minimal growth between 2020 and 2023, and are expected to have very little growth through 2028. The cities with the most populated unincorporated SOIs (San Leandro and Hayward) are projected to lose population in their unincorporated SOIs over the next five years.

Table 2 shows past and projected population trends for each of the cities and their corresponding unincorporated SOIs.

Table 2: Individual City Population Changes

Alameda Cities Population Changes	Past Growth		Projected Growth	
	2020-2023		2023-2028	
	%	#	%	#
Alameda				
<i>Incorporated City Limits</i>	-1.27%	-993	4.75%	3,673
Albany				
<i>Incorporated City Limits</i>	5.57%	1,130	-8.12%	-1,737
Berkeley				
<i>Incorporated City Limits</i>	-0.61%	-759	1.07%	1,321
<i>Unincorporated SOI</i>	0.00%	0	1.64%	2
Dublin				
<i>Incorporated City Limits</i>	-1.16%	-839	5.30%	3,804
<i>Unincorporated SOI</i>	10.00%	2	0.00%	0
Emeryville				
<i>Incorporated City Limits</i>	-2.29%	-295	15.85%	1,999
Fremont				
<i>Incorporated City Limits</i>	-0.45%	-1,037	2.22%	5,098
<i>Unincorporated SOI</i>	0.00%	0	0.00%	0
Hayward				
<i>Incorporated City Limits</i>	-1.94%	-3,154	2.19%	3,495
<i>Unincorporated SOI</i>	-1.42%	-531	-1.61%	-596
Livermore				
<i>Incorporated City Limits</i>	-3.60%	-3,162	3.46%	2,937
<i>Unincorporated SOI</i>	2.75%	16	4.36%	26
Newark				
<i>Incorporated City Limits</i>	-0.15%	-70	2.16%	1,024
Oakland				
<i>Incorporated City Limits</i>	-4.79%	-21,090	7.15%	30,007
Piedmont				
<i>Incorporated City Limits</i>	-4.23%	-477	4.55%	491
Pleasanton				
<i>Incorporated City Limits</i>	-4.27%	-3,412	5.61%	4,288
<i>Unincorporated SOI</i>	1.97%	25	1.78%	23
San Leandro				
<i>Incorporated City Limits</i>	-3.86%	-3,511	1.23%	1,075
<i>Unincorporated SOI</i>	-1.45%	-392	-1.68%	-446
Union City				
<i>Incorporated City Limits</i>	-4.83%	-3,389	2.56%	1,708

Source: US Census Bureau, DOF Population and Housing Estimates, ESRI Business Analyst

Consistent with the larger trend across the County and State of California, the development of new housing units has slowed in recent years. Per DOF, between 2010



and 2023, Alameda County increased its housing stock by approximately .64 percent annually. ESRI Business Analyst projects that the annual growth rate in the County as a whole will slow to .32 percent by 2028.

According to the DOF, the cities had approximately 530,350 housing units in 2010. By 2020, cities had increased their housing stock to approximately 560,324 housing units. In 2023, cities recorded 589,430 housing units, an 11.1 percent increase from 2010. ESRI's projections for 2028 indicate housing stability.

According to ESRI, the unincorporated SOIs collectively had approximately 22,000 housing units in 2023. ESRI's projects that the unincorporated areas, similarly to the incorporated cities, will see minimal housing growth through 2028.

Table 3 shows historic and projected housing growth for each of the cities and their corresponding unincorporated SOIs.

Table 3: Individual City Housing Growth

Alameda County Cities	Past Growth		Projected Growth	
	2010-2023		2023-2028	
	%	#	%	#
Housing Unit Changes				
Alameda				
<i>Incorporated City Limits</i>	4.97%	1,608	1.28%	436
Albany				
<i>Incorporated City Limits</i>	18.70%	1,255	-2.03%	-162
Berkeley				
<i>Incorporated City Limits</i>	8.65%	4,280	-0.56%	-301
<i>Unincorporated SOI</i>	0.00%	0	1.67%	1
Dublin				
<i>Incorporated City Limits</i>	60.33%	9,522	2.15%	543
<i>Unincorporated SOI</i>	0.00%	0	0.00%	0
Emeryville				
<i>Incorporated City Limits</i>	18.16%	1,207	6.67%	524
Fremont				
<i>Incorporated City Limits</i>	9.56%	7,076	-1.01%	-821
<i>Unincorporated SOI</i>	0.00%	0	0.00%	0
Hayward				
<i>Incorporated City Limits</i>	10.91%	5,268	-0.53%	-283
<i>Unincorporated SOI</i>	1.82%	216	0.10%	12
Livermore				
<i>Incorporated City Limits</i>	9.28%	2,815	0.10%	33
<i>Unincorporated SOI</i>	17.03%	31	2.82%	6
Newark				
<i>Incorporated City Limits</i>	20.42%	2,739	-0.53%	-86
Oakland				
<i>Incorporated City Limits</i>	10.62%	18,024	-0.08%	-149
Piedmont				
<i>Incorporated City Limits</i>	1.40%	55	0.28%	11
Pleasanton				
<i>Incorporated City Limits</i>	14.29%	3,723	1.49%	443
<i>Unincorporated SOI</i>	4.81%	22	0.84%	4
San Leandro				
<i>Incorporated City Limits</i>	2.48%	804	-1.66%	-550
<i>Unincorporated SOI</i>	1.97%	174	0.16%	14
Union City				
<i>Incorporated City Limits</i>	3.30%	702	-0.64%	-141

Source: US Census Bureau, DOF Population and Housing Estimates, ESRI Business Analyst

PRESENT AND PLANNED LAND USES

Per Government Code Section 56425, a LAFCO shall consider and prepare a written statement of its SOI determinations on five (5) factors, including:

- 1. The present and planned land use in the area, including agricultural and open space lands.*

The cities anticipate population growth and are planning for increased housing stock through their respective planning documents, including General Plans and Housing Elements. Section 65300 of the Government Code requires that jurisdictions adopt general plans for the physical development of the community. The Governor's Office of Planning and Research indicates that general plans must be updated periodically, although there is no prescribed definition of frequency. General plans typically have a defined planning period of 15-20 years, at the end of which a new general plan update would be prepared unless otherwise necessary.

Most of the cities have implemented general plans within the past 15 to 20 years, and those with older general plans are generally working to update them. The City of Pleasanton's General Plan goes through 2025. The City of Oakland is currently in the process of updating its General Plan, which will be approved in 2025. Phase II of the update is slated to begin in early 2024, which will include the Land Use and Transportation Element Update, Open Space, Conservation and Recreation Element Update, Noise Element Update, and a new Infrastructure and Facilities Element. The City of Livermore is also currently working on its comprehensive General Plan update.

Pursuant to Government Code Section 65302(c), general plans must include a housing element explaining how the jurisdiction will meet its part of the regional housing need. The County is part of the Association of Bay Area Governments planning agency, which established jurisdictional housing goals for the 6th Round planning cycle (2023 through 2031); these goals are known as the Regional Housing Needs Allocation ("RHNA"). Each city is to prepare and seek HCD approval of their local housing element. As of February 29, 2024, all Alameda County cities have received HCD certification of their 6th Round Housing Element.

Sections 65400 and 65700 of the Government Code require all jurisdictions to submit annual progress reports on their respective general plan and housing element by April 1 for the prior year. As of February 29, 2024, all the cities have submitted their annual progress reports for 2022.

RSG identified 95 parcels throughout the County designated as prime farmland under the Williamson Act. The majority of these parcels are within the SOI of the City of Livermore, and none of the other cities have prime farmland parcels either within their corporate boundaries or their respective unincorporated SOIs.

Following are individual city notes on development and land use:

ALAMEDA

The City of Alameda intends to incorporate around 2,000 additional housing units into its housing inventory over the next five years, and has a RHNA of 5,353 units for 2023-2031. The City is particularly focusing on the redevelopment of the Alameda Point area along the northern waterfront, which was previously home to the Naval Air Station Alameda. The City's 6th Cycle Housing Element identifies the area as an important opportunity for the City to develop commercial, residential, open space, recreational, and retail uses. The City has adopted the Main Street Neighborhood Plan for the area in order to provide regulations, standards, and guidelines to implement the General Plan policy objectives.

Alameda amended its General Plan 2040 on June 7, 2022. The General Plan includes a Parks and Open Space Element, which identifies existing and planned parklands and open space. The Plan includes goals to expand and improve the open space system in the City, including ensuring access to the waterfront, connecting the trail system throughout the City, and protecting wildlife habitat areas.

ALBANY

The City of Albany has a RHNA requirement of 1,114 units for the 2023-2031 cycle, a significant increase from the prior 2015-2023 allocation of 335 units. In order to accommodate this new housing, Albany is rezoning parts of the City in a phased approach.

In July 2022, the City adopted the San Pablo Avenue Specific Plan which updated development standards and raised height limits for 81 acres on both sides of San Pablo Avenue.

Albany's 2035 General Plan includes information about parks and open space in the City. It identifies 91 acres of passive open space in the City, which are areas that typically focus on wildlife preservation and have more limited access to parks users.

BERKELEY

The City of Berkeley adopted its 2023-2031 Housing Element on January 18, 2023. The City has a RHNA requirement of 8,934 for the same period. Berkeley has identified sites within the City that could be used for housing, and anticipates that existing sites will be able to fully accommodate the RHNA requirement without the need for rezoning.

DUBLIN

HCD allocated the City of Dublin 3,719 units for the 2023-2031 RHNA cycle. Dublin expects housing development will occur in the eastern part of the City (northeast of Fallon Road), along with some infill development. The City is planning for this growth in its General Plan.

The City is additionally in the process of constructing a new road between Dublin and Livermore through unincorporated area outside its SOI, and has already allocated \$80 million of funding to the \$160 million project. The City is working collaboratively with the City of Livermore to plan for updated land uses in the Doolan Canyon unincorporated area between the two cities.

EMERYVILLE

The City of Emeryville has a requirement of 1,815 units in the 2023-2031 RHNA cycle. Per the City's Housing Element, Emeryville has adequate sites to accommodate this housing, most of which will be in infill and reuse of underutilized sites. The City currently has 623 housing units entitled across six projects.

FREMONT

The City of Fremont has a RHNA requirement of 12,897 for the 2023-2031 period and has planned for the new housing in its updated Housing Element. Fremont did not respond to RSG's requests for information and did not provide additional information on any challenges associated with providing services to an increased population in the future.

HAYWARD

The City of Hayward was allocated 3,920 housing units by HCD in the 2015-2023 RHNA cycle, and was allocated 4,624 units in the current cycle. There is adequate capacity in the City for the development of these units. Per the City's Housing Element, the City expects most of this development will occur in the Downtown Specific Plan Area, the Mission Boulevard Specific Plan Area, and the Former Route 238 Corridor. Hayward has identified 2,073 units that are in the development pipeline.

The City is collaborating with the Hayward Area Recreation and Park District to implement its Parks and Recreation Master Plan, which includes policies about parks and open space land uses.

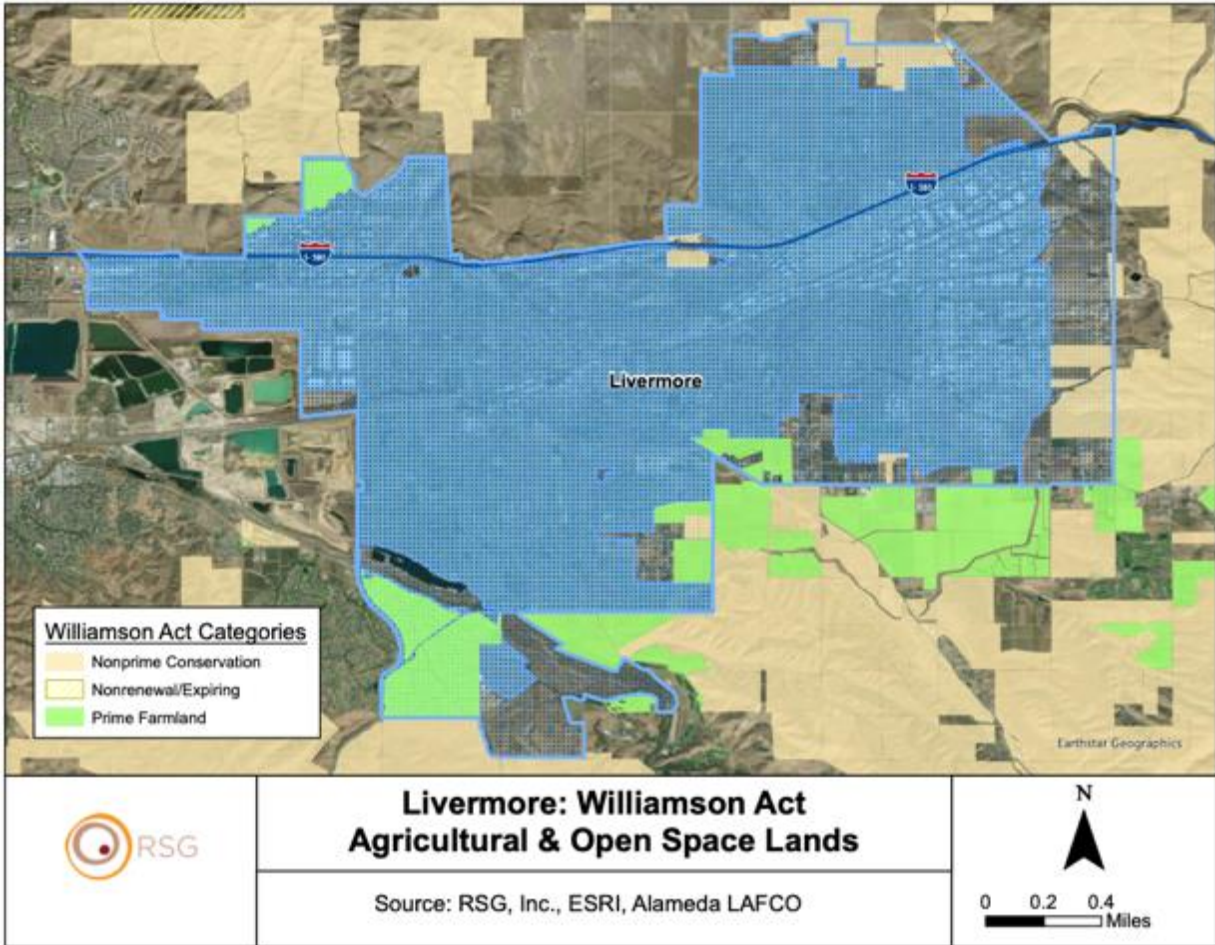
LIVERMORE

The City of Livermore currently has 3,000 housing units in the residential development pipeline, and its Housing Element includes plans to accommodate the RHNA requirement of 4,570 new units. The City is also implementing the Isabel Neighborhood Specific Plan, which integrates transit-oriented development and job opportunities, and it continues to explore growth strategies within its urban and corporate boundaries through a General Plan update.

As noted earlier, both Livermore and Dublin are working together on building a road and updating the land use in the unincorporated Doolan Canyon area between the two cities' SOIs.

Livermore is the only city in the County with parcels designated as prime farmland under the Williamson Act within its SOI. The majority of these parcels are under conservation easements or in active agricultural use. Figure 2 shows the location of these parcels.

Figure 2: Williamson Act Land in Livermore's SOI



NEWARK

The City of Newark is planning for population growth and residential development in the next five years through the implementation of its 2023-2031 Housing Element, which includes plans for the City's RHNA of 1,874. Newark successfully added 1,023 housing units to its housing stock between 2020 and 2022, and expects that these units would bring in approximately 3,000 new residents.

The City adopted its General Plan in 2013. At that time, approximately 50 percent of the City's land area was undeveloped or non-urbanized land, which includes area for salt harvesting and production along the edge of the San Francisco Bay in the southern and western parts of the City.

OAKLAND

The City of Oakland adopted its 2023-2031 Housing Element in January 2023. The City has a RHNA requirement of 26,251 for the period. According to the Housing Element, the City currently has sufficient capacity to accommodate this development. Oakland did not respond to RSG's requests for information and did not provide additional information on any challenges associated with providing services to an increased population in the future.

PIEDMONT

The City of Piedmont is in the process of developing the Moraga Canyon Specific Plan, which, if adopted, would add 132 dwelling units to the City's housing stock. The City has a RHNA of 587 units for 2023-2031. Staff expect the Specific Plan to be adopted by the end of 2026, and that it will include infrastructure planning to accommodate the growth in population and related service needs.

Piedmont's General Plan, adopted in 2009, includes open space policies. As of 2009, seven percent of Piedmont's area was considered open space.

PLEASANTON

The City of Pleasanton has a RHNA of 5,965 housing units and has sufficient capacity to accommodate this development in its certified Housing Element. The City has 818 units that are currently in the development pipeline per the City's Housing Element (adopted in August 2023) and has completed the rezoning required by its Housing Element.

Pleasanton's 2009 General Plan identifies open space within the City, including over 1,700 acres of sand and gravel deposits. These areas are covered by the Specific Plan for

Livermore-Amador Valley Quarry Area Reclamation, which contains quarry operation phasing plans and reclamation options.

SAN LEANDRO

The City of San Leandro adopted its 2023-2031 Housing Element in December 2022. The City has a RHNA requirement of 3,855 for the 2023-2031 period and identified 3,535 units in the development pipeline. San Leandro is actively working to ensure the provision of public services to an increased population in the future. The City's General Plan update noted that the City has sufficient public utility and public safety capacity to absorb most of the projected growth, and the City works with developers to offset community impacts.

UNION CITY

The City of Union City has a RHNA of 2,728 for the 2023-2031 period. The City had approved 1,491 units as of May 2023, and has also created new zoning districts in the City to help facilitate the development of housing.

Union City adopted its updated General Plan in 2019, which includes policies to protect and maintain open space. The City adopted the Hillside Area Plan in 1989 to provide parameters for development in the Hillside Area, which is made up of approximately 6,100 acres to the north and east of the City. The Plan established a density limit and a priority of preserving the area's natural appearance and protecting ecological systems.

Staff at Union City indicated to RSG that the City is exploring the establishment of a community facilities district for new residential development to assist in funding the ongoing cost of maintenance for public facilities, and to supplement public safety services.

LOCATION AND CHARACTERISTICS OF ANY DUCS

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

- 2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence(s).*

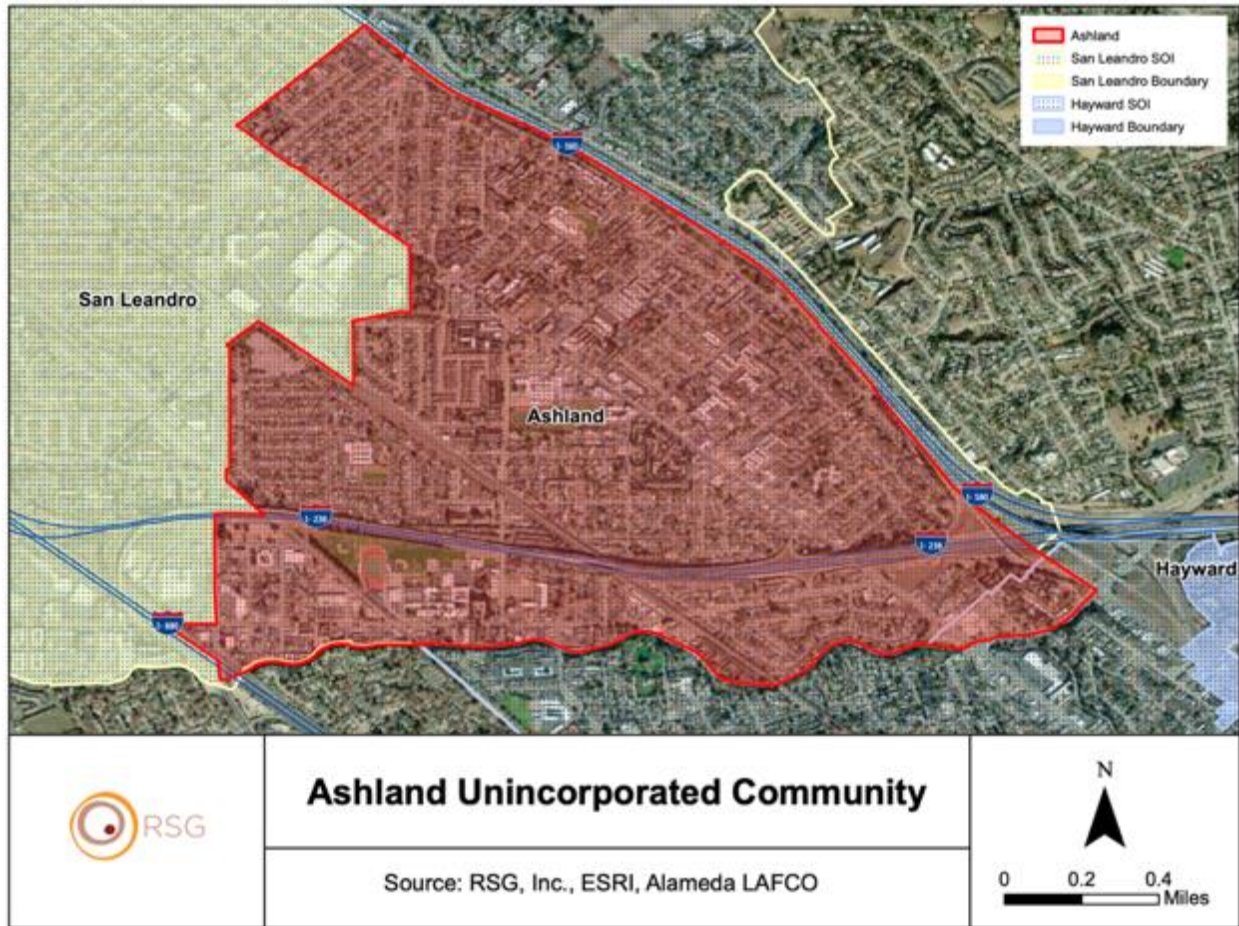
Per Government Code Section 56425, a LAFCO shall consider and prepare a written statement of its SOI determinations on five (5) factors, including:

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

Alameda LAFCO has identified one DUC within the fourteen incorporated cities within the SOI of the City of San Leandro. While there are a number of cities which have boundaries that are not coterminous with their SOI, these cities do not have any DUCs that are within or adjacent to their boundaries.

The unincorporated community of Ashland, within the SOI of the City of San Leandro, meets the criteria to be considered a DUC. A DUC is defined by Government Code Section 56033.5 as an area of inhabited territory (with 12 or more registered voters) located within an unincorporated area of a county with an annual median household income that is less than 80 percent of the statewide annual median household, or \$147,900 for 2023. Figure 3 shows the location of the Ashland community.

Figure 3: Ashland Unincorporated Community



Ashland receives community services from a variety of different providers, as summarized below:

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: Hayward Area Recreation and Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District
- Vector Control: Vector Control Services District County Service Area
- Lead Abatement: Alameda County
- Broadband: Private providers
- Library: Alameda County Library

The Hayward Area Recreation and Park District operates a number of parks and facilities in the Ashland area, including Ashland Park, the Ashland Community Center, Jack Holland Sr. Park, Edendale Park, Hesperian Park, and Fairmont Linear Park. Neighboring Ashland is the Lake Chabot Regional Park, which is operated by EBRPD.

The closest library branches to the Ashland area is the San Lorenzo Branch of the Alameda County Library. Residents of Ashland are able to join both library systems by providing a valid ID with a California address. The South Branch Library, which was operated by the San Leandro Public Library, was also a library which served this area. The South Branch Library closed in 2020 due to the COVID-19 pandemic and has not yet re-opened due to staffing constraints. The City of San Leandro continues to evaluate the status of this library and has yet to determine its future plans.

According to data from the California Public Utilities Commission, Ashland is considered adequately served by broadband providers. More information about broadband services can be found on page 94.

CAPACITY OF FACILITIES AND ADEQUACY OF SERVICES

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

- 3. Present and planned capacity of public facilities and adequacy of public services, adequacy of public services, infrastructure needs, or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.*

Per Government Code Section 56425, a LAFCO shall consider and prepare a written statement of its SOI determinations on the five (5) factors, including:

- 2. The present and probable need for public facilities and services in the area;*
- 3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide; and*
- 5. the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.*

Overall, cities in Alameda County are providing adequate community services to their residents and customers. In general, cities report they have the resources to maintain current levels of service and there are very few service areas where there are any ongoing issues or disputes between agencies.

Fremont and Oakland did not engage with RSG throughout the MSR process. RSG has made determinations about the provisions of community services in those cities based on publicly available documents, but was unable to speak with staff in those cities in order to gain a deeper understanding of service opportunities and challenges.

This section of the report discusses the community services provided by the cities in Alameda County and their capacity to deliver those services with the existing staff and public facilities.

STREET MAINTENANCE AND LIGHTING

Streets and road maintenance of public infrastructure are provided to the cities by their own Public Works departments. Cities typically determine infrastructure needs through adopted planning documents and maintenance schedules. The County provides street maintenance and lighting services to unincorporated areas of Alameda County, including the unincorporated city SOIs.

Table 4 shows the Pavement Conditions Index (“PCI”) for each of the cities established by the Metropolitan Transportation Commission (“MTC”) as of 2022. The MTC is the transportation planning, financing, and coordinating agency for the nine counties in the Bay Area. The PCI measures the pavement health of a road on a scale of 0 to 100, with 100 being a newly paved road. A PCI score of between 80 and 89 is very good, a score between 70 and 79 is good, a score between 60 and 69 is fair, a score of between 50 and 59 is at risk, and 49 or lower is poor. The PCI allows governments to assess the health of pavement in their jurisdictions, and to plan maintenance and infrastructure improvements as necessary.

Two cities (Dublin and Emeryville) have very good scores, five cities have good scores, three have fair scores, and four are considered at risk. Alameda County as a whole has a PCI of 67 (fair).

Table 4: Pavement Condition for Cities in Alameda County⁴

City	Total Lane Miles	Pavement Condition Index
Alameda	308.5	67 (Fair)
Albany	62.9	57 (At Risk)
Berkeley	449.6	56 (At Risk)
Dublin	349.2	80 (Very Good)
Emeryville	47.4	81 (Very Good) ⁵
Fremont	1,094.2	72 (Good)
Hayward	681.4	69 (Fair)
Livermore	733.7	78 (Good)
Newark	256.0	72 (Good)
Oakland	2,051.8	54 (At Risk)
Piedmont	78.4	63 (Fair)
Pleasanton	515.0	78 (Good)
San Leandro	393.8	55 (At Risk)
Union City	329.9	73 (Good)

Several cities noted in interviews that new housing development will create more wear on the streets and roads in their jurisdictions. The cities are planning for anticipated infrastructure improvements in their General Plans and Capital Improvement Programs.

⁴ Source: Metropolitan Transportation Commission, excludes any areas outside respective city limits.

⁵ Source: City of Emeyville Pavement Management Budget Options Report, February 2023

Measure BB is a voter-approved countywide one-cent transportation sales tax which can be used to expand mass transit, improve highway infrastructure, improve local streets and roads, improve bicycle and pedestrian safety, and expand special transportation for seniors and those with disabilities. The Measure was approved by the voters in 2014 and will sunset in 2050. Measure F was also approved by the voters in 2014 and is a \$10 charge per year for each vehicle registered in Alameda County. The revenues can be used for local road improvement and repair, transit for congestion relief, local transportation technology, and pedestrian and bicyclist access and safety programs. Measure F is imposed annually unless it is repealed by the voters.

ALAMEDA

The City of Alameda documents certain funded infrastructure projects in its CIP, the most recent of which covers a three fiscal year period from 2021 through 2023. The CIP shows that the majority of the projects have been focused in two areas: transportation system enhancements (31 percent) and pavement, lighting, and urban forest projects (30 percent). To fund these activities, the City employed grant funding from various sources (27 percent), Measure BB and Measure F funds (15 percent) and other sources.

The City includes funding in its CIP to treat four or more miles of pavement each year in order to maintain its current PCI rating of “fair”; the City projects that it can maintain this PCI by spending \$4 million annually on pavement.

The City is currently working to secure funding and finalize design plans for two major corridor safety projects: Clement Avenue and Central Avenue. These two projects will make the streets safer and improve pedestrian and bicycle infrastructure. The total cost of improvements on Clement Avenue total approximately \$6.8 million and the improvements on Central Avenue will total approximately \$15.3 million.

ALBANY

The City of Albany infrastructure projects over \$25,000 with a useful life of more than five years in its five-year CIP. The current CIP (FY 19-20 through FY 23-24) allocates

approximately \$42.6 million to capital projects throughout the City. The majority of the funding over the five-year period is for streets/bikeways/pedestrian projects (\$16.5 million) and sewer/storm drain projects (\$23.3 million). Measure F, a local parcel tax, is used for street and storm drain improvements, and supports annual street rehabilitation projects.

The CIP includes \$2.4 million per year in both FY 22-23 and FY 23-24 for annual street rehabilitation. The majority of the funding for the street rehabilitation projects comes from Measure BB and Measure F. In FY 20-21, the City allocated \$200,000 for a street lighting evaluation, which aimed to evaluate the lighting conditions and identify areas for lighting improvements. This project was entirely funded by Measure B.

BERKELEY

The City of Berkeley documents anticipated infrastructure projects in its current comprehensive five-year CIP (FY 22-23 to FY 26-27). The CIP includes approximately \$359 million allocated across 115 diverse projects aimed at enhancing the City's facilities and services. Streets projects make up 26 percent of current CIP funding.

The Metropolitan Transportation Commission estimated that the City of Berkeley's deferred street maintenance costs were greater than \$250 million as of 2019. In FY 22-23, Berkeley requested \$13 million of CIP funding for street rehabilitation and \$8 million for PCI improvement projects.

DUBLIN

The City of Dublin has one of the highest PCIs in the County as of the writing of this report. The Five-Year Capital Improvement Program for 2022-27 included a five-year budget of \$92.5 million in four project categories: General Improvements, Public Art, Parks, and Streets. The FY 22-23 CIP budget included \$12 million for streets, and the FY 23-24 CIP budget included \$21 million for streets. The majority of the budget (\$16 million) in FY 23-24 is for an extension of Dublin Boulevard, with another \$2.3 million designated for annual street resurfacing and \$1.5 million allocated for Tassajara Road improvements. Dublin plans to expend at least \$2.3 million annually on street resurfacing in order to maintain its

PCI, and funds the majority of its street resurfacing costs through Measure BB and gas tax funds.

The extension of Dublin Boulevard, a joint effort with the City of Livermore, will create a more efficient transportation corridor between the two cities. Part of the project will be outside both cities' SOIs in the Doolan Canyon area. Per the CIP, the total cost for the project is estimated at \$180.5 million, with Dublin responsible for \$120.7 million. In FY 22-23, the City is funding the \$16.3 million of costs through the Tri-Valley Transportation Development Fee.

EMERYVILLE

The City of Emeryville's FY 22-23 to FY 27-28 CIP outlines capital investment totaling \$68 million across 46 projects. The projects are categorized into community facilities, essential infrastructure, housing, information technology, sustainable transportation, and urban greening. The sustainable transportation category, allocated \$44.4 million over five years (65 percent of the total CIP budget), includes the City's Annual Street Rehabilitation Program and traffic signal and street light projects. Emeryville uses the annual maintenance work as an opportunity to make small improvements to street infrastructure, including the installation of bike facilities and improving pedestrian crossings.

The City has also included funding in its CIP for a survey of its existing streetlight conditions and for an updated plan to implement any necessary street and traffic light upgrades. Emeryville is currently reconstructing its street light system along Powell Street to the Marina, due to outdated current lighting infrastructure.

FREMONT

The City of Fremont's five-year CIP (FY 23-24 through FY 27-28) includes \$112 million of funding for transportation projects. These projects include pavement and sidewalk maintenance, traffic operations and signal system improvements, bicycle and pedestrian facilities, and major streets projects. All projects are executed in alignment with the City's traffic safety policies, such as Vision Zero, complete streets initiatives (aimed at providing

equitable mobility for all travel modes, ages, and abilities), and efforts to enhance traffic flow.

Gas tax, Measure BB, and countywide vehicle registration fees funds make up approximately 34 percent of Fremont's CIP funding between FY 23-24 and FY 27-28.

Most funding within the Transportation CIP is dedicated to ongoing annual initiatives, including the repaving of City streets, repair of deteriorating sidewalks, curbs, and gutters, and the construction of curb ramps compliant with the Americans with Disabilities Act. Approximately \$74 million is allocated for these maintenance activities. The City also included approximately \$20 million in funding for Traffic Operations and Signal Projects to maintain the 195 signals in the City limits and manage traffic.

HAYWARD

The City of Hayward's 2023-2032 CIP includes \$9.8 million in FY 22-23 and \$1.5 million in FY 23-24 for pavement rehabilitation, which includes repair work for the streets in the most significantly deteriorated conditions and preventative maintenance for streets in decent condition. The City includes at least \$10 million per year for pavement rehabilitation in FY 23-24 through FY 26-27.

The City also includes annual funding for traffic signals and streetlights in its CIP. In FY 22-23, the CIP allocates \$1.7 million for traffic signals and streetlights, and increases by \$40,000 per year through FY 26-27.

Hayward has taken on several complete streets projects, which generally improve pedestrian and bicycle facilities, resurfacing roadways, and installing landscaping. In FY 21-22, the City expended \$18.9 million on these projects, and in FY 22-23 allocated \$5.6 million for complete streets projects. There is no funding allocated beyond FY 22-23.

LIVERMORE

The City of Livermore's five-year CIP identifies 146 projects with a need for funding over the next five years. Approximately \$43.4 million (10 percent) of the CIP budget is for street

maintenance expenditures, including projects which help extend the useful life of the street network in the City.

The CIP also included \$3.5 million in its FY 22-23 CIP for transportation infrastructure beyond street maintenance, which increases to \$13.7 million in FY 23-24 and reaches \$36.9 million in FY 27-28. Most of this funding is for improvements at Vasco Road and the I-580 Interchange, which will include the replacement of a bridge above the freeway. The City is still in the planning stages of the improvement. The CIP notes that most of the City's transportation infrastructure projects are funded by local and regional traffic impact fees, project specific Measure B funds, and grants.

As mentioned earlier, Livermore and Dublin are working on a joint project to connect North Canyons Parkway and Dublin Boulevard in the unincorporated area between the two cities to improve transportation options. Livermore includes \$28.4 million from FY 22-23 through FY 27-28 for this project in its CIP. Most of the funding is from traffic impact fees.

NEWARK

Newark's 2022-2024 CIP includes funded projects as well as future unfunded projects which require planning. The City included \$2.3 million in FY 22-23 and \$2.5 million in FY 23-24 for the Street Asphalt Concrete Overlay Program, which provides ongoing pavement maintenance for City streets. The City also is currently funding the Thornton Avenue Complete Streets project, which would improve pedestrian facilities along Thornton Avenue. The City's CIP estimates construction for the project will cost \$14 million.

OAKLAND

Oakland's streets are considered at-risk per the MTC. Oakland did not respond to the survey provided by RSG, and did not provide comment on the state of the City's streets. The Oakland Department of Transportation manages the City's streets and traffic signals.

According to the City's CIP posted on its website, the City plans expenditures of \$23.9 million in FY 23-24 and \$50 million in FY 24-25 for citywide street resurfacing. Oakland has several complete streets projects which are currently underway, with a total of \$11.3

million allocated for those projects in FY 23-24. The City also included \$1.25 million for traffic signal management in its FY 2023-2025 CIP.

PIEDMONT

Piedmont included \$1.5 million for streets projects in its adopted FY 22-23 budget. Most of the funding is for street resurfacing. The City adopted a Complete Streets policy in 2012 which mandates that the City, “to the maximum extent feasible and practicable,” plan, operate and maintain its transportation system in a way that makes them safe and convenient for all users. The City’s CIP budget for FY 22-23 through FY 25-26 does not identify street improvement or street lighting projects.

PLEASANTON

Pleasanton included a total of \$46.6 million for transportation and streets projects in its four-year CIP for FY 23-24 to FY 26-27. The most significant transportation and streets projects are street resurfacing projects (\$16.3 million), followed by slurry sealing (\$3.3 million), and intersection enhancements (\$400,000). The City also included \$1.5 million over the next four years for the installation of new traffic signals.

Over the next four years the City will spend approximately \$9 million on multimodal reconstruction of West Las Positas Boulevard. This project will result in the reconstruction and replacement of portions of the roadway and sidewalk, along with pedestrian, bicycle, and transit improvements.

Gas Tax, Measure BB, and Highway Funds are the single largest funding source for Pleasanton’s CIP, contributing \$28.8 million over the four-year period. City Development Fees, totaling \$12 million, are the next largest contribution source.

SAN LEANDRO

Per the City of San Leandro’s FY 24-33 CIP posted on the City’s website, the City currently has approximately \$180 million in deferred street maintenance. The City allocated \$1.2 million in FY 24-25 to rehabilitate streets in poor condition and with failing pavement. It

also allocated \$3.6 million in FY 24-25 for street sealing of the streets in good or fair condition, which will help maintain those streets. The street sealing projects are funded by Measure BB.

San Leandro collects Street Improvement Funds from new development in order to mitigate the impact of increased vehicles on public streets. These funds are used for safety and capacity improvements, and are not available for maintenance projects. On February 7, 2024, the City Council Facilities Committee heard a presentation about the state of the City's streets. The presentation outlined the importance of preventative maintenance to protect the streets, and also showed several different funding scenarios to address the deferred maintenance.

UNION CITY

Union City includes a five-year CIP as part of its budget process that details funded capital projects. The City included \$1.3 million for streets in its CIP in FY 22-23, rising to \$3.1 million in FY 25-26. The City also included an average of \$490,000 annually between FY 21-22 and FY 25-26 for traffic signals. Streets and traffic signal expenditures combined make up 20 percent of the current CIP.

Approximately \$2.2 million over the next five years will be spent on annual overlay and slurry sealing projects, which are used to preserve the City's relatively high PCI. Most of the funding for annual overlay and slurry sealing projects comes from Measure BB. The City is additionally in the process of upgrading its traffic signals to comply with state standards and will be investing \$2.1 million in its signal system over the next five years.

PARKS, RECREATION AND OPEN SPACE

For most cities, local parks and recreation services are provided by city departments, except in Livermore and Hayward. These services are provided to Livermore residents by the Livermore Area Recreation and Park District, an independent special district, and to Hayward residents by the Hayward Area Recreation and Park District, also an independent special district.

Regional parks services are provided throughout both Alameda County and Contra Cost County by the East Bay Regional Park District. More information about East Bay Regional Park District can be found in the Special Districts MSR, which was also prepared by RSG.

The cities generally reported that they have the capacity to continue to provide these services at current levels. Table 5 shows the parks inventory in the Alameda cities.

Table 5: Parks Inventory in Alameda Cities

City	Total Parks Acreage	Number of Parks
Alameda	118	24
Albany	80	14
Berkeley	250	54
Dublin	237	24
Emeryville	31	14
Fremont	1,224	64
Hayward	3,000	30
Livermore	331	37
Newark	156	15
Oakland	2,500	149
Piedmont	59	8
Pleasanton	385	46
San Leandro	104	23
Union City	138	35

ALAMEDA

In the past five years, the City of Alameda has opened 38 acres of new parks and open space and constructed a new recreation center. The City is focusing on improving its existing parks inventory over the next two years, including repairing pathways, concrete, and fences, replacing a playground at Lincoln Park, resurfacing tennis courts and adding pickleball courts, and construction of a new dog park.

ALBANY

In February 2022, Albany’s City Council approved an updated Parks, Recreation and Open Space Master Plan. The plan identifies eleven park and open space goals for the next ten years, including the maintenance and revitalization of existing parks in the City’s inventory. The City’s five-year CIP for 2019-2024 included a total of \$2.5 million for parks capital

projects, of which \$1.1 million was to be spent in 2022 on pedestrian and cyclist transportation improvements along Codornices Creek. The City has a special parcel tax, Measure M, which supports maintenance and improvements for Albany's parks, recreation, and open spaces.

The City also formed a Landscape and Lighting Assessment District to fund the improvement and maintenance of open space, recreational fields, and creek restoration.

BERKELEY

Berkeley's five-year CIP for 2023-2027 includes \$44.1 million for parks, recreation, and waterfront capital projects. Most of this funding is for renovation and maintenance of existing parks, but the City is also developing a new park at the Santa Fe right of way, funded by a \$5 million Proposition 68 grant.

DUBLIN

The City of Dublin updated its Parks and Recreation Master Plan in 2022, which evaluated existing services and facilities, and also assessed changing needs for the community in order to provide recommendations to improve services. The Plan identified 10 additional future parks (with a total of 117 acres) for the City. The City's 2022-27 adopted CIP budget included \$7.2 million for CIP projects in 2022-23, and \$3.8 million in 2023-24. In both years, the majority of these expenditures are for the Iron Horse Nature Park and Open Space and the Jordan Ranch Neighborhood Square, both of which were identified as future parks for the City in the Master Plan. These projects are largely funded by public facility fees.

EMERYVILLE

Emeryville has committed \$6.6 million to urban greening projects through its CIP over the next five years. The majority of these expenditures are in FY 23-24 (\$2.2 million) and in FY 24-25 (\$3.9 million), and include the creation of a new park on La Coste Street.

In October of 2023 The City of Emeryville opened Huchiun Park adjacent to City Hall. The two-acre park is one of Emeryville's most prominent and expansive green spaces, and is surrounded by more than 500 newly built housing units.

FREMONT

The City of Fremont's FY 23-24 through FY 27-28 CIP includes project allocations of approximately \$20.9 million for parks investments. This includes funding for improvements in the City's major parks, new pickleball courts and a new dog park, and a new community center.

In 2022, the City published a Draft Parks and Recreation Master Plan, which aims to create a framework for providing a wide range of recreational facilities which reflect changing community needs. The Plan identifies five "Big Moves," or most significant goals, which include ensuring a ten minute walk to parks for all, building recreation centers, updating outdated and failing park amenities, diversifying funding sources, and planning for staffing to meet future levels of service.

HAYWARD

The Hayward Area Recreation and Parks District ("HARD") provides park and recreation services to the City of Hayward. The City did not express any challenges with the services provided by HARD. HARD and the City are currently developing a new park, La Vista Park, which will be a 50-acre hillside park in South Hayward. The park will include sports facilities, walking trails, a science garden, and open areas. Per the City's 2023-2032 CIP, 65 percent of the construction documents have been completed. The FY 22-23 CIP included \$21 million for this project. The City is also building a new Youth and Family Center in partnership with HARD, which will provide health, wellness, and recreation programming to the community.

LIVERMORE

The Livermore Area Recreation and Park District ("LARPD") provides park and recreation services to the City of Livermore. The City did not express any challenges with the services

provided by LARPD. The City collects parks facilities fees and reimburses a portion of the fees to LARPD for eligible capital projects included in the District's CIP.

NEWARK

Newark established its Citywide Parks Master Plan in June 2017 and is currently in the processing of updating it. The Plan established three top priority developments for the City, including a new dog park, new turf fields and pedestrian pathways at the Sportsfield Park, and a new skate park.

OAKLAND

Oakland allocated \$16.6 million in its two year budget for operations and maintenance of four priority parks projects: the planning and construction of a new trail in Estuary Park, revisions and renovations at San Antonio Park, renovation of the Sobrante Mini Park, and renovation of the Tyrone Carney Park, which is currently closed.

PIEDMONT

Piedmont identified a need for significant park upgrades in its CIP. Specifically, the City included \$765,000 for improvements at various park facilities in FY 24-25, and \$17.2 million for FY 25-26 and beyond.

PLEASANTON

The City of Pleasanton included \$6.1 million of funding for parks projects in its four-year CIP through FY 26-27. This includes \$3.1 million for a new one-acre skate park at the Ken Mercer Sports Park, \$600,000 for irrigation improvements, \$915,000 for trail and pathway improvements, \$500,000 for a cricket field, and \$1.45 million for playground renovations and court resurfacing at parks throughout the City.

SAN LEANDRO

The City of San Leandro is in the process of developing a Recreation and Parks Master Plan, which will be led by the Recreation and Parks Department. The City anticipates the final plan will be available in December 2024.

UNION CITY

Union City allocated \$3.1 million for its FY 21-22 through FY 25-26 CIP. This includes funding for repairs and renovations at existing parks, along with an update of the Parks and Community Facilities Master Plan and resurfacing of the tennis courts at Veterans Park.

MOSQUITO ABATEMENT SERVICES

The Alameda County Mosquito Abatement District (“ACMAD”) provides mosquito abatement services Countywide. ACMAD is an independent special district funded by a share of property taxes, a special tax, and a benefit assessment. The District provides both abatement services and education services in order to reduce and eliminate mosquito populations. More information about ACMAD can be found in the Special Districts MSR, also prepared by RSG.

None of the cities expressed challenges with the services provided by ACMAD and expect that ACMAD will continue to provide services in the future.

VECTOR CONTROL SERVICES

The Vector Control Services District County Service Area, a division of the County Board of Supervisors, provides vector control services for vectors other than mosquitos, including rodents, ticks, bedbugs, and cockroaches, to all incorporated cities and unincorporated areas within the County. The Special Districts MSR, prepared concurrently by RSG, provides more detail about the Vector Control CSA.

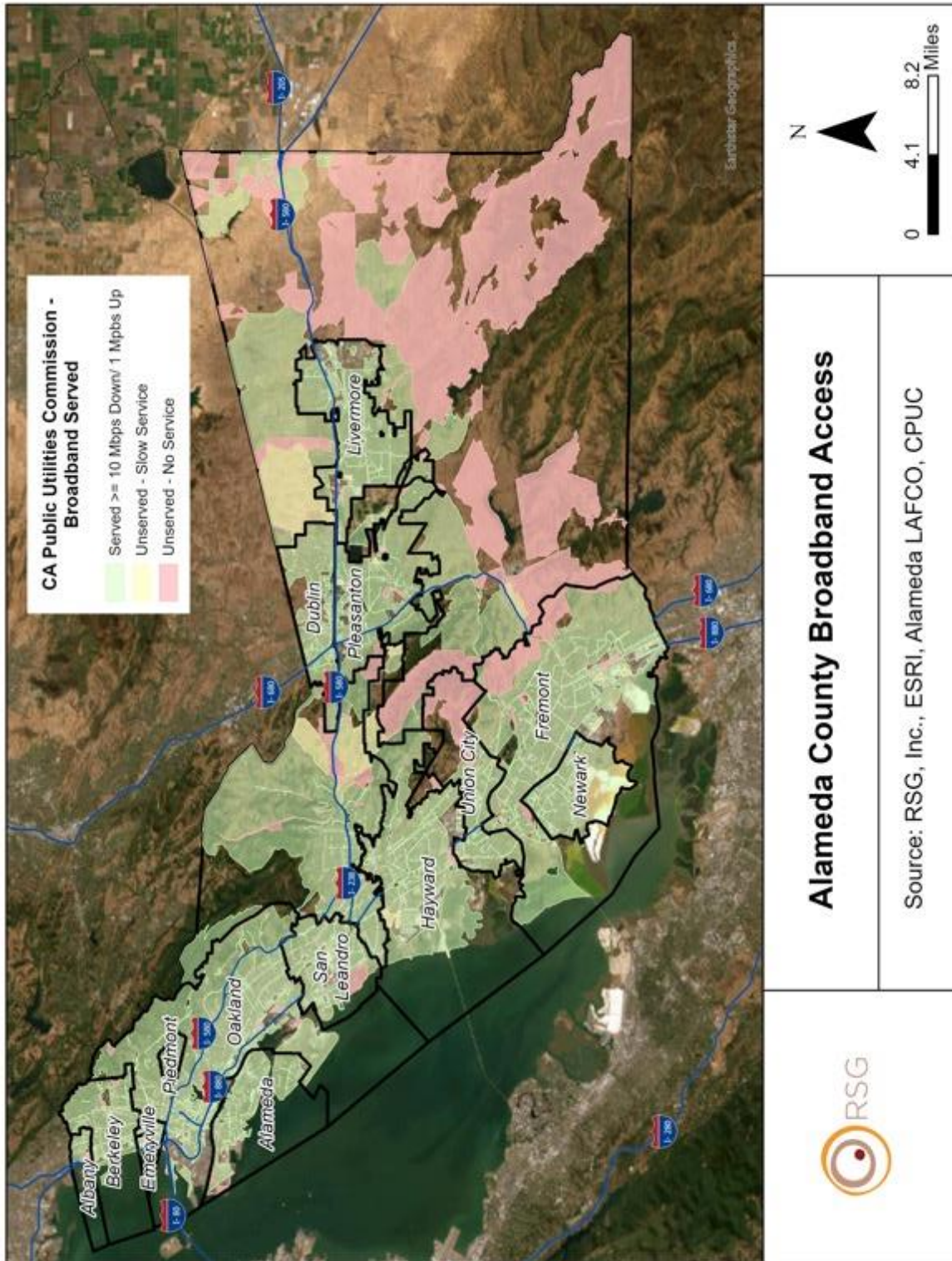
None of the cities expressed challenges with the services provided by the Vector Control District and expect that the District will continue to provide services in the future.

BROADBAND SERVICES

Residential broadband or internet access is considered a more vital service than in decades prior. Alameda LAFCO is highlighting broadband services as a community service due to the critical need for the service as a path toward economic development and interconnectedness in a post-pandemic economy.

Figure 4 shows broadband coverage in Alameda County using 2020 data from the California Public Utilities Commission (“CPUC”), the most recent available for GIS purposes. Per the CPUC, areas that are considered “served” receive at least 10 megabits per second download speeds and 1 megabit per second upload speeds. Most of the land area within the incorporated cities receives broadband services that meets this threshold. Despite receiving broadband service, yellow areas of the County are not considered served by the CPUC. These areas are uncommon and receive varying speeds of internet, all below the 10 megabit per second threshold. Red areas are populated, rural and/or semi-urban areas that do not have broadband service connections and thus are considered unserved. The cities with the largest unserved zones are Union City, Fremont, and San Leandro. The eastern unincorporated part of the County is mostly considered unserved as well. Areas not shaded are unpopulated open space or urban commercial and industrial centers.

Figure 4: Broadband Coverage in Alameda County



The only DUC in the County, Ashland, is considered served by the CPUC.

Broadband services in the County are provided by a variety of private companies. Table 6 shows the different providers in each of the cities.

Table 6: Broadband Providers in Alameda Cities

City	Broadband Providers
Alameda	Comcast, AT&T, Sonic
Albany	AT&T, Sonic, Comcast
Berkeley	AT&T, Comcast
Dublin	AT&T, Comcast (Xfinity), T-Mobile
Emeryville	AT&T, Xfinity
Fremont	AT&T, Xfinity, Verizon, EarthLink, Viasat, Hughesnet, Starlink, T-Mobile
Hayward	Comcast, AT&T
Livermore	Comcast/Xfinity, AT&T/Direct TV, Dish Network, Zayo, Astound
Newark	Comcast Xfinity (cable), AT&T (DSL/IP Broadband)
Oakland	Sonic, Comcast, AT&T, Viasat, Earthlink
Piedmont	AT&T, Comcast, Sonic
Pleasanton	Comcast, AT&T U-verse
San Leandro	AT&T, Xfinity, Verizon, Viasat, EarthLink, Starlink, T-Mobile
Union City	Lumen, Comcast, AT&T, Verizon, Tekify Fiber

The cities did not express concerns or challenges with their current broadband providers, although a number of cities, identified below, are undertaking initiatives to provide faster and more reliable WiFi at their public facilities.

The cities of Fremont and Oakland did not respond to RSG’s survey and have not confirmed the service providers listed above.

ALAMEDA

The City of Alameda is currently in the feasibility and design phase of implementing a comprehensive communications network that includes fiber, satellite, private 5G, and microwave platforms to ensure uninterrupted connectivity.

BERKELEY

The City of Berkeley is currently in the process of installing enterprise quality Wi-Fi in all city facilities, and should be finished with the project by June 2024. The City’s Information

Technology department is also evaluating opportunities to share fiber assets with other public agencies, such as BART.

In 2018, the City undertook a review of other cities' broadband master plans and research on challenges to broadband by Berkeley residents in order to determine how the City can best help its residents access WiFi. That research suggested that making broadband more accessible would require both new programming, to help residents understand their broadband options, and new infrastructure, to improve the quality of the broadband itself. The City has not taken further action to provide broadband to the public.

DUBLIN

The City of Dublin, with multiple broadband providers, is planning to expand coverage in upcoming development areas and is in the process of developing a municipal fiber master plan. The City's adopted 2022-27 CIP budget included \$140,000 to develop a five-year fiber optic master plan and feasibility study, which will be used to assess the existing City network and determine the need for build out. Dublin additionally established free public WiFi in the downtown area, which is provided by the City's internet bandwidth. The WiFi equipment is managed and maintained by Smartwave Technologies.

FREMONT

The City of Fremont has an Information Technology Services Department, which has established free public WiFi at two "Lift Zones" at two community centers in the City. Internet services at these zones are provided by Comcast.

HAYWARD

The City of Hayward has completed the first phase of its fiber network and is actively seeking funding for subsequent phases outlined in its Fiber Master Plan, including the construction of a fiber network. The Master Plan identifies a phased approach for the City to increase broadband services. The City will focus first on providing fiber-based connectivity to businesses, and then eventually expand to residential neighborhoods.

The City received initial funding from the US Department of Commerce to install a preliminary fiber optic and conduit network. Hayward will be leveraging public-private partnerships in the future to provide broadband services as efficiently as possible to its businesses and residents.

NEWARK

The City of Newark is in the process of developing a Broadband Master Plan. Newark is using ARPA funding to develop the Master Plan, and will be leveraging grants to improve broadband infrastructure in the areas with the greatest need.

OAKLAND

The City of Oakland launched the Oakland Undivided campaign in May 2020 in partnership with the Oakland Unified School District, Oakland Public Education Fund, TechExchange, and the Oakland Promise in order to bring broadband to the City's unconnected households and to sustain home digital access for Oakland's public school students. The initiative provides technical support, online learning about technology, and affordable internet.

Oakland Undivided includes the Affordable Connectivity Program, which provides a monthly discount of \$30 on internet services to qualifying households. This program is expected to end at the end of April 2024 due to funding constraints.

The City has also implemented OAK WiFi, which has live hotspots in 13 zones throughout the City. This internet is free and available for anyone in the public to use.

PLEASANTON

The City of Pleasanton provides free WiFi in all public areas of City-owned buildings and throughout the Downtown Specific Plan. The free WiFi offers unthrottled bandwidth with symmetrical upload and download capabilities.

SAN LEANDRO

In 2012, the City of San Leandro partnered with a local private software company to build a fiber optic loop in order to provide better broadband services to the City's businesses. The partnership, called Lit San Leandro, offers business internet solutions and fiber leases. The infrastructure is owned by a private entity but is maintained by Lit San Leandro.

LIBRARY SERVICES

The Alameda County Library ("ACL") provides library services to the Cities of Albany, Dublin, Fremont, Newark, and Union City. Those cities did not express any challenges with the services provided by ACL and expect that ACL will continue to provide library services.

The cities of Alameda, Berkeley, Hayward, Livermore, Oakland, Pleasanton, and San Leandro all provide their own library services through an in-house library department. The City of Piedmont and City of Emeryville receive library services from the Oakland Public Library system.

Table 7 shows library service providers and the number of library branches in each city. The cities reported that they have the capacity to continue to provide these services at current levels.

Table 7: Library Providers in Alameda Cities

City	Library Service Provider	Number of Library Branches
Alameda	City of Alameda	3
Albany	City of Albany (via contract with Alameda County Library)	1
Berkeley	City of Berkeley	6
Dublin	City of Dublin (via contract with Alameda County Library)	1
Emeryville	City of Oakland	1
Fremont	City of Fremont (via contract with Alameda County Library)	1
Hayward	City of Hayward	2
Livermore	City of Livermore	3

Newark	City of Newark (via contract with Alameda County Library)	1
Oakland	City of Oakland	18
Piedmont	City of Oakland	0
Pleasanton	City of Pleasanton	1
San Leandro	City of San Leandro	4
Union City	City of Union City (via contract with Alameda County Library)	1

ALAMEDA COUNTY LIBRARY

The cities of Albany, Dublin, Fremont, Newark, and Union City each own their library facilities and contract with the Alameda County Library (“ACL”) to deliver library services. The cities have ongoing negotiations with the County in order to adjust the number of hours of library services provided by the County at their respective facilities. The City of Albany has two voter-approved parcel taxes which fund library services for residents. The County provides library services along with janitorial maintenance and administrative services at the three libraries in the City of Fremont. Newark and Union City provide janitorial services at their respective library facilities, which the County reimburses.

ALAMEDA

The City of Alameda has three library branches within the City and is working to establish a fourth branch at Alameda Point. The City established this goal in the library’s 2020-2025 strategic plan. There are two divisions in the Library Department: Library Administration and Adult Literacy. Alameda issued a bond in 2003 to finance improvements to its libraries.

BERKELEY

The City of Berkeley’s library was accepted into the first year of the California Libraries Cultivating Race, Equity, and Inclusion Initiative. As a part of its social equity efforts, the Library has allocated \$142,000 of funds from the Library Tax Fund to provide health, housing, and community services to patrons with mental health or housing security needs. The City of Berkeley has included \$2 million of funding for deferred and ongoing maintenance in its FY 23-24 budget from the Library Tax Fund. The City noted in its budget

that deferred projects, including stucco replacement, air conditioning units, and roof replacement pose a challenge to the library.

HAYWARD

Voters in the City of Hayward approved Measure C in 2014, a 0.5 percent local sales tax partially used for the financing and construction of a new main library and community learning center. The new library opened in September 2023 and is a net-zero facility with a number of sustainable features, including a cistern for capturing rainwater.

LIVERMORE

The City of Livermore updated its Library Services Strategic Plan in 2019. The 2020-2025 Plan identified three strategic objectives: promoting literacy, affirming equity and inclusion, and increasing awareness of and accessibility to library services. The City has three branches and any individual (resident or non-resident) is able to obtain a library card.

OAKLAND

The City of Oakland provides in-house library services and additionally provides library services to the cities of Piedmont and Emeryville. The Oakland Public Library manages one main library branch, sixteen neighborhood branches, and the African-American Museum and Library at Oakland (“AAMLO”). The Library also operates the Oakland History Center and a Tool Lending Library. AAMLO includes archival collections and a reference library.

PLEASANTON

The City of Pleasanton has one library, and received a grant for a library and recreation mobile outreach vehicle that it will use to expand services throughout the community. The City allows all students at the Pleasanton Unified School District to use their student ID cards as public library cards.

SAN LEANDRO

The City of San Leandro has one main library and three branch libraries which are managed by the Library Services Department. The City has entered agreements with the Columbia Telecommunications Corporation which will provide the Library with California State Broadband funding in order to provide fiber internet connection to one of the branch libraries. The Department is also securing funding for facilities upgrades to its library system, including HVAC and lighting upgrades.

FINANCIAL ABILITY TO PROVIDE SERVICES

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

4. Financial ability of agencies to provide services.

As part of the Alameda MSR process, RSG gathered data from publicly available sources including city budgets and audits. RSG included information between FY 18-19 and FY 22-23, the most recent audit year available for most of the cities as of the date of this report. Some cities did not have a FY 22-23 audit available as of the writing of this report; for these cities, RSG has included the most up-to-date financial information available.

This MSR reviews community services, so RSG has attempted to identify expenditures and revenues specifically related to the community services which are being provided by each city. Any revenues or expenditures not related to the services reviewed in this report, including but not limited to those related to law enforcement, fire, and general government services, have been included under the “Other” line item in the agency tables. RSG has not included summaries of funds which are not used for community service uses, such as funds used for housing services.

Many cities experienced a decline in revenues in FY 19-20 and FY 20-21 due to the COVID-19 pandemic, which often forced the closure of facilities and a decrease in certain services provided by cities. In general, revenues have since increased over the past two years, as both facilities and services have generally returned to pre-pandemic levels.

RSG made determinations about revenue and expenditure growth for the cities based on compound annual growth rates (“CAGR”). Some cities have made accounting changes over the years, so RSG has only calculated the CAGR for total General Fund revenues and expenditures for each city.

- Less than 0 percent: Negative growth
- 0 – 2 percent: Low growth
- 2.1 – 4 percent: Below average growth
- 4.1 – 6 percent: Average growth

- 6.1 – 10 percent: Moderate growth
- 10.1 – 18 percent: High growth
- Above 18 percent: Very high growth

The financial capacity of each city is adequate for providing services at the current levels. The cities have all established reserve policies and have reserves which meet their policy requirements. Although some cities have significant deferred maintenance costs, these cities are planning appropriately through budget documents in order to continue to provide services.

ALAMEDA

The City of Alameda experienced average General Fund revenue growth and low General Fund expenditure growth from FY 18-19 through FY 21-22. The City's net General Fund revenues remained positive through all four years in RSG's analysis. The City had not yet released its FY 22-23 ACFR as of the writing of this report.

<i>Alameda</i>				
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22
General Fund	\$ 99,639,351	\$ 106,471,286	\$ 115,071,287	\$ 124,319,018
Capital Improvement Projects¹	\$ 8,079,191	\$ 17,445,027	\$ 14,639,641	\$ -
Other Governmental Funds	\$ 38,014,971	\$ 62,623,292	\$ 50,471,160	\$ 44,889,986
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22
General Fund				
Community Services				
Recreation and Parks	\$ -	\$ -	\$ -	\$ 10,382,106
Library	-	-	-	-
TOTAL COMMUNITY SERVICES	-	-	-	10,382,106
Public Works ²	2,179,896	2,437,812	2,330,924	3,308,954
Other Uses	88,674,173	81,867,318	83,646,636	85,368,918
TOTAL GENERAL FUND	\$ 90,854,069	\$ 84,305,130	\$ 85,977,560	\$ 99,059,978
Capital Improvement Projects	\$ 20,625,740	\$ 41,467,306	\$ 20,469,058	\$ -
Other Governmental Funds				
Community Services				
Recreation and Parks	\$ -	\$ -	\$ -	\$ 766,276
Library	-	-	-	4,857,264
TOTAL COMMUNITY SERVICES	-	-	-	5,623,540
Public Works	\$ 3,204,646	\$ 3,344,909	\$ 4,629,585	\$ 5,684,282
Other Uses	34,670,179	42,869,642	34,932,289	32,549,410
TOTAL OTHER FUNDS	\$ 37,874,825	\$ 46,214,551	\$ 39,561,874	\$ 49,480,772

¹CIP may include infrastructure not related to community services.

²Public Works budgets may include expenditures not related to community services.

Source: Annual Comprehensive Financial Reports, City of Alameda

ALBANY

The City of Albany experienced below average revenue growth and moderate expenditures growth in the General Fund from FY 18-19 through FY 21-22. Between FY 19-20 and FY 21-22, the City's General Fund expenditures exceeded revenues, but the pace of revenue growth slowed between FY 21-22 and FY 22-23.

<i>Albany</i>						
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23	
General Fund	\$ 20,481,005	\$ 19,827,362	\$ 21,639,085	\$ 23,891,883	\$ 25,890,552	
Street & Storm Fund	\$ 1,134,980	\$ 1,159,381	\$ 1,199,884	\$ 1,214,596	\$ 1,248,522	
Other Governmental Funds	\$ 10,927,145	\$ 10,275,577	\$ 12,159,285	\$ 12,924,323	\$ 16,032,023	
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23	
General Fund						
Recreation and Community Services	\$ 2,227,819	\$ 1,988,968	\$ 1,318,099	\$ 2,079,875	\$ 2,728,384	
Other Uses	17,823,458	17,897,240	22,536,997	24,236,513	25,067,732	
TOTAL GENERAL FUND	\$ 20,051,277	\$ 19,886,208	\$ 23,855,096	\$ 26,316,388	\$ 27,796,116	
Street & Storm Fund						
Recreation and Community Services	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Uses	789,765	289,373	702,988	365,779	2,982,578	
TOTAL STREET & STORM FUND	\$ 789,765	\$ 289,373	\$ 702,988	\$ 365,779	\$ 2,982,578	
Nonmajor Governmental Funds						
Recreation and Community Services	\$ 944,632	\$ 759,348	\$ 456,724	\$ 1,117,945	\$ 2,266,287	
Other Uses	7,315,663	7,679,673	7,687,467	6,472,283	8,938,959	
TOTAL NONMAJOR GOV'T FUNDS	\$ 8,260,295	\$ 8,439,021	\$ 8,144,191	\$ 7,590,228	\$ 11,205,246	

Source: Annual Comprehensive Financial Reports, City of Albany

BERKELEY

The City of Berkeley had below average revenue growth and moderate expenditure growth in the General Fund between FY 18-19 through FY 22-23. The City has a fund specifically dedicated to the operations and maintenance of its library system. Revenue growth outpaced expenditure growth for this fund over the five years from FY 18-19 through FY 22-23, and revenues exceeded expenditures for every year in the analysis. Like many other cities, the City's charges for service revenues declined in FY 20-21 but rebounded in FY 21-22.

<i>Berkeley</i>						
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23	
General Fund	\$ 201,089,822	\$ 210,940,719	\$ 213,739,932	\$ 232,594,533	\$ 241,247,508	
Grants	\$ 24,485,578	\$ 26,834,350	\$ 38,488,025	\$ 80,274,805	\$ 74,391,507	
Library	\$ 20,063,287	\$ 20,616,745	\$ 21,025,076	\$ 22,915,954	\$ 24,328,539	
Other Governmental Funds	\$ 88,800,853	\$ 74,314,924	\$ 73,589,111	\$ 109,976,976	\$ 110,952,151	
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23	
General Fund						
Community Services						
Highway and Streets	\$ 2,904,262	\$ 2,289,459	\$ 3,163,011	\$ 3,833,392	\$ 3,055,307	
Culture-Recreation	5,943,167	7,013,665	7,361,990	8,707,861	9,290,768	
TOTAL COMMUNITY SERVICES	8,847,429	9,303,124	10,525,001	12,541,253	12,346,075	
Other Uses	141,873,821	179,302,220	178,788,175	188,285,598	198,957,809	
TOTAL GENERAL FUND	\$ 150,721,250	\$ 188,605,344	\$ 189,313,176	\$ 200,826,851	\$ 211,303,884	
Grants						
Community Services						
Highway and Streets	\$ 323,385	\$ 323,385	\$ 800,632	\$ 546,047	\$ 2,222,509	
Culture-Recreation	331,426	331,426	467,798	342,338	455,376	
TOTAL COMMUNITY SERVICES	654,811	654,811	1,268,430	888,385	2,677,885	
Other Uses	33,618,111	33,618,111	31,580,892	41,315,663	42,743,285	
TOTAL GRANTS	\$ 34,272,922	\$ 34,272,922	\$ 32,849,322	\$ 42,204,048	\$ 45,421,170	
Library	\$ 19,009,097	\$ 19,009,097	\$ 20,144,965	\$ 18,526,627	\$ 20,193,808	
Other Governmental Funds						
Community Services						
Highway and Streets	\$ 11,474,717	\$ 11,474,717	\$ 6,507,792	\$ 7,561,325	\$ 8,121,811	
Culture-Recreation	20,786,996	20,786,996	19,788,855	23,612,798	16,645,713	
TOTAL COMMUNITY SERVICES	32,261,713	32,261,713	26,296,647	31,174,123	24,767,524	
Other Uses	58,572,358	58,572,358	82,889,335	72,181,519	67,970,054	
TOTAL OTHER GOV'T FUNDS	\$ 90,834,071	\$ 90,834,071	\$ 109,185,982	\$ 103,355,642	\$ 92,737,578	

Source: Annual Comprehensive Financial Reports, City of Berkeley

DUBLIN

The City of Dublin experienced below average revenue growth and average expenditure growth in its General Fund between FY 18-19 and FY 22-23. Revenues dropped in FY 20-21 and FY 21-22, largely due to a significant decrease in revenue for charges for service, but rebounded in FY 22-23. The City also significantly increased its revenue from developer fees in FY 20-21. Park and Community Services spending decreased over the five years of this analysis, while Public Works spending increased.

<i>Dublin</i>					
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund	\$ 107,273,141	\$ 102,872,533	\$ 99,392,683	\$ 99,125,378	\$ 121,813,345
Capital Projects Funds¹	\$ 21,126,416	\$ 8,966,291	\$ 4,320,989	\$ 15,769,485	\$ 5,002,093
Other Governmental Funds	\$ 12,759,729	\$ 13,821,194	\$ 19,590,235	\$ 19,320,213	\$ 24,913,615
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund					
Community Services					
Public Works	\$ 12,704,232	\$ 11,915,994	\$ 12,014,081	\$ 13,413,099	\$ 18,129,060
Park and Community services	9,486,704	7,135,822	6,034,953	8,689,027	8,262,422
TOTAL COMMUNITY SERVICES	22,190,936	19,051,816	18,049,034	22,102,126	26,391,482
Other Uses	50,709,053	55,200,069	56,072,743	58,828,931	65,592,321
TOTAL GENERAL FUND	\$ 72,899,989	\$ 74,251,885	\$ 74,121,777	\$ 80,931,057	\$ 91,983,803
Capital Projects Funds					
Community Services					
Parks	\$ 1,081,809	\$ 6,180,120	\$ 4,170,540	\$ 13,400,686	\$ 4,539,778
Streets	14,666,554	5,488,030	3,116,314	4,030,047	13,053,219
TOTAL COMMUNITY SERVICES	15,748,363	11,668,150	7,286,854	17,430,733	17,592,997
Other Uses	13,021,906	14,217,262	8,521,288	13,048,654	12,045,114
TOTAL CAPITAL PROJECTS FUNDS	\$ 28,770,269	\$ 25,885,412	\$ 15,808,142	\$ 30,479,387	\$ 29,638,111
Other Governmental Funds					
Community Services					
Public works and transportation ²	\$ 1,987,540	\$ 1,879,056	\$ 2,082,078	\$ 2,283,403	\$ 2,470,450
Park and community services	182,858	44,312	50,301	67,830	39,001
TOTAL COMMUNITY SERVICES	2,170,398	1,923,368	2,132,379	2,351,233	2,509,451
Other Uses	5,314,253	6,034,217	8,678,886	12,171,281	11,396,093
TOTAL OTHER GOV'T FUNDS	\$ 7,484,651	\$ 7,957,585	\$ 10,811,265	\$ 14,522,514	\$ 13,905,544

¹ Capital Projects Funds may include revenues not related to community services.

² Public works budgets may include projects not related to community services.

Source: Annual Comprehensive Financial Report, City of Dublin

EMERYVILLE

The City of Emeryville experienced below average revenue and expenditure growth between FY 18-19 and FY 22-23 in its General Fund, although expenditure growth did outpace revenue growth. While General Fund revenues decreased between FY 19-20 and FY 20-21, revenues have significantly increased between FY 20-21 and FY 22-23. Between FY 20-21 and FY 22-23, the growth of revenues has outpaced expenditures. The largest source of General Fund revenue growth was for licenses and permits, which grew from \$4.9 million in FY 18-19 to \$10.9 million in FY 22-23.

<i>Emeryville</i>					
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund	\$ 48,992,281	\$ 45,146,558	\$ 40,564,460	\$ 48,576,621	\$ 57,522,025
Other Grants	\$ -	\$ 383,186	\$ 2,146,284	\$ 1,691,328	\$ 1,082,491
General Capital Improvements¹	\$ 7,038,453	\$ 8,258,631	\$ 11,779,789	\$ 2,123,158	\$ 3,248,303
Nonmajor Governmental Funds	\$ 10,426,781	\$ 12,693,469	\$ 10,743,542	\$ 12,820,394	\$ 15,108,186
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund					
Community Services					
Community Services	\$ 961,378	\$ 570,509	\$ 525,229	\$ 734,620	\$ 777,774
Public Works ²	3,360,044	3,551,480	3,816,143	3,763,659	4,448,227
TOTAL COMMUNITY SERVICES	4,321,422	4,121,989	4,341,372	4,498,279	5,226,001
Other Uses	34,295,035	35,522,632	34,826,372	37,598,488	41,028,665
TOTAL GENERAL FUND	\$ 38,616,457	\$ 39,644,621	\$ 39,167,744	\$ 42,096,767	\$ 46,254,666
Grants					
Community Services					
Community Services	\$ -	\$ -	\$ -	\$ -	\$ 246,619
Public works	-	50,000	50,000	50,000	21,234
TOTAL COMMUNITY SERVICES	-	50,000	50,000	50,000	267,853
Other Uses	-	1,258,603	2,236,340	1,477,270	5,803,427
TOTAL GRANTS	\$ -	\$ 1,308,603	\$ 2,286,340	\$ 1,527,270	\$ 6,071,280
General Capital Improvements					
Community Services					
Public Works	\$ 11,058	\$ 530,982	\$ 466,269	\$ 477,485	\$ 495,997
TOTAL COMMUNITY SERVICES	11,058	530,982	466,269	477,485	495,997
Other Uses	892,352	7,306,087	6,417,468	2,242,566	3,149,247
TOTAL GENERAL CAPITAL IMPROVEMENTS	\$ 903,410	\$ 7,837,069	\$ 6,883,737	\$ 2,720,051	\$ 3,645,244
Nonmajor Governmental Funds					
Community Services					
Community services	\$ 2,261,778	\$ 2,331,071	\$ 2,273,418	\$ 2,142,038	\$ 2,246,278
Public works	2,131,576	592,957	471,998	596,984	733,699
TOTAL COMMUNITY SERVICES	4,393,354	2,924,028	2,745,416	2,739,022	2,979,977
Other Uses	8,089,571	8,826,859	8,533,250	4,484,272	6,725,679
TOTAL OTHER GOVT FUNDS	\$ 12,482,925	\$ 11,750,887	\$ 11,278,666	\$ 7,223,294	\$ 9,705,656

¹ May include capital improvements not related to community services.

² May include projects not related to community services.

Source: Annual Comprehensive Financial Reports, City of Emeryville

FREMONT

The City of Fremont experienced average General Fund revenue growth and moderate expenditure growth between FY 18-19 and FY 22-23. The City has a dedicated Recreation Services fund; this fund experienced revenue growth over the timeframe of RSG's analysis along with declining expenditures.

<i>Fremont</i>						
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23	
General Fund	\$ 208,075,729	\$ 200,959,295	\$ 230,698,745	\$ 270,377,156	\$ 261,356,720	
Recreation Services	\$ 8,632,133	\$ 6,348,844	\$ 4,673,289	\$ 7,020,550	\$ 9,007,416	
Capital Improvement¹	\$ 2,361,213	\$ 1,239,022	\$ (622,643)	\$ 39,876	\$ 241,293	
Streets, Bike & Pedestrian	\$ 17,667,579	\$ 23,670,148	\$ 21,298,240	\$ 16,258,256	\$ 14,955,253	
Non-Major Governmental Funds	\$ 31,896,591	\$ 40,457,450	\$ 46,769,711	\$ 48,305,042	\$ 40,342,646	
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23	
General Fund						
Capital Assets Maintenance ²	\$ 23,725,195	\$ 25,934,406	\$ 25,528,082	\$ 28,824,390	\$ 32,074,121	
Other Uses	161,083,433	176,417,194	179,606,663	191,766,524	230,344,088	
TOTAL GENERAL FUND	\$ 184,808,628	\$ 202,351,600	\$ 205,134,745	\$ 220,590,914	\$ 262,418,209	
Recreation Services	\$ 9,947,436	\$ 9,271,061	\$ 6,748,305	\$ 9,165,130	\$ 8,984,343	
Capital Improvement						
Capital Assets Maintenance	\$ 12,081,704	\$ 6,387,006	\$ 8,617,682	\$ 4,620,375	\$ 6,838,330	
Other Uses	2,549,697	10,206,582	6,543,999	3,181,659	1,193,012	
TOTAL CAPITAL IMPROVEMENT	\$ 14,631,401	\$ 16,593,588	\$ 15,161,681	\$ 7,802,034	\$ 8,031,342	
Streets, Bike & Pedestrian	\$ 18,939,352	\$ 31,999,909	\$ 18,325,021	\$ 10,793,739	\$ 9,512,934	
Non-Major Governmental Funds						
Capital Assets Maintenance	\$ 10,389,348	\$ 12,494,006	\$ 13,749,863	\$ 15,511,488	\$ 15,515,697	
Other Uses	17,804,787	23,000,363	23,788,221	32,543,357	27,680,781	
TOTAL NON-MAJOR FUNDS	\$ 28,194,135	\$ 35,494,369	\$ 37,538,084	\$ 48,054,845	\$ 43,196,478	

¹ May include capital improvements not related to community services.

² May include projects not related to community services.

Source: Annual Comprehensive Financial Reports, City of Fremont

HAYWARD

The City of Hayward experienced below average General Fund revenue and expenditure growth, although revenue growth outpaced expenditure growth. In all of the years of RSG's analysis, General Fund revenues exceeded expenditures. As of the date of this report, the City had not yet released its FY 22-23 ACFR.

<i>Hayward</i>				
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22
General Fund	\$ 182,269,528	\$ 183,535,033	\$ 199,884,873	\$ 205,880,353
Grants	\$ 568,201	\$ 785,893	\$ 995,410	\$ 1,288,154
General Capital Projects¹	\$ 5,053,484	\$ 7,986,625	\$ 12,556,475	\$ 10,920,508
Other Governmental Funds	\$ 26,878,707	\$ 24,514,544	\$ 43,668,174	\$ 31,117,111
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22
General Fund				
Community Services				
Public Works & Transportation ²	\$ 3,596,709	\$ 5,144,882	\$ 4,085,154	\$ 4,117,683
Library and Community Services	6,522,261	7,186,368	7,587,444	8,460,055
TOTAL COMMUNITY SERVICES	10,118,970	12,331,250	11,672,598	12,577,738
Other Uses	155,984,648	154,176,226	160,716,410	169,304,049
TOTAL GENERAL FUND	\$ 166,103,618	\$ 166,507,476	\$ 172,389,008	\$ 181,881,787
Grants				
Community Services				
Public Works & Transportation	\$ 379,160	\$ 12,111	\$ -	\$ -
Library and Community Services	-	162,173	179,684	369,953
TOTAL COMMUNITY SERVICES	379,160	174,284	179,684	369,953
Other Uses	-	311,881	757,536	265,618
TOTAL GRANTS	\$ 379,160	\$ 486,165	\$ 937,220	\$ 635,571
General Capital Projects				
Public Works & Transportation	\$ 5,547	\$ 40,743	\$ 44,072	\$ 40,743
Other Uses	18,292,125	12,231,411	26,559,107	38,990,457
TOTAL CAPITAL PROJECTS	\$ 18,297,672	\$ 12,272,154	\$ 26,603,179	\$ 39,031,200
Other Governmental Funds				
Community Services				
Public Works & Transportation	\$ 4,869,013	\$ 1,595,328	\$ 4,069,040	\$ 5,592,896
Library and Community Services	1,085,197	1,358,671	1,356,861	1,767,260
TOTAL COMMUNITY SERVICES	5,954,210	2,953,999	5,425,901	7,360,156
Other Uses	18,174,087	18,552,959	25,998,228	28,058,392
TOTAL OTHER GOV'T FUNDS	\$ 24,128,297	\$ 21,506,958	\$ 31,424,129	\$ 35,418,548

¹ May include capital projects not related to community services.

² May include projects not related to community services.

Source: Annual Comprehensive Financial Report, City of Hayward

LIVERMORE

The City of Livermore experienced below average General Fund revenue growth and low expenditure growth between FY 18-19 and FY 22-23. During this time period, General Fund community service expenditures grew at a similar pace to revenues, and outpaced the growth of other, non-community service expenditures. The City's Other Governmental Funds experienced negative growth in both revenues and expenditures.

<i>Livermore</i>					
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund	\$ 117,420,762	\$ 118,435,835	\$ 124,558,590	\$ 127,001,798	\$ 142,363,579
Other Governmental Funds¹	\$ 27,145,245	\$ 29,331,117	\$ 24,010,297	\$ 19,056,526	\$ 21,471,447
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund					
Community Services					
Public Works ²	\$ 7,048,763	\$ 7,298,306	\$ 7,886,134	\$ 11,066,658	\$ 8,734,430
Library	5,587,920	5,834,282	5,517,721	6,286,856	6,301,649
TOTAL COMMUNITY SERVICES	12,636,683	13,132,588	13,403,855	17,353,514	15,036,079
Other Uses	97,599,673	95,991,415	100,323,200	112,460,324	103,593,172
TOTAL GENERAL FUND	\$ 110,236,356	\$ 109,124,003	\$ 113,727,055	\$ 129,813,838	\$ 118,629,251
Other Governmental Funds					
Community Services					
Public Works	\$ 3,809,511	\$ 3,998,680	\$ 5,207,860	\$ 4,875,348	\$ 3,348,359
Library	77,864	62,516	108,459	100,784	171,001
TOTAL COMMUNITY SERVICES	3,887,375	4,061,196	5,316,319	4,976,132	3,519,360
Other Uses	37,529,522	27,913,822	14,369,270	22,773,831	17,368,967
TOTAL OTHER GOV'T FUNDS	\$ 41,416,897	\$ 31,975,018	\$ 19,685,589	\$ 27,749,963	\$ 20,888,327

¹ May include funds not related to community services.

² May include projects not related to community services.

Source: Annual Comprehensive Financial Reports, City of Livermore

NEWARK

The City of Newark's General Fund expenditure growth outpaced revenue growth between FY 18-19 and FY 22-23. General Fund revenues declined slightly between FY 19-20 and FY 20-21, but grew again in FY 21-22. Service charges as a revenue source declined over the five years. General Fund community service expenditures experienced the same trend as General Fund revenues during that time, with recreation expenditures the most impacted in FY 20-21.

<i>Newark</i>					
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund	\$ 67,243,195	\$ 65,426,814	\$ 64,638,925	\$ 71,684,204	\$ 79,620,841
Park Impact Fees	\$ 308,596	\$ -	\$ 2,885,477	\$ 1,812,427	\$ 361,088
Capital Projects Fund¹	\$ 3,719,151	\$ 2,774,023	\$ -	\$ 41,401	\$ -
Other Funds	\$ 4,895,004	\$ 6,856,163	\$ 5,194,848	\$ 5,811,917	\$ 6,136,862
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund					
Community Services					
Recreation	\$ 5,348,141	\$ 5,093,905	\$ 4,520,499	\$ 5,218,855	\$ 5,119,440
Public Works ²	8,044,475	8,519,745	8,479,337	8,774,572	10,655,287
TOTAL COMMUNITY SERVICES	13,392,616	13,613,650	12,999,836	13,993,427	15,774,727
Other Uses	38,807,809	40,588,345	52,885,547	49,789,632	50,230,641
TOTAL GENERAL FUND	\$ 52,200,425	\$ 54,201,995	\$ 65,885,383	\$ 63,783,059	\$ 66,005,368
Capital Projects Fund					
Public Works	\$ 4,551,128	\$ -	\$ 340,721	\$ 234,546	\$ 86,568
Other Uses	736,767	32,778,777	42,296,896	3,336,349	146,546
TOTAL CAPITAL FUND	\$ 5,287,895	\$ 32,778,777	\$ 42,637,617	\$ 3,570,895	\$ 233,114
Other Governmental Funds					
Community Services					
Recreation	\$ 206,196	\$ 170,008	\$ 123,992	\$ 202,241	\$ 186,593
Public Works	91,100	615,250	311,311	1,138,345	866,651
TOTAL COMMUNITY SERVICES	297,296	785,258	435,303	1,340,586	1,053,244
Other Uses	3,387,703	5,707,873	1,709,542	4,051,108	1,997,908
TOTAL OTHER GOV'T FUNDS	\$ 3,684,999	\$ 6,493,131	\$ 2,144,845	\$ 5,391,694	\$ 3,051,152

¹ May include projects not related to community services.

² May include uses not related to community services.

Source: Annual Comprehensive Financial Reports, City of Newark

OAKLAND

The City of Oakland experienced similar growth in its General Fund revenues and expenditures between FY 18-19 and FY 22-23. In all years of RSG's analysis, General Fund revenues exceeded General Fund expenditures. Community service spending over the same time period increased more rapidly, mostly due to a significant increase in expenditures for community and human services.

<i>Oakland</i> ¹						
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23	
General Fund	\$ 840,434	\$ 832,649	\$ 887,221	\$ 926,596	\$ 967,768	
Federal/State Grant Fund	\$ 91,055	\$ 118,365	\$ 194,063	\$ 226,069	\$ 203,512	
Municipal Capital Improvement Fund ²	\$ 12,520	\$ 14,685	\$ 20,943	\$ 15,985	\$ 24,188	
Other Special Revenue Fund	\$ 148,197	\$ 145,513	\$ 163,539	\$ 175,726	\$ 229,087	
Other Governmental Funds	\$ 106,587	\$ 115,688	\$ 118,589	\$ 116,826	\$ 127,756	
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23	
General Fund						
Community Services						
Community and Human Services	\$ 44,656	\$ 54,344	\$ 46,613	\$ 64,812	\$ 78,895	
Public Works and Transportation ³	42,662	42,600	36,172	48,229	55,317	
TOTAL COMMUNITY SERVICES	87,318	96,944	82,785	113,041	134,212	
Other Uses	610,818	666,611	651,205	577,613	674,756	
TOTAL GENERAL FUND	\$ 698,136	\$ 763,555	\$ 733,990	\$ 690,654	\$ 808,968	
Federal/State Grant Fund						
Community Services						
Community and Human Services	\$ 46,699	\$ 52,650	\$ 59,094	\$ 64,647	\$ 64,102	
Public Works and Transportation	4,184	5,997	9,330	5,623	5,651	
TOTAL COMMUNITY SERVICES	50,883	58,647	68,424	70,270	69,753	
Other Uses	45,612	46,207	137,685	192,245	141,260	
TOTAL FEDERAL/STATE GRANT	\$ 96,495	\$ 104,854	\$ 206,109	\$ 262,515	\$ 211,013	
Municipal Capital Improvement Fund						
Public Works and Transportation	\$ 7,703	\$ 10,703	\$ 12,760	\$ 12,951	\$ 13,715	
Other Uses	53,311	55,133	105,752	82,284	46,282	
TOTAL MUNICIPAL CAPITAL IMPR.	\$ 61,014	\$ 65,836	\$ 118,512	\$ 95,235	\$ 59,997	
Other Special Revenue Fund						
Community Services						
Community and Human Services	\$ 51,131	\$ 59,796	\$ 62,233	\$ 60,514	\$ 63,888	
Public Works and Transportation	7,501	10,509	18,499	26,812	31,202	
TOTAL COMMUNITY SERVICES	58,632	70,305	80,732	87,326	95,090	
Other Uses	79,350	84,825	88,352	98,355	126,522	
TOTAL OTHER SPECIAL REVENUES	\$ 137,982	\$ 155,130	\$ 169,084	\$ 185,681	\$ 221,612	
Other Governmental Funds						
Community Services						
Community and Human Services	\$ 6,447	\$ 3,790	\$ 6,259	\$ 6,266	\$ 7,087	
Public Works and Transportation	47,024	49,861	47,166	46,775	48,848	
TOTAL COMMUNITY SERVICES	53,471	53,651	53,425	53,041	55,935	
Other Uses	135,868	131,054	127,698	124,847	144,538	
TOTAL OTHER GOV'T FUNDS	\$ 189,339	\$ 184,705	\$ 181,123	\$ 177,888	\$ 200,473	

¹ All amounts shown in thousands.

² May include capital projects not related to community services.

³ May include uses not related to community services.

Source: Annual Comprehensive Financial Reports, City of Oakland

PIEDMONT

General Fund expenditure growth outpaced General Fund revenue growth for the City of Piedmont between FY 18-19 and FY 21-22. Community service spending outpaced total General Fund expenditure growth, largely due to an increase in Public Works expenditures. As of the writing of this report, the City has not yet released its FY 22-23 ACFR.

<i>Piedmont</i>				
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22
General Fund	\$ 29,762,060	\$ 28,733,313	\$ 33,932,347	\$ 34,964,871
Facilities Maintenance	\$ 220,975	\$ 176,711	\$ 24,324	\$ (108,711)
Other Governmental Funds	\$ 2,729,302	\$ 2,522,405	\$ 2,694,915	\$ 3,392,759
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22
General Fund				
Community Services				
Public Works ¹	\$ 3,790,687	\$ 4,033,333	\$ 4,470,211	\$ 5,784,643
Recreation	2,912,559	2,666,206	2,404,970	3,296,287
TOTAL COMMUNITY SVS.	6,703,246	6,699,539	6,875,181	9,080,930
Other Uses	17,854,157	18,465,479	19,864,422	21,696,675
TOTAL GENERAL FUND	\$ 24,557,403	\$ 25,165,018	\$ 26,739,603	\$ 30,777,605
Facilities Maintenance				
Community Services				
Public Works	\$ 5,743	\$ 18,416	\$ 19,841	\$ 7,728
Recreation	496,295	260,416	107,222	263,756
TOTAL COMMUNITY SVS.	502,038	278,832	127,063	271,484
Other Uses	1,084,153	837,648	1,131,220	1,477,783
TOTAL FACILITIES MAINT.	\$ 1,586,191	\$ 1,116,480	\$ 1,258,283	\$ 1,749,267
Other Governmental Funds				
Community Services				
Public Works	\$ 461,516	\$ 29,761	\$ 32,148	\$ 60,591
Street Improvement	188,074	-	48,250	204,879
Recreation	700,688	730,609	706,355	753,765
TOTAL COMMUNITY SVS.	1,350,278	760,370	786,753	1,019,235
Other Uses	2,280,649	4,727,978	941,347	1,948,103
TOTAL OTHER GOV'T. FUNDS	\$ 3,630,927	\$ 5,488,348	\$ 1,728,100	\$ 2,967,338

¹ May include uses not related to community services.

Source: Annual Comprehensive Financial Reports, City of Piedmont

PLEASANTON

The City of Pleasanton has experienced similar growth rates for its General Fund revenues and expenditures. In all years of RSG's analysis, General Fund revenues exceeded General Fund expenditures.

<i>Pleasanton</i>						
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23	
General Fund ¹	\$ 126,900,375	\$ 124,920,607	\$ 126,584,069	\$ 139,016,693	\$ 149,725,799	
Capital Improvement Programs Fund ²	\$ 811,417	\$ 1,424,054	\$ 4,051,189	\$ (908,557)	\$ (259,424)	
Other Governmental Funds ³	\$ 13,437,223	\$ 14,890,590	\$ 10,887,161	\$ 8,099,590	\$ 11,430,518	
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23	
General Fund	\$ 112,377,001	\$ 113,806,103	\$ 115,390,177	\$ 120,540,275	\$ 133,540,493	
Capital Improvement Programs Fund	\$ 896,898	\$ 1,512,806	\$ 6,171,177	\$ 4,332,526	\$ 5,646,332	
Other Governmental Funds	\$ 8,412,250	\$ 12,914,511	\$ 18,941,450	\$ 15,147,821	\$ 10,750,450	

¹ May include funds not related to community services.

² May include projects not related to community services.

³ May include funds not related to community services.

Source: Annual Comprehensive Financial Reports, City of Pleasanton

SAN LEANDRO

The City of San Leandro experienced higher General Fund revenue growth than General Fund expenditure growth between FY 18-19 and FY 21-22. Community service spending grew at a slightly faster rate than total General Fund expenditures. In FY 20-21, the City established a fund specifically for Measure BB, the Countywide measure used for street and road improvements. As of the writing of this report, the City had not yet published its FY 22-23 ACFR.

San Leandro				
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22
General Fund	\$ 118,854,224	\$ 117,410,317	\$ 125,709,950	\$ 135,928,389
Capital Improvements¹	\$ 60,236	\$ 63,492	\$ 14,647	\$ 8,822
Measure BB	\$ -	\$ -	\$ 2,331,526	\$ 5,933,117
Non-Major Governmental Funds	\$ 16,268,165	\$ 26,937,576	\$ 15,499,216	\$ 14,573,419
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22
General Fund				
Community Services				
Engineering and Transportation ²	\$ 9,571,683	\$ 10,094,413	\$ 10,216,409	\$ 11,735,643
Recreation and Culture	10,720,040	10,385,984	9,751,091	11,314,002
TOTAL COMMUNITY SERVICES	20,291,723	20,480,397	19,967,500	23,049,645
Other Uses	82,545,701	86,181,332	89,166,846	88,586,408
TOTAL GENERAL FUND	\$ 102,837,424	\$ 106,661,729	\$ 109,134,346	\$ 111,636,053
Capital Improvements				
Engineering and Transportation	\$ 1,570,643	\$ 1,291,555	\$ 1,304,167	\$ 2,317,396
Other Uses	2,519,105	6,858,965	8,517,038	3,128,076
TOTAL CAPITAL IMPROVEMENTS	\$ 4,089,748	\$ 8,150,520	\$ 9,821,205	\$ 5,445,472
Measure BB	\$ -	\$ -	\$ 5,874,380	\$ 6,055,475
Non-Major Governmental Funds				
Community Services				
Engineering and Transportation	\$ 12,990,673	\$ 17,395,665	\$ 6,511,620	\$ 9,249,084
Recreation and Culture	381,842	613,397	318,288	405,787
TOTAL COMMUNITY SERVICES	13,372,515	18,009,062	6,829,908	9,654,871
Other Uses	4,454,074	5,563,158	6,620,221	5,841,138
TOTAL NON-MAJOR GOV'T FUNDS	\$ 17,826,589	\$ 23,572,220	\$ 13,450,129	\$ 15,496,009

¹ May include projects not related to community services.

² May include uses not related to community services.

Source: Annual Comprehensive Financial Reports, City of San Leandro

UNION CITY

As of the writing of this report, the City of Union City has not published its FY 21-22 or its FY 22-23 ACFR due to a cyberattack. City staff expect to be up to date with financial reporting in 2024. Between FY 18-19 and FY 20-21, the City experienced declining general Fund revenues and expenditures; in all three years, General Fund expenditures exceeded General Fund revenues. The decline in General Fund revenues was largely a result of a decline in charges for service in FY 20-21.

<i>Union City</i>				
Revenues	FY 18-19	FY 2019-20	FY 2020-21	
General Fund	\$ 62,622,448	\$ 63,037,899	\$ 62,339,062	
Capital Improvement Fund¹	\$ 1,948,614	\$ 1,701,483	\$ 1,106,614	
Public Improvement Capital Project²	\$ 1,329,781	\$ 608,093	\$ 152,470	
Other Governmental Funds	\$ 24,300,582	\$ 22,906,948	\$ 24,260,985	
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	
General Fund				
Community Services				
Community and Recreation Services	\$ 6,353,280	\$ 5,701,289	\$ 4,055,400	
Public Works ³	5,476,487	5,182,837	5,155,871	
TOTAL COMMUNITY SERVICES	11,829,767	10,884,126	9,211,271	
Other Uses	50,344,578	50,780,294	48,976,874	
TOTAL GENERAL FUND	\$ 74,004,112	\$ 72,548,546	\$ 67,399,416	
Capital Improvement Fund				
Public Works	\$ 497,540	\$ 3,169,847	\$ 639,994	
Other Uses	33,015	241,418	233,019	
TOTAL CAPITAL IMPROVEMENT FUND	\$ 530,555	\$ 3,411,265	\$ 873,013	
Public Improvement Capital Project Fund				
Public Works	\$ 2,092,106	\$ 4,791,808	\$ -	
Other Uses	979,188	48,604	8,073,933	
TOTAL PUBLIC IMPROVEMENT FUND	\$ 3,071,294	\$ 4,840,412	\$ 8,073,933	
Non-Major Governmental Funds				
Community Services				
Community and Recreation Services	\$ 765,220	\$ 704,271	\$ 828,371	
Public Works	9,824,977	7,430,483	7,375,068	
TOTAL COMMUNITY SERVICES	10,590,197	8,134,754	8,203,439	
Other Uses	11,459,294	11,120,134	10,816,552	
TOTAL NON-MAJOR GOV'T FUNDS	\$ 22,049,491	\$ 19,254,888	\$ 19,019,991	

¹ May include capital projects not related to community services.

² May include capital projects not related to community services.

³ May include uses not related to community services.

Source: Annual Comprehensive Financial Reports, City of Union City



OPPORTUNITIES FOR SHARED FACILITIES

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

5. Status of, and opportunities for, shared facilities;

The City of Oakland provides library services to Emeryville and Piedmont. Neither city expressed challenges with the services currently provided by Oakland, and both expect that Oakland will continue to provide library services in the future.

RSG did not identify additional shared community service facilities in the Alameda County cities.

None of the cities expressed a desire for further shared community service facilities, nor did RSG identify potential opportunities for additional shared community service facilities during this review.

ACCOUNTABILITY, GOVERNMENT STRUCTURE AND OPERATIONAL EFFICIENCIES

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

- 6. Accountability for community service needs, including government structure and operational efficiencies.*
- 7. Any other matter related to effective or efficient service delivery, as required by Commission Policy.*

Cities in Alameda County have established a robust framework of policies and procedures aimed at fostering transparency and accountability to the local community. This framework encompasses a range of practices, including the organization of elections and the dissemination of public notices regarding city meetings and actions. To enhance accessibility, many cities utilize technology, such as Zoom, to broadcast public hearings and meetings. This approach accommodates a wider audience and overcomes potential barriers to in-person attendance.

All cities maintain user-friendly websites that contain information about departments, their activities, and upcoming events. These websites are valuable resources for residents seeking information about local government services. Collectively, the cities prioritize operational efficiency and structural strength, demonstrating their commitment to accessible, accountable, and responsive local governance.

The cities of Alameda, Berkeley, and Oakland have implemented “Sunshine Ordinances” which aim to make public records and meetings more accessible to the public. These ordinances clarify and specify which documents need to be made available to the public, when they need to be posted, and provide mechanisms for residents to file complaints about transparency. All three cities have independent commissions which advise elected officials on how to implement their respective Sunshine Ordinances and hear complaints about violations of the ordinances.

Alameda County comprises both charter cities and general law cities. Charter cities have their own charters that grant them greater autonomy and the ability to create local laws and regulations that may differ from state laws. General law cities, on the other hand,

operate under the general laws of the state, which limit their authority to enact local regulations beyond what the state allows.

- Charter Cities: Alameda, Albany, Berkeley, Hayward, Oakland, Piedmont, San Leandro
- General Law Cities: Dublin, Emeryville, Fremont, Livermore, Newark, Pleasanton, Union City

All of the cities, with the exception of Oakland, employ a Council-Manager form of government. In this setup, elected city councils are responsible for shaping policies, while a City manager supervises day-to-day operations to ensure effective governance. Meanwhile, Oakland functions under a Mayor-Council system. In this model, the Mayor holds executive authority, overseeing the city's administration, appointing officials, and making substantial decisions without requiring approval from the City Council.

The cities of Alameda, Albany, Berkeley, Emeryville, Hayward, Newark, and Piedmont employ at-large elections, where Council members are elected citywide. In contrast, Dublin, Fremont, Livermore, Oakland, San Leandro, and Union City opt for district elections. Under this model, the cities are divided into distinct geographical districts, and Council members are elected by residents of those specific districts. Livermore, Pleasanton, and Union City have four Council members who are elected by-district, while the Mayor of the cities is elected at-large.

- Five-Member Councils: Alameda, Albany, Dublin, Emeryville, Livermore, Newark, Piedmont, Union City, Pleasanton
- Seven-Member Councils: Fremont, Hayward, San Leandro
- Eight-Member Council: Oakland
- Nine-Member Council: Berkeley

Some of the cities have taken steps to engage their communities beyond what is required by law. For example, the City of Livermore prioritized community input when it updated the Library Strategic Services Plan for 2020-2025. Livermore residents completed over 1,500 surveys about library services which staff used to draft library objectives. The City of

Hayward solicited input for its Housing Element by contacting over 175 stakeholders and organizations in the City and attending community meetings.

No additional matters related to effective and efficient service delivery have been identified for review in this MSR by Alameda LAFCO.

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ALAMEDA
LOCAL AGENCY FORMATION COMMISSION

Local Agency Formation Commission of Alameda County

224 W Winton Ave Suite 110
Hayward, CA 94544

Municipal Service Review and Sphere of Influence Reviews

Alameda County Special Districts and County Service Areas

Public Review Draft

April 30, 2024



TABLE OF CONTENTS

Table of Contents	2
Table of Figures	4
List of Abbreviations Used	5
Executive Summary	6
Introduction.....	6
Alameda Cities Reviewed	6
MSR Determinations Summary	7
SOI Determinations Summary and Recommendations.....	9
Background	12
Legal Requirements and Purpose	12
Authority and Powers of LAFCO.....	12
<i>LAFCO Responsibilities</i>	12
<i>Planning Authorities</i>	13
<i>Sphere of Influence Updates</i>	13
Municipal Service Reviews	14
<i>Prior Municipal Service Reviews</i>	15
<i>Existing Spheres of Influence</i>	15
Alameda County Local Agency Formation Commission	17
<i>Commission Composition</i>	18
<i>Meeting and Contact Information</i>	19
Methodology and Data Sources.....	19
<i>DOF Population and Housing Estimates</i>	19
<i>Other Data Sources Used</i>	20
Agency Profiles	21
Growth and Population Projections	55
Present and Planned Land Uses	58
<i>Alameda County Mosquito Abatement District</i>	59
<i>East Bay Regional park District</i>	59

<i>Hayward Area Recreation and Park District</i>	59
<i>Livermore Area Recreation and Park District</i>	59
<i>Castlewood, Castle Homes, Morva, and Five Canyons CSAs</i>	60
<i>Vector Control Services District CSA</i>	61
<i>Lead Abatement CSA</i>	61
<i>Street Lighting CSA</i>	61
Location and Characteristics of Any DUCs	62
Capacity of Facilities and Adequacy of Services	64
Street Maintenance and Lighting	64
Parks, Recreation and Open Space	67
<i>Hayward Area Recreation and Park District:</i>	67
<i>Livermore Area Recreation and Park District:</i>	68
<i>East Bay Regional Park District:</i>	69
Mosquito Abatement Services	70
Vector Control Services	71
Library Services.....	72
Lead Abatement Services.....	72
Financial Ability to Provide Services	73
<i>Alameda County Mosquito Abatement District</i>	74
<i>East Bay Regional Park District</i>	75
<i>Hayward Area Recreation and Park District</i>	76
<i>Livermore Area Recreation and Park District</i>	77
<i>Castlewood, Castle Homes, Morva, and Five Canyons CSAs</i>	78
<i>Vector Control and Lead Abatement CSAs</i>	79
<i>Street Lighting CSA</i>	81
Opportunities for Shared Facilities	82
Accountability, Government Structure and Operational Efficiencies	83

TABLE OF FIGURES

Table 1: Special Districts and County Service Areas	6
Table 2: Alameda LAFCO Commission Roster	18
Table 3: Regional Population and Housing Trends	56
Table 4: Agency Housing Growth	57

LIST OF ABBREVIATIONS USED

ACFR	Annual Comprehensive Financial Report
ACMAD	Alameda County Mosquito Abatement District
CAGR	Compound Annual Growth Rate
CIP	Capital Improvement Program
CKH	Cortese-Knox-Hertzberg Act
CSA	County Service Area
DOF	California Department of Finance
DUC	Disadvantaged Unincorporated Community
EBRPD	East Bay Regional Park District
FTE	Full-Time Equivalent
FY	Fiscal Year
GIS	Geographic Information Systems
HARD	Hayward Area Recreation and Park District
JPA	Joint Powers Authority
LAFCO	Local Agency Formation Commission
LARPD	Livermore Area Recreation and Park District
MSR	Municipal Service Review
RHNA	Regional Housing Needs Allocation
SOI	Sphere of Influence

EXECUTIVE SUMMARY

INTRODUCTION

The Local Agency Formation Commission of Alameda County (“Alameda LAFCO”) initiated this Community Services Municipal Service Review (“MSR”) and Sphere of Influence (“SOI”) update in 2023 for 14 cities, four special districts, and seven County Service Areas (“CSAs”) within Alameda County. This report focuses on the four special districts and seven CSAs within the County which provide community services. Alameda LAFCO retained consultant RSG, Inc. (“RSG”) to prepare the MSR, which included conducting surveys and interviews with each of the agencies, and collecting demographic, fiscal, and other data to support the MSR findings and determinations under State law.

This MSR will encompass a comprehensive assessment of community services in Alameda County, including street maintenance and lighting, library, parks and recreation, mosquito and vector abatement, and lead abatement services.

ALAMEDA CITIES REVIEWED

Alameda LAFCO included seven county service areas (“CSAs”) and four special districts as a part of this MSR and SOI update. Several of the agencies have service areas which span the entire county, while others serve much smaller populations. The 11 agencies are listed in Table 1.

Table 1: Special Districts and County Service Areas

County Service Areas	Special Districts
Castlewood CSA	Alameda County Mosquito Abatement District
Castle Homes CSA	East Bay Regional Park District
Five Canyons CSA	Hayward Area Recreation and Park District
Morva CSA	Livermore Area Recreation and Park District
Street Lighting CSA	
Vector Control Services District CSA	
Lead Abatement CSA	

As further detailed in the body of this report, RSG makes the following MSR determinations for the community services agencies based on our data collection, surveys, and interviews:

Population, Growth, and Housing

Generally, the population for agencies in the County is expected to increase over the next five years, while housing growth is expected to stagnate. The agencies are planning for increased population through their respective planning documents, many of which have been updated in the past five years to reflect the increased population.

Disadvantaged Unincorporated Communities

The unincorporated community of Ashland, within the SOI of the City of San Leandro, is the only Alameda LAFCO-designated disadvantaged unincorporated community (“DUC”) in the County. Ashland receives services from the countywide community service providers, and receives other municipal services from the County. More information about Ashland can be found on page 62 of this report.

Capacity of Facilities and Adequacy of Services

The CSAs and special districts within the County are generally providing adequate street maintenance and lighting, parks and recreation, library, and vector and mosquito control services to their residents and customers. Most agencies serving the region have the resources to maintain current levels of service and to meet expected demand in the future.

Residents who receive street maintenance services from the Castlewood CSA have expressed concerns about the ability of the Castlewood CSA to provide adequate services. The CSA did not engage with RSG throughout the MSR process. RSG recommends that the Commission further study the ability of the public works CSAs to provide services to their residents.

Financial Ability to Provide Services

The financial capacity of the agencies is adequate for current service levels. The Livermore Area Recreation and Park District (“LARPD”) expressed interest in revisiting its revenue sharing agreement with the East Bay Regional Park District in order to more efficiently fund deferred maintenance projects and increases in facility capacity.

Opportunities for Shared Facilities

The 2006 MSR recommended that the Vector Control District Services CSA and the Alameda County Mosquito Abatement District explore options for consolidation and shared services and facilities. Staff at the Mosquito Abatement District indicated that the services provided by the two agencies are distinct and require different types of expertise and facilities, and that consolidation of the two agencies would likely not lead to increased operational efficiency.

Livermore Area Recreation and Park District and East Bay Regional Park District work collaboratively to manage the Brushy Peak Preserve. LARPD also operates and maintains Camp Shelly, near Lake Tahoe. It leases the property from the US Forest Service.

The Hayward Area Recreation and Park District operates parks and facilities owned by other entities, including but not limited to the City of Hayward, the Hayward Unified School District, and Alameda County. The District did not express challenges with these shared facilities.

The agencies did not express a desire for further shared facilities, nor did RSG identify potential opportunities for additional shared facilities during this review.

Accountability for Community Service Needs

Alameda community service agencies implement policies and procedures that ensure transparency and accountability to the public, including public notice of meetings and actions and regular elections. All agencies have websites and social

media which provide information about their meetings, including ways to access the meetings virtually.

The five public works CSAs (Castle Homes, Castlewood, Five Canyons, Morva, and Street Lighting) all operate under the County Public Works Agency.

The Livermore Area Recreation and Park District expressed concern that its overlapping boundaries with the East Bay Regional Park District may lead to decreased accountability for Livermore residents and may decrease service efficiency. At this time, RSG recommends that the Commission further explore the overlapping boundaries between the two districts in order to evaluate how accountability is impacted and potential solutions.

A number of the agencies take additional discretionary steps to survey residents and businesses periodically to gauge sentiment or interest in various topics. These efforts increase accountability for community service needs.

Any Other Matter Related to Effective or Efficient Service Delivery, as Required by Commission Policy

LAFCO does not have any policies affecting the preparation of MSRs, so RSG did not evaluate matters aside from those listed above.

SOI DETERMINATIONS SUMMARY AND RECOMMENDATIONS

When asked, no agency told RSG they plan to annex unincorporated areas within their SOIs, nor did they indicate a desire to a change to their respective SOIs. As further detailed in the body of this report, RSG makes the following SOI determinations for the cities based on our data collection, surveys, and interviews:

Present and Planned Land Uses

The agencies anticipate population growth within the County and are planning for growth via their respective planning documents. The agencies do not have land use planning authority, which is instead reserved for the cities and the County.

The community services districts and CSAs in this MSR generally serve specific land uses. Four of the CSAs (Castlewood, Castle Homes, Five Canyons, and Morva) almost exclusively serve residential customers in small, unincorporated residential areas. The park districts focus on managing open space, parks, trails, and recreational facilities. Some of the districts are working to acquire additional land for park uses, or to preserve existing open spaces. The Lead Abatement CSA serves residential and commercial land uses, focusing primarily on structures built prior to 1978. The CSA serves the entirety of the unincorporated County.

RSG identified 95 parcels throughout the County designated as prime farmland under the Williamson Act. All 95 parcels are within the SOI of the Livermore Area Recreation and Park District.

Present and Probable Need for Facilities and Services

Alameda County community services special districts and CSAs are providing adequate services to their residents and customers. Agencies serving the region have the resources to maintain current levels of service and to meet expected demand in the future.

Present Capacity and Adequacy of Public Facilities and Services

The present capacity of the public facilities operated by the special districts and CSAs in the County is generally adequate to provide community services to their residents and customers.

Residents of the Castlewood CSA have expressed concern about the adequacy of the services provided by the CSA and potential assessment increases. RSG recommends that the Commission further study the ability of the public works CSAs to provide services.

Social or Economic Communities of Interest

Alameda County includes one DUC, the 1,137-acre Ashland community, within the southeast portion of San Leandro's SOI. Based on our research, Ashland receives community services from the following agencies:

- Mosquito Abatement: Alameda County Mosquito Abatement District
- Vector Control: Vector Control Services District County Service Area
- Lead Abatement: Alameda County
- Library: Alameda County Library
- Street Maintenance and Lighting: Alameda County
- Parks and Recreation: Hayward Area Recreation and Park District

Aside from Ashland, other unincorporated areas are located in the SOIs of Berkeley, Dublin, Fremont, Hayward, Livermore, Pleasanton, and San Leandro. Among these areas are the unincorporated communities of Castro Valley, Cherryland, Fairview, Sunol, and San Lorenzo. In general, these unincorporated areas receive community services from countywide districts and CSAs and the County itself. The Hayward Area Recreation and Park District is the designated parks and recreation services provider for the unincorporated communities listed above.

Present and Probable Need for Public Facilities and Services by any DUCs within the Existing SOIs

As mentioned earlier, the Ashland community within the San Leandro SOI is the only DUC in the County. The service providers did not indicate any challenges with providing community services to Ashland.

SOI Updates

RSG was not made aware of any potential SOI updates among the affected agencies.

BACKGROUND

LEGAL REQUIREMENTS AND PURPOSE

In 1963 the California Legislature created for each County a Local Agency Formation Commission (“LAFCO”) to oversee the logical formation and determination of local agency boundaries that encourage orderly growth and development essential to the social, fiscal, and economic well-being of the State. LAFCOs’ authority to carry out this legislative charge is codified in the Cortese-Knox-Hertzberg Reorganization Act of 2000 (“CKH”). For nearly 60 years, CKH has been amended to give more direction to LAFCOs and, in some cases, expand the authorities of the Commissions. One of the most important revisions to CKH by the Legislature occurred in 2000, which added a requirement that LAFCOs review and update the “spheres of influence” for all cities and special districts every five years and, in conjunction with this responsibility, prepare comprehensive studies that are known as “municipal service reviews.”

AUTHORITY AND POWERS OF LAFCO

Codified within CKH are the procedures and processes for LAFCOs to carry out their purposes as established by the Legislature. LAFCOs’ purposes are guided and achieved through their regulatory and planning powers and acknowledge that the local conditions of the 58 California counties shall be considered in part to the Commissions’ authorities.

**CKH ACT (G.C. SECTION 56301) –
PURPOSES OF LAFCOs**

“Among the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands, encouraging the efficient provision of government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances.”

LAFCO RESPONSIBILITIES

LAFCOs’ regulatory authorities include the reviewing, approving, amending or denying of proposals to change the jurisdictional boundaries of cities and special districts. Specifically, these types of boundary changes commonly referred to as “changes of organization,” include:

- City Incorporation
- City Disincorporation
- District Formation
- District Dissolution
- City and District Annexations and Detachments
- City and District Consolidations
- Merger of a City and District
- Establishment of a Subsidiary District
- Activation of new or different functions or classes of services, or divestiture of power to provide services for special districts.

PLANNING AUTHORITIES

LAFCOs' planning authorities are carried out through the establishment and updating of agencies' SOIs, which is a tool used to define a city or special district's future jurisdictional boundary and service areas. Through the reform of CKH in 2000, LAFCO's planning responsibility includes the preparation of comprehensive studies (MSRs) that analyze service or services within the county, region, subregion, or other designated geographic area. The determinations that LAFCOs must review, analyze, and adopt for SOIs and MSRs are discussed below.

SPHERE OF INFLUENCE UPDATES

In 1972, LAFCOs throughout the State were tasked with determining and overseeing the SOIs for local government agencies. An SOI is a planning boundary that may be outside of an agency's jurisdictional boundary (such as the city limits or a special district's service area) that designates the agency's probable future boundary and service area. The purpose of an SOI is to ensure the provision of efficient services while discouraging urban sprawl and the premature conversion of agricultural and open space lands, and by preventing overlapping jurisdictions and duplication of services. On a regional level, LAFCOs coordinate the orderly development of a community through reconciling differences between different agency plans. This is intended to ensure the most efficient

urban service arrangements are created for the benefit of area residents and property owners. Factors considered in an SOI update include current and future land use, capacity needs, and any relevant areas of interest such as geographical terrain, location, and any other aspects that would influence the level of service.

Per Government Code Section 56425, a LAFCO shall consider and prepare a written statement of its SOI determinations on the following five (5) factors:

- 1. The present and planned land use in the area, including agricultural and open-space lands.*
- 2. The present and probable need for public facilities and services in the area.*
- 3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*
- 4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.*
- 5. If a city or special district provides public facilities or services related to sewer, municipal and industrial water, or structural fire protection the present and probable need for those facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.*

From time-to-time, an SOI may be modified as determined by LAFCO using the procedures for making sphere amendments as outlined by CKH. Pursuant to Government Code Section 56430, a LAFCO must first conduct an MSR prior to updating or amending an SOI.

MUNICIPAL SERVICE REVIEWS

Section 56425(g) of CKH requires that LAFCOs evaluate an SOI every five years, or when necessary. The vehicle for doing this is known as a Municipal Service Review.

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics as follows:

- 1. Growth and population projections for the affected area.*
- 2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence(s).*
- 3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.*
- 4. Financial ability of agencies to provide services.*
- 5. Status of, and opportunities for, shared facilities.*
- 6. Accountability for community service needs, including government structure and operational efficiencies.*
- 7. Any other matter related to effective or efficient service delivery, as required by Commission Policy.*

The focus of an MSR is to ensure that public services are being carried out efficiently and the residents of any given area or community are receiving the highest level of service possible, while also discouraging urban sprawl and the premature conversion of agricultural lands. If an MSR determines that certain services are not being carried out to an adequate standard, LAFCO can recommend changes be made through sphere changes and dissolution or consolidation of service providers to provide the best service possible to the population.

PRIOR MUNICIPAL SERVICE REVIEWS

Several cycles of MSRs have been completed by Alameda LAFCO prior to this one. The first was produced in 2008 and the second in 2013. In 2017, LAFCO released an SOI update for all cities in the County and in 2021, LAFCO released a Countywide MSR on Water, Wastewater, Stormwater, and Flood Control Services. Each MSR cycle has provided Alameda LAFCO with new and important information regarding the delivery of services to Alameda County residents.

EXISTING SPHERES OF INFLUENCE

This MSR evaluates service provision by and within the community service agencies of Alameda County, both within their incorporated boundaries and their unincorporated spheres of influence. A number of agencies have unincorporated area adjacent to their boundaries but within their spheres. RSG has identified these areas below.

Disadvantaged Unincorporated Communities (DUCs)

Consistent with Government Code Section 56430, this MSR reviews DUCs within the County, including their location, characteristics, and adequacy of services and public facilities. Further, to address issues of inequity and infrastructure deficits, Government Code Section 56375 places restrictions on annexations to cities if the proposed annexation is adjacent to a DUC.

DUCs are defined as inhabited territory located within an unincorporated area of a county in which the annual median household income is less than 80 percent of the

statewide median household income. State law considers an area with 12 or more registered voters to be an inhabited area.

Alameda LAFCO has identified one DUC within the eastern SOI of the City of San Leandro, the Ashland community. The following agencies provide community services to Ashland:

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: Hayward Area Recreation and Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District (“ACMAD”)
- Vector Control: Vector Control Services District County Service Area (“Vector Control CSA”)
- Lead Abatement: Alameda County
- Broadband: Private providers
- Library: Alameda County Library

More information about Ashland can be found on page 62.

Unincorporated Areas of Note

A number of the agencies have SOIs which extend beyond their corporate boundaries. These areas and their respective service providers are identified below:

Livermore Area Recreation and Park District

The Livermore Area Recreation and Park District’s (“LARPD”) SOI extends beyond its corporate boundary to the northeastern corner of the County. LARPD did not express an interest in annexing this area into its boundary at this time. This area is unincorporated County territory, and is serviced by the following providers:

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: Livermore Area Recreation and Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District (“ACMAD”)

- Vector Control: Vector Control Services District County Service Area (“Vector Control CSA”)
- Lead Abatement: Alameda County
- Broadband: Private providers
- Library: Alameda County Library

Street Lighting CSA

The Street Lighting CSA’s SOI extends beyond its corporate boundary to the northeast and separately to the southeast. The Street Lighting CSA, a part of the Alameda County Public Works Agency, did not respond to RSG’s requests for information or comment as a part of this MSR and SOI update. This area is unincorporated County territory, and is serviced by the following providers:

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: Hayward Area Recreation and Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District (“ACMAD”)
- Vector Control: Vector Control Services District County Service Area (“Vector Control CSA”)
- Lead Abatement: Alameda County
- Broadband: Private providers
- Library: Alameda County Library

ALAMEDA COUNTY LOCAL AGENCY FORMATION COMMISSION

Alameda LAFCO is responsible for overseeing the boundaries, establishing and updating SOIs, and preparing MSRs for the County’s 14 cities and 29 independent and dependent special districts. Alameda LAFCO’s authority is

MISSION:
Alameda LAFCO serves Alameda County cities, special districts, and the county to ensure effective and efficient delivery of municipal services.

guided through adopted policies and procedures that assist in the implementation of the



provisions of CKH and consideration of the local conditions and circumstances of the County.

COMMISSION COMPOSITION

Alameda LAFCO is comprised of 11 Commissioners, with 7 voting Commissioners and 4 Alternates. The Commissioners represent different parts of the County, including: three County Supervisors, three Cities, three independent Special Districts, and two representatives of the general public. All members serve four-year terms and there are no term limits. In accordance with the statute, while serving on the Commission, all Commission members shall exercise their independent judgement on behalf of the interests of residents, property owners, and the public as a whole.

Table 2 identifies the Commissioners and Alternates along with their respective appointing authority and term, as well as the two members of LAFCO staff.

Table 2: Alameda LAFCO Commission Roster

Commissioners	Appointing Authority	Current Term
Regular Members		
Karla Brown , Chair City Member	City Selection Committee	2021–2024
Melissa Hernandez , City Member	City Selection Committee	2021–2025
Ralph Johnson , Special District Member	Independent Special District Selection Committee	2012–2024
Mariellen Faria , Special District Member	Independent Special District Selection Committee	2019–2027
Nate Miley , County Member	Board of Supervisors	2001–2024
David Haubert , County Member	Board of Supervisors	2020–2027
Sblend Sblendorio , Public Member	Alameda LAFCO Commission	2006–2026
Alternate Members		
John Marchand , City Member, Alternate	City Selection Committee	2021–2027
Georgan Vonheeder-Leopold , Special District Member, Alternate	Independent Special District Selection Committee	2013–2025
Lena Tam , County Member, Alternate	Board of Supervisors	2021–2026
Bob Woerner , Public Member Alternate	Alameda LAFCO Commission	2021–2025

LAFCO Staff
Rachel Jones, Executive Officer April Raffel, Clerk

MEETING AND CONTACT INFORMATION

The Commission’s regular meetings are held on the second Thursday of the month at 2:00 p.m. Currently, the meetings are conducted at City of Dublin Council Chambers 100 Civic Plaza, Dublin, 94568.

The Alameda LAFCO administrative offices are centrally located at 224 West Winton Ave., Suite 110, Hayward, CA 94644. Commission staff may be reached by telephone at (510) 670-6267. The agency’s agendas, reports and other resources are available online at www.alamedalafco.org.

METHODOLOGY AND DATA SOURCES

RSG worked in coordination with Alameda LAFCO staff throughout the duration of this MSR. To fully understand key factors and current issues involving the agencies, RSG conducted an initial working session with Alameda LAFCO staff to determine the project scope and process and formalize overall MSR objectives, schedules, agency services to review, fiscal criteria, and roles and responsibilities of Alameda LAFCO, and RSG.

Data presented in this MSR was compiled between July 2023 and February 2024.

Population and housing data presented in this MSR reflect statistics released by the California Department of Finance (“DOF”) Demographic Research Unit for incorporated cities, and the Federal Decennial Census data, as reported by ESRI Business Analyst, for unincorporated areas.

DOF POPULATION AND HOUSING ESTIMATES

This MSR uses the DOF’s population and housing estimates for cities and the county, and reflect data through January 1, 2023. The DOF’s Demographic Research Unit publishes population estimates annually and are the official population and housing unit tallies used in most State programs and for jurisdictional appropriation limits.

OTHER DATA SOURCES USED

The DOF does not provide data for unincorporated areas within city SOIs nor for other agencies, including special districts and CSAs. In order to produce the demographic reports for these areas, RSG extracts Census data from ESRI Business Analyst using GIS shapefiles provided by the County.

AGENCY PROFILES

For each of the agencies, this section provides a summary of the governing structure, population and service area, and types of services provided. A demographic summary and a map of each agency are shown following the profile table.

Below is a list of the agencies profiled in this MSR:

County Service Areas:

- Castlewood CSA
- Castle Homes CSA
- Five Canyons CSA
- Morva CSA
- Street Lighting CSA
- Vector Control Services District CSA
- Lead Abatement CSA

Special Districts:

- Alameda County Mosquito Abatement District
- East Bay Regional Park District
- Hayward Area Recreation and Park District
- Livermore Area Recreation and Park District

Castlewood CSA

Established 1968

Agency Information

Address	399 Elmhurst Street, Hayward, CA 94544
Primary Contact	Lorena Arroyo Garcia, CSA Administrator
Contact Information	(510) 670-5480
Website	https://www.acpwa.org/programs-services/County-Service-Areas/CastlewoodAR.page

Service Area Information

Incorporated Area (Sq. Mi.)	0.35
Population Served	638
Communities Served	Unincorporated County southwest of Pleasanton

Services Provided

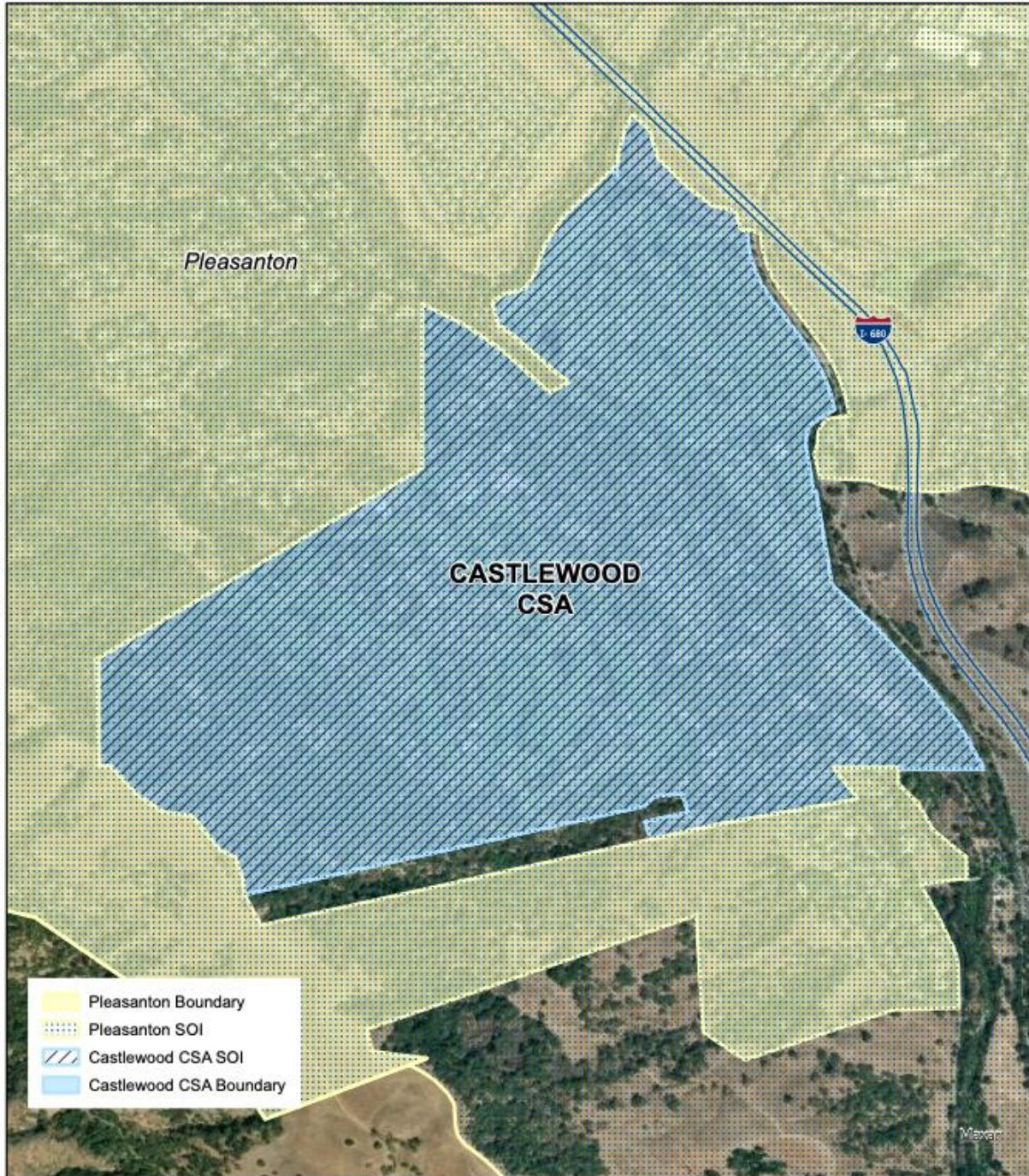
- Maintenance of private roads
- Drainage services for private roads
- Sewer and water services

Castlewood County Service Area

Population & Density	Agency		County
2020 Population	638		1,682,353
2023 Population	638		1,636,194
2028 Population ¹	636		1,697,701
2023-2028 Projected Growth Rate (%)	-0.3%	<	3.8%
Daytime Population	590		1,660,752
Households	240		595,862
Household Size	2.66	<	2.75
Area (Square Miles)	0.88		821.46
Density (Persons per Square Mile)	725	<	1,992
Housing			
Housing Units	242		630,758
Owner Occupied (%)	86%	>	51%
Renter Occupied (%)	13%	<	44%
Vacant (%)	1%	<	6%
Median Home Value	\$ 2,000,001	>	\$ 1,064,817
Employment & Poverty			
Businesses	2,013		
Employees	14		
2023 Median Household Income	\$ 200,001	>	\$ 116,079
Poverty Rate	1%	<	9%

¹2028 Population estimate is a projection only.

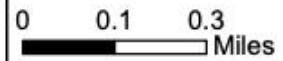
Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst



Castlewood County Service Area

Source: RSG, Inc., ESRI, Alameda LAFCO

N



Castle Homes CSA

Established 1968

Agency Information

Address	951 Turner Court, Hayward, CA 94545
Primary Contact	Lorena Arroyo Garcia, CSA Administrator
Contact Information	(510) 670-5480
Website	https://www.acpwa.org/programs-services/County-Service-Areas/CastleHomes.page

Service Area Information

Incorporated Area (Sq. Mi.)	0.88
Population Served	173
Communities Served	Unincorporated roads in Fairview Area, northeast of City of Hayward

Services Provided

Road maintenance for three private roads:

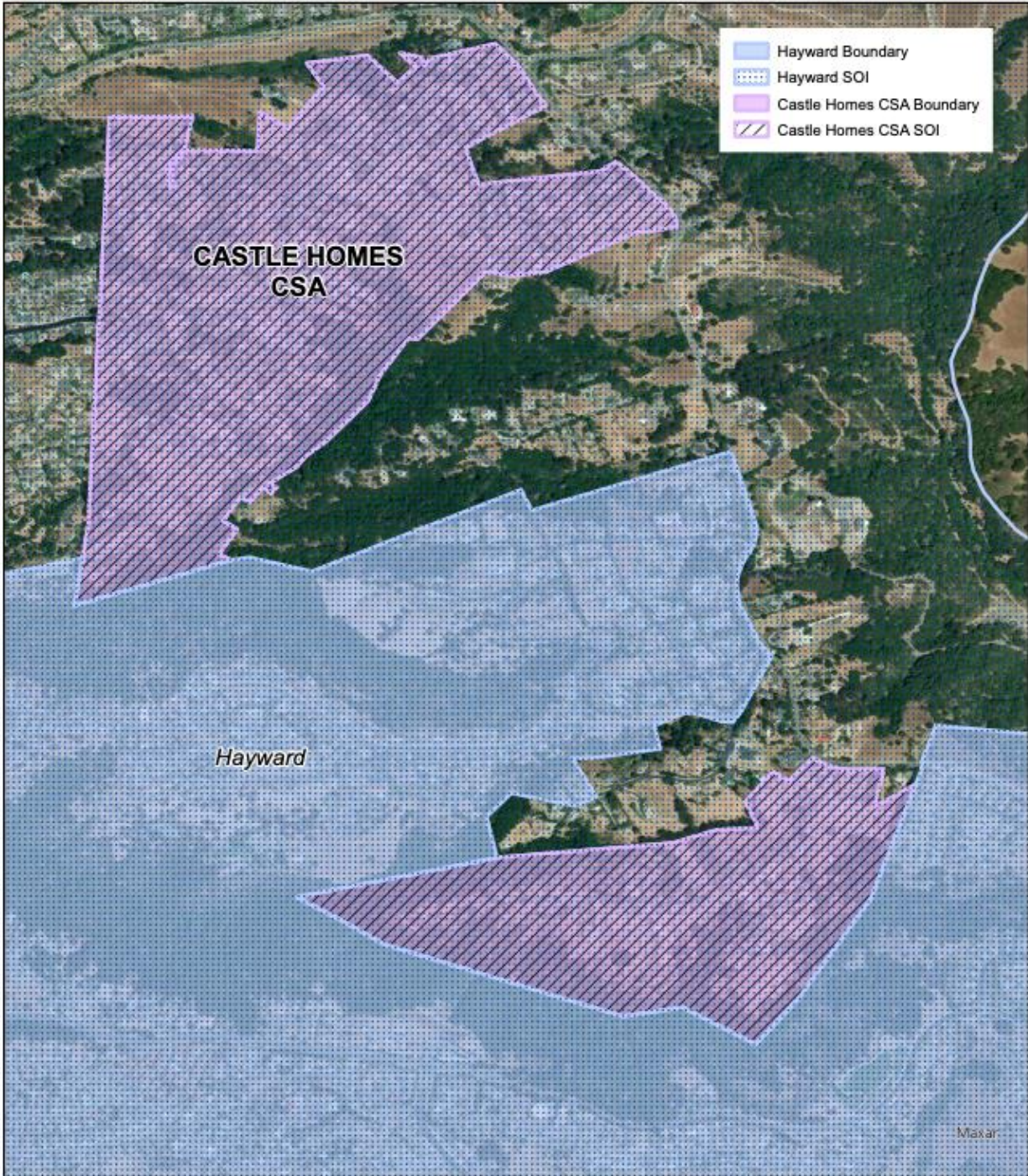
- Clover Road
- Star Ridge Road (formerly East Avenue)
- China Court


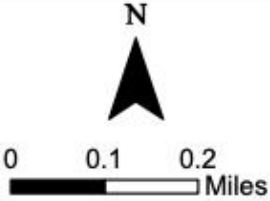
Castle Homes County Services Area

Population & Density	Agency		County
2020 Population	176		1,682,353
2023 Population	173		1,636,194
2028 Population ¹	170		1,697,701
2023-2028 Projected Growth Rate (%)	-1.7%	<	3.8%
Daytime Population	111		1,660,752
Households	36		595,862
Household Size	4.81	>	2.75
Area (Square Miles)	0.35		821.46
Density (Persons per Square Mile)	494	<	1,992
Housing			
Housing Units	43		630,758
Owner Occupied (%)	74%	>	51%
Renter Occupied (%)	9%	<	44%
Vacant (%)	16%	>	6%
Median Home Value	\$ 1,142,857	>	\$ 1,064,817
Employment & Poverty			
Businesses	2,013		
Employees	1		
2023 Median Household Income	\$ 150,000	>	\$ 116,079
Poverty Rate	0%	<	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst



	Castle Homes County Service Area	
	Source: RSG, Inc., ESRI, Alameda LAFCO	

Five Canyons CSA

Established 1994

Agency Information

Address	399 Elmhurst Street, Hayward, CA 94544
Primary Contact	Lorena Arroyo Garcia, CSA Administrator
Contact Information	(510) 544-3073
Website	https://www.acpwa.org/programs-services/County-Service-Areas/FiveCanyons.page

Service Area Information

Incorporated Area (Sq. Mi.)	1.13
Population Served	3,415
Communities Served	Unincorporated County northeast of the City of Hayward, including parts of Castro Valley

Services Provided

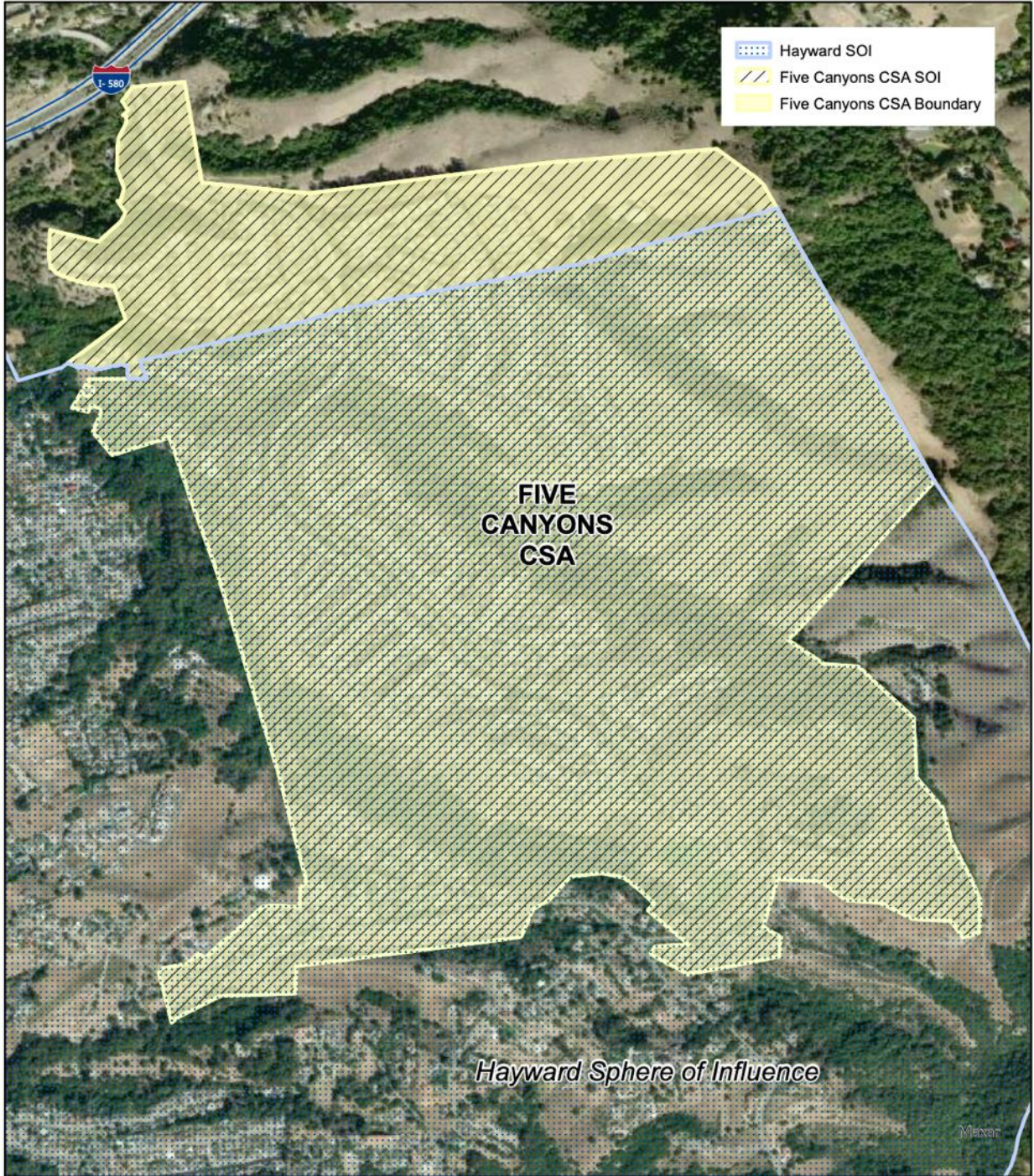
- Maintenance of roadways, access roads, and bridges
- Storm drainage management
- Landscaped areas, open space, erosion control, mass soil movement, and fire buffer zones maintenance
- Retaining walls and entry monuments upkeep
- Graffiti prevention and removal
- Administrative and engineering services coordination

Five Canyons County Service Area

Population & Density	Agency		County
2020 Population	3,490		1,682,353
2023 Population	3,415		1,636,194
2028 Population ¹	3,342		1,697,701
2023-2028 Projected Growth Rate (%)	-2.1%	<	3.8%
Daytime Population	2,219		1,660,752
Households	1,102		595,862
Household Size	3.10	>	2.75
Area (Square Miles)	1.13		821.46
Density (Persons per Square Mile)	3,022	>	1,992
Housing			
Housing Units	1,121		630,758
Owner Occupied (%)	93%	>	51%
Renter Occupied (%)	5%	<	44%
Vacant (%)	2%	<	6%
Median Home Value	\$ 1,357,472	>	\$ 1,064,817
Employment & Poverty			
Businesses	2,013		
Employees	48		
2023 Median Household Income	\$ 200,001	>	\$ 116,079
Poverty Rate	5%	<	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst



	Five Canyons County Service Area	<p>N</p>  <p>0 0.1 0.3 Miles</p> 
	Source: RSG, Inc., ESRI, Alameda LAFCO	

Morva CSA

Established 1983

Agency Information

Address	23187 Connecticut Street, Hayward CA 94545
Primary Contact	Lorena Arroyo Garcia, CSA Administrator
Contact Information	(510) 670-5480
Website	https://www.acpwa.org/programs-services/County-Service-Areas/Morva.page

Service Area Information

Incorporated Area (Sq. Mi.)	0.02
Population Served	327
Communities Served	Unincorporated County north of the City of Hayward within the Cherryland area

Services Provided

- Provides a financing mechanism for road maintenance services for Morva Court and Morva Drive

Morva County Service Area

Population & Density	Agency		County
2020 Population	337		1,682,353
2023 Population	327		1,636,194
2028 Population ¹	319		1,697,701
2023-2028 Projected Growth Rate (%)	-2.4%	<	3.8%
Daytime Population	209		1,660,752
Households	114		595,862
Household Size	2.87	>	2.75
Area (Square Miles)	0.02		821.46
Density (Persons per Square Mile)	16,350	>	1,992
Housing			
Housing Units	115		630,758
Owner Occupied (%)	28%	<	51%
Renter Occupied (%)	71%	>	44%
Vacant (%)	1%	<	6%
Median Home Value	\$ 901,786	<	\$ 1,064,817
Employment & Poverty			
Businesses	2,013		
Employees	-		
2023 Median Household Income	\$ 75,330	<	\$ 116,079
Poverty Rate	15%	>	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst



	Morva County Service Area	<p>N</p>  <p>0 0.01 0.02 Miles</p> 
	Source: RSG, Inc., ESRI, Alameda LAFCO	

Street Lighting CSA

Established 1970

Agency Information

Address	951 Turner Court, Room 100 Hayward, CA. 94542
Primary Contact	Lorena Arroyo Garcia, CSA Administrator
Contact Information	510-670-6615
Website	https://www.acpwa.org/programs-services/County-Service-Areas/Streetlight.page

Service Area Information

Incorporated Area (Sq. Mi.)	23.66
Population Served	143,119
Communities Served	Unincorporated areas including Castro Valley, Eden Consolidated Area, and Fairview

Services Provided

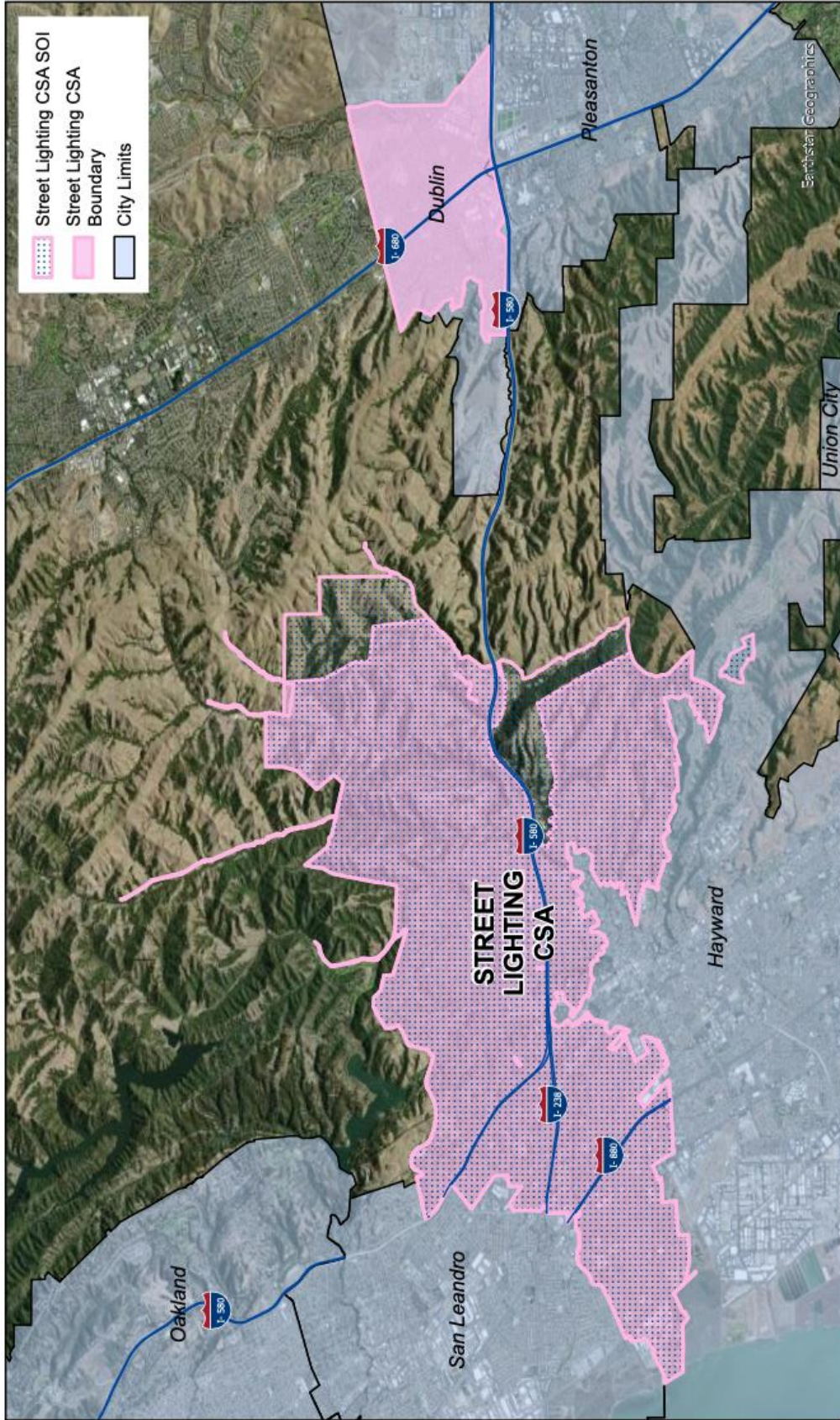
- Routine street light maintenance and upgrades
- Development and implementation of street lighting guidelines

Street Lighting County Service Area

Population & Density	Agency		County
2020 Population	144,967		1,682,353
2023 Population	143,119		1,636,194
2028 Population ¹	141,344		1,697,701
2023-2028 Projected Growth Rate (%)	-1.2%	<	3.8%
Daytime Population	100,711		1,660,752
Households	47,149		595,862
Household Size	3.04	>	2.75
Area (Square Miles)	23.66		821.46
Density (Persons per Square Mile)	6,049	>	1,992
Housing			
Housing Units	48,812		630,758
Owner Occupied (%)	58%	>	51%
Renter Occupied (%)	39%	<	44%
Vacant (%)	3%	<	6%
Median Home Value	\$ 878,109	<	\$ 1,064,817
Employment & Poverty			
Businesses	2,013		
Employees	4,858		
2023 Median Household Income	\$ 102,766	<	\$ 116,079
Poverty Rate	9%	<	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst



	<h2 style="text-align: center;">Street Lighting County Service Area</h2> <p style="text-align: center;">Source: RSG, Inc., ESRI, Alameda LAFCO</p>	<p style="text-align: center;">N</p>  
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Vector Control Services District CSA

Incorporated 1984

Agency Information

Address	1131 Harbor Bay Parkway, Ste. 166, Alameda, CA 94502
Primary Contact	Adena Why, Acting Chief
Contact Information	510-777-2176
Website	www.acvcasd.org

Service Area Information

Incorporated Area (Sq. Mi.)	821.46
Population Served	1,636,194
Communities Served	Entirety of Alameda County

Services Provided

- Investigation and education related to vectors and vector-borne diseases
- Administration of quarantine measures for animal bites
- Investigations of wildlife and wildlife issues on residential and commercial properties
- Rodent suppression, population surveys, and sewer inspection

Vector Control Services District County Service Area

Population & Density	Agency	County
2020 Population	1,682,353	1,682,353
2023 Population	1,636,194	1,636,194
2028 Population ¹	1,697,701	1,697,701
2023-2028 Projected Growth Rate (%)	3.8%	3.8%
Daytime Population	1,660,752	1,660,752
Households	595,862	595,862
Household Size	2.75	2.75
Area (Square Miles)	821.46	821.46
Density (Persons per Square Mile)	1,992	1,992
Housing		
Housing Units	630,758	630,758
Owner Occupied (%)	51%	51%
Renter Occupied (%)	44%	44%
Vacant (%)	6%	6%
Median Home Value	\$ 1,064,817	\$ 1,064,817
Employment & Poverty		
Businesses	2,013	
Employees	71,066	
2023 Median Household Income	\$ 116,079	\$ 116,079
Poverty Rate	9%	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst

Lead Abatement CSA

Incorporated 1991

Agency Information

Address	2000 Embarcadero Cove, Suite 300 Oakland CA 94606
Primary Contact	Lidice De La Fuente
Contact Information	510.567.8280
Website	www.achhd.org
Governance	5-member Joint Powers Authority

Service Area Information

Incorporated Area (Sq. Mi.)	546.63
Population Served	809,509
Communities Served	Cities of Alameda, Berkeley, Emeryville, and Oakland; Unincorporated Parts of County

Services Provided

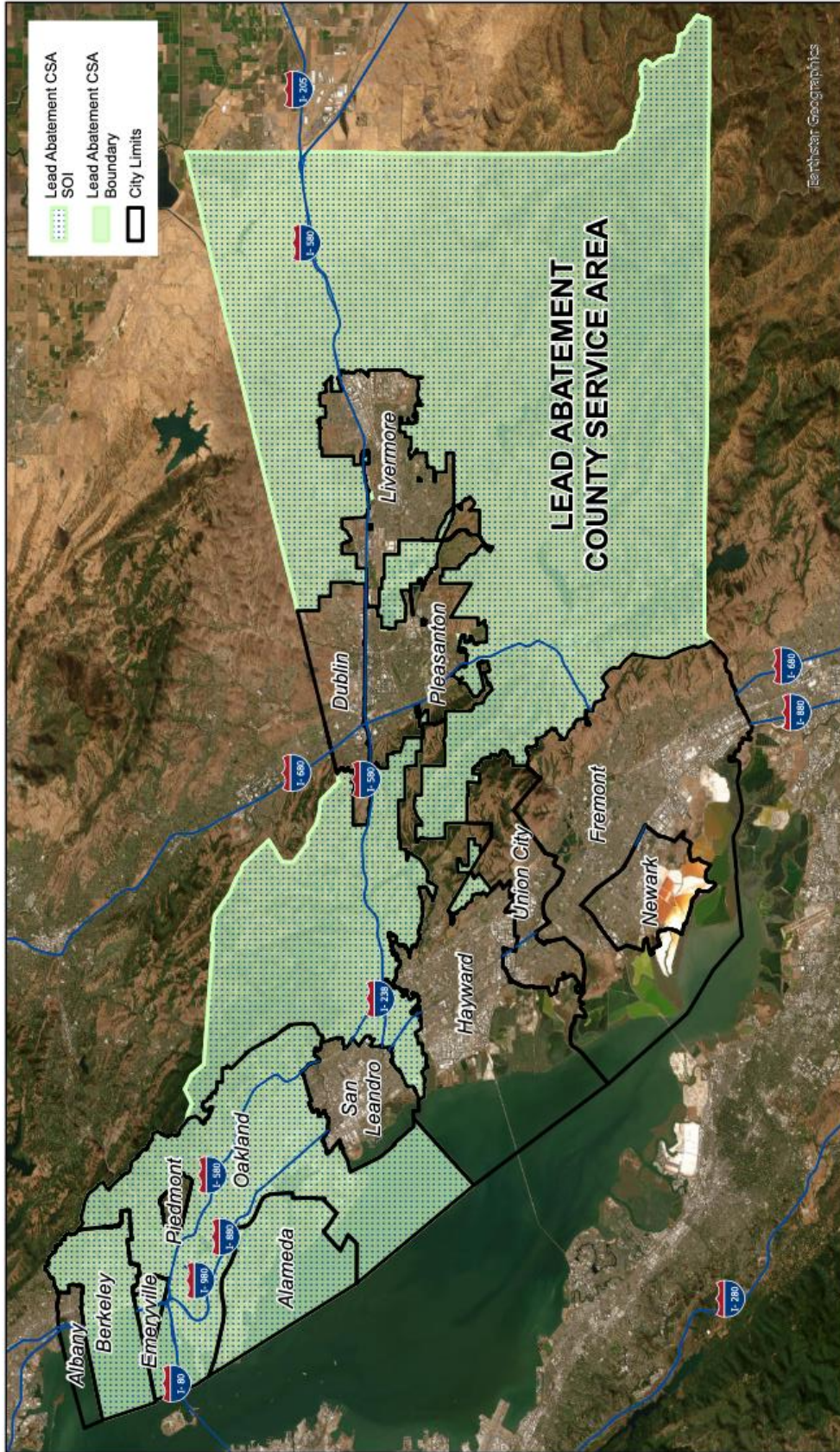
- Comprehensive lead poisoning prevention program, including:
 - Hazard consultation
 - Property owner education and outreach
 - Referrals of children from dwellings with lead hazards

Lead Abatement County Service Area

Population & Density	Agency		County
2020 Population	808,818		1,682,353
2023 Population	809,509		1,636,194
2028 Population ¹	819,218		1,697,701
2023-2028 Projected Growth Rate (%)	1.2%	<	3.8%
Daytime Population	787,563		1,660,752
Households	306,073		595,862
Household Size	2.64	<	2.75
Area (Square Miles)	546.63		821.46
Density (Persons per Square Mile)	1,481	<	1,992
Housing			
Housing Units	328,567		630,758
Owner Occupied (%)	42%	<	51%
Renter Occupied (%)	52%	>	44%
Vacant (%)	7%	>	6%
Median Home Value	\$ 1,058,098	<	\$ 1,064,817
Employment & Poverty			
Businesses	2,013		
Employees	34,688		
2023 Median Household Income	\$ 98,072	<	\$ 116,079
Poverty Rate	12%	>	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst



Lead Abatement County Service Area

Source: RSG, Inc., ESRI, Alameda LAFCO

Alameda County Mosquito Abatement District

Established March 11, 1930

Agency Information

Address	23187 Connecticut Street, Hayward CA 94545
Primary Contact	Ryan Clausnitzer, General Manager
Contact Information	(510) 783-7744
Website	www.mosquitoes.org
Governance	15-member Board of Trustees
Total Agency Staff	18 Full-Time

Service Area Information

Incorporated Area (Sq. Mi.)	821.46
Population Served	1,636,194
Communities Served	Entirety of Alameda County

Services Provided

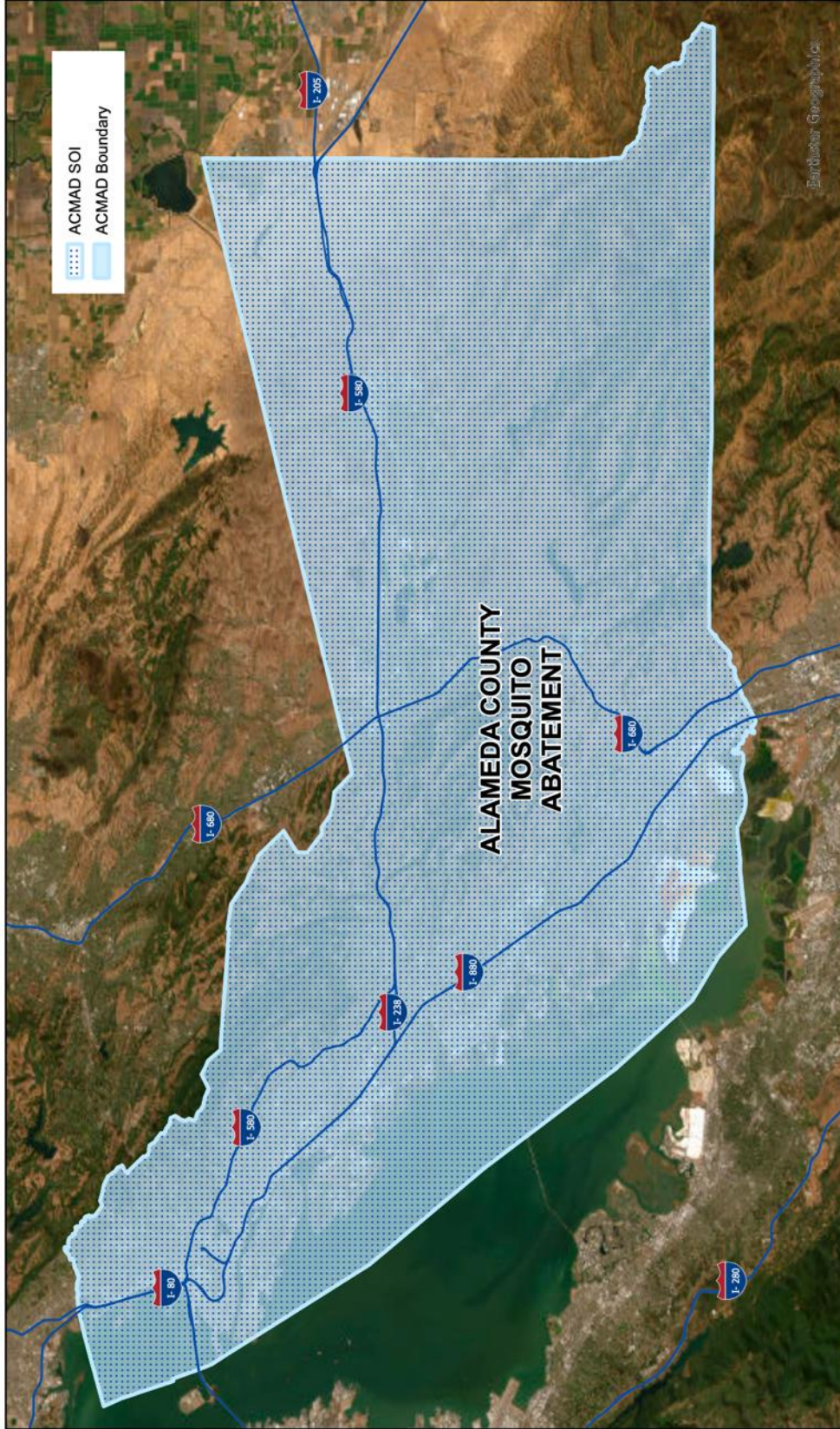
- Responds to public complaints and addressing mosquito issues
- Monitoring mosquito populations, inspecting breeding sources, and providing education on mosquito control

Alameda County Mosquito Abatement District

Population & Density	Agency	County
2020 Population	1,682,353	1,682,353
2023 Population	1,636,194	1,636,194
2028 Population ¹	1,697,701	1,697,701
2023-2028 Projected Growth Rate (%)	3.8%	3.8%
Daytime Population	1,660,752	1,660,752
Households	595,862	595,862
Household Size	2.75	2.75
Area (Square Miles)	821.46	821.46
Density (Persons per Square Mile)	1,992	1,992
Housing		
Housing Units	630,758	630,758
Owner Occupied (%)	51%	51%
Renter Occupied (%)	44%	44%
Vacant (%)	6%	6%
Median Home Value	\$ 1,064,817	\$ 1,064,817
Employment & Poverty		
Businesses	2,013	
Employees	71,066	
2023 Median Household Income	\$ 116,079	\$ 116,079
Poverty Rate	9%	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst



Alameda County Mosquito Abatement District

Source: RSG, Inc., ESRI, Alameda LAFCO



East Bay Regional Park District

Incorporated November 6, 1934

Agency Information

Address	2950 Peralta Oaks Court, Oakland, CA 94605
Primary Contact	Sabrina Landreth, General Manager
Contact Information	510-569-4319
Website	www.ebparks.org
Governance	7-member Board of Directors
Total Agency Staff	956.7 FTE

Service Area Information

Incorporated Area (Sq. Mi.)	821.46
Population Served	1,636,194
Communities Served	Entirety of Alameda County

Services Provided

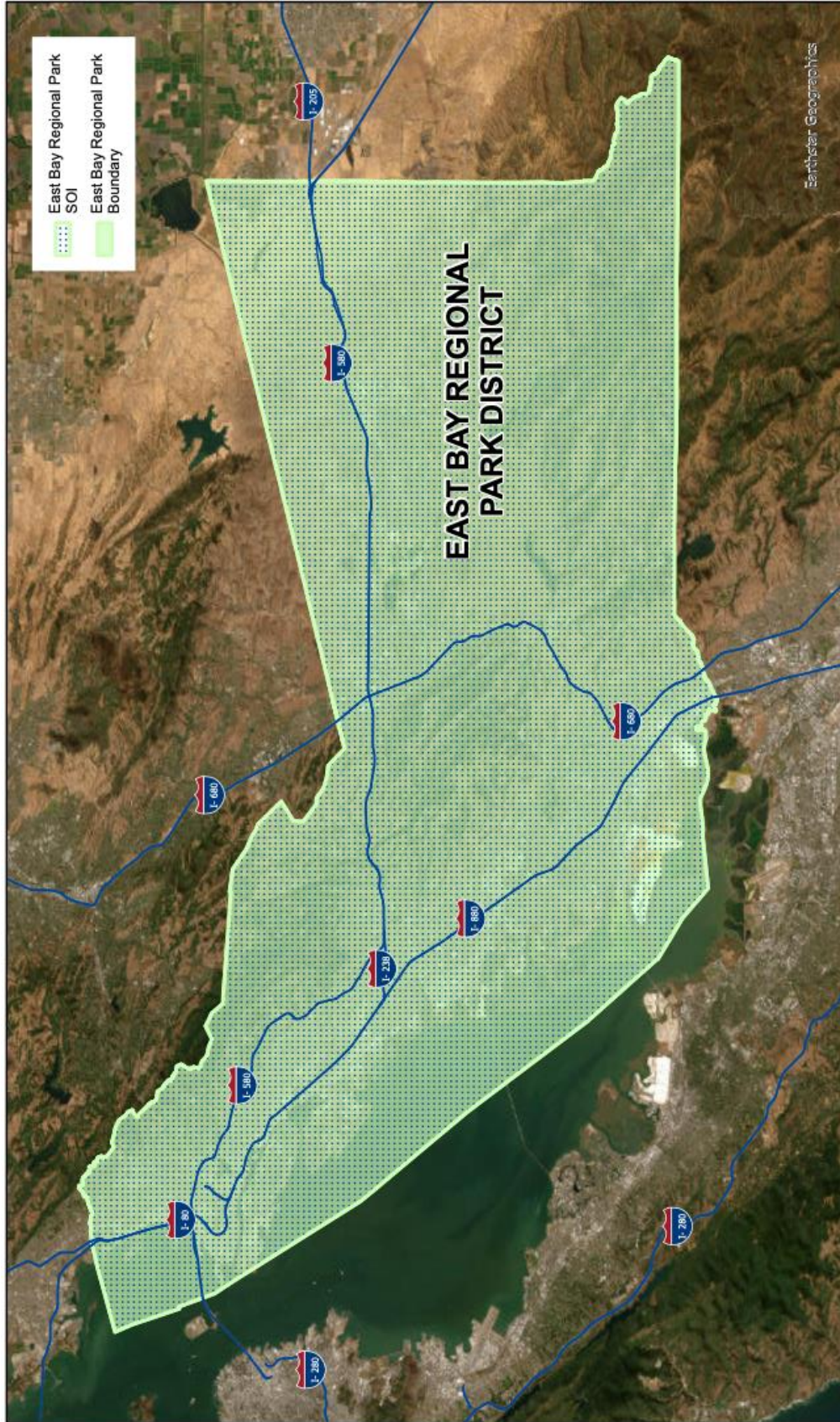
- Provides a diverse regional park system and related services for outdoor recreation
- Acquires and preserves significant natural, cultural, and historic resources
- Manages, maintains, and restores parklands

East Bay Regional Park District

Population & Density	Agency	County
2020 Population	1,682,353	1,682,353
2023 Population	1,636,194	1,636,194
2028 Population ¹	1,697,701	1,697,701
2023-2028 Projected Growth Rate (%)	3.8%	3.8%
Daytime Population	1,660,752	1,660,752
Households	595,862	595,862
Household Size	2.75	2.75
Area (Square Miles)	821.46	821.46
Density (Persons per Square Mile)	1,992	1,992
Housing		
Housing Units	630,758	630,758
Owner Occupied (%)	51%	51%
Renter Occupied (%)	44%	44%
Vacant (%)	6%	6%
Median Home Value	\$ 1,064,817	\$ 1,064,817
Employment & Poverty		
Businesses	2,013	
Employees	71,066	
2023 Median Household Income	\$ 116,079	\$ 116,079
Poverty Rate	9%	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst



East Bay Regional Park District

Source: RSG, Inc., ESRI, Alameda LAFCO



Hayward Area Recreation and Park District

Incorporated December 11, 1944

Agency Information

Address	1099 E Street, Hayward, CA 94541
Primary Contact	James Wheeler, General Manager
Contact Information	510-881-6700
Website	www.haywardrec.org
Governance	5-member Board of Directors
Total Agency Staff	147 Full-Time, and 150 to 300 Part-Time (seasonal)

Service Area Information

Incorporated Area (Sq. Mi.)	114.01
Population Served	308,131
Communities Served	City of Hayward and unincorporated communities of Castro Valley, San Lorenzo, Ashland, Cherryland, and Fairview

Services Provided

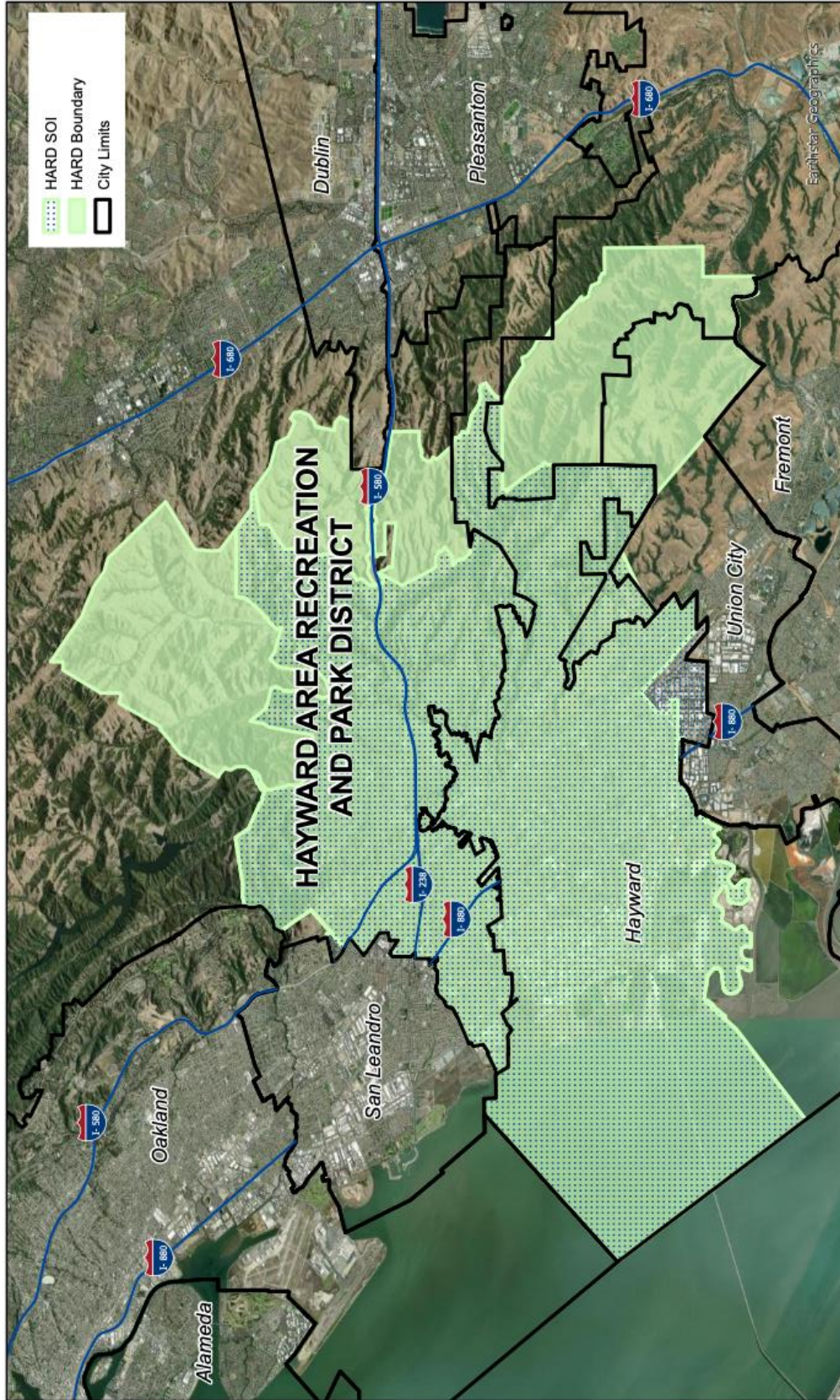
- Provides park and recreation services
- Manages an affordable golf course

Hayward Area Recreation and Park District

Population & Density	Agency		County
2020 Population	309,586		1,682,353
2023 Population	308,131		1,636,194
2028 Population ¹	306,836		1,697,701
2023-2028 Projected Growth Rate (%)	-0.4%	<	3.8%
Daytime Population	245,650		1,660,752
Households	98,283		595,862
Household Size	3.14	>	2.75
Area (Square Miles)	114.01		821.46
Density (Persons per Square Mile)	2,703	>	1,992
Housing			
Housing Units	102,344		630,758
Owner Occupied (%)	55%	>	51%
Renter Occupied (%)	41%	<	44%
Vacant (%)	4%	<	6%
Median Home Value	\$ 836,756	<	\$ 1,064,817
Employment & Poverty			
Businesses	2,013		
Employees	9,255		
2023 Median Household Income	\$ 102,670	<	\$ 116,079
Poverty Rate	8%	<	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst



Hayward Area Recreation and Park District

Source: RSG, Inc., ESRI, Alameda LAFCO



Livermore Area Recreation and Park District

Incorporated June 10, 1947

Agency Information

Address	4444 East Ave, Livermore CA 94550
Primary Contact	Mathew Fuzie, General Manager
Contact Information	925-373-5700
Website	www.larpd.org
Governance	5-member Board of Directors
Total Agency Staff	106 Full-Time, 44 Part-Time

Service Area Information

Incorporated Area (Sq. Mi.)	243.55
Population Served	93,119
Communities Served	City of Livermore, part of City of Pleasanton, and eastern unincorporated Alameda County

Services Provided

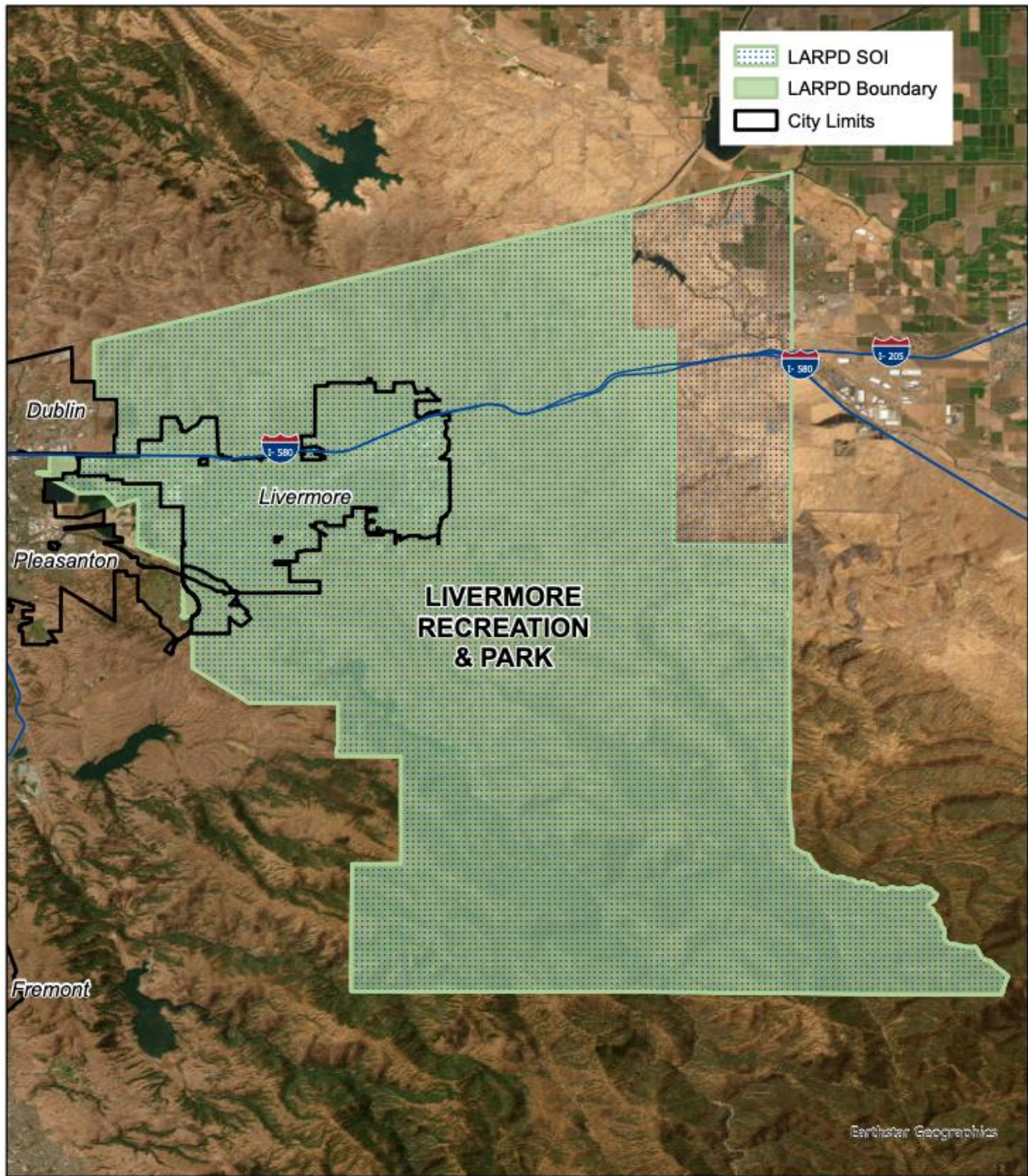
- Provides park and recreation services
- Provides community classes, sports, aquatics, environmental education, senior services, and special events



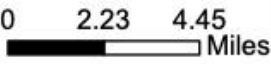
Livermore Area Recreation and Park District

Population & Density	Agency		County
2020 Population	93,416		1,682,353
2023 Population	93,119		1,636,194
2028 Population ¹	93,737		1,697,701
2023-2028 Projected Growth Rate (%)	0.7%	<	3.8%
Daytime Population	107,891		1,660,752
Households	33,664		595,862
Household Size	2.77	>	2.75
Area (Square Miles)	243.55		821.46
Density (Persons per Square Mile)	382	<	1,992
Housing			
Housing Units	35,021		630,758
Owner Occupied (%)	70%	>	51%
Renter Occupied (%)	26%	<	44%
Vacant (%)	4%	<	6%
Median Home Value	\$ 987,390	<	\$ 1,064,817
Employment & Poverty			
Businesses	2,013		
Employees	4,300		
2023 Median Household Income	\$ 152,784	>	\$ 116,079
Poverty Rate	4%	<	9%

¹2028 Population estimate is a projection only.

Source: US Census Bureau, DOF Population and Housing Estimates (Cities), ESRI Business Analyst



	Livermore Area Recreation and Park District	 
	Source: RSG, Inc., ESRI, Alameda LAFCO	

GROWTH AND POPULATION PROJECTIONS

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

- 1. Growth and population projections for the affected area.*

Alameda County covers a total population of approximately 1.63 million people. The Alameda County Mosquito Abatement District, East Bay Regional Park District, and Vector Control Services District CSA all serve the entire population of the County. The Hayward Area Recreation and Park District serves the population of the City of Hayward and the unincorporated areas of Ashland, Cherryland, San Lorenzo, and Fairview. The Livermore Area Recreation and Park District largely serves the population of the City of Livermore. The Castlewood, Castle Homes, and Morva CSAs all serve small neighborhood areas with less than 1,000 residents each.

RSG used data from both the DOF and from ESRI Business Analyst to make determinations about growth and population. The DOF does not provide population information or projections for special districts, so RSG has relied on ESRI Business Analyst for those projections, which largely are aligned with the trends of the DOF.

According to LAFCO's SOI maps, both the Street Lighting CSA and the Livermore Recreation and Park District have SOIs which extend beyond their boundaries. In both cases, these areas serve unincorporated parts of the County.

The DOF projects that the County population will grow over the next five years and through 2040 at a faster rate than growth throughout the state. ESRI projects that the Lead Abatement CSA and the Livermore Area Recreation and Park District will both experience population growth, while the five public works CSAs and the Hayward Area Recreation and Park District will experience a decline in population.

Table 3: Regional Population and Housing Trends

CSAs and Special Districts	<i>Past Growth</i>		<i>Projected Growth</i>	
	2020-2022		2023-2028	
	%	#	%	#
Alameda County Mosquito Abatement District	-2.74%	-46,159	3.76%	61,507
East Bay Regional Park District	-2.74%	-46,159	3.76%	61,507
Hayward Area Recreation and Park District	-0.47%	-1,455	-0.42%	-1,295
Livermore Area Recreation and Park District	-0.32%	-297	0.66%	618
Castlewood County Service Area	0.00%	0	-0.31%	-2
Castle Homes County Services Area	-1.70%	-3	-1.73%	-3
Five Canyons County Service Area	-2.15%	-75	-2.14%	-73
Vector Control Services District County Service Area	0.31%	5,186	0.60%	10,162
Estuary Bridges County Service Area	0.37%	5,136	0.62%	8,752
Morva County Service Area	-2.97%	-10	-2.45%	-8
Street Lighting County Service Area	-1.27%	-1,848	-1.24%	-1,775
Lead Abatement County Service Area	0.09%	691	1.20%	9,709

Source: US Census Bureau, DOF Population and Housing Estimates, ESRI Business Analyst

Consistent with the larger trend across the State of California, development of new housing units in the County has slowed in recent years. Per the DOF, the housing stock in Alameda County grew by approximately 48,000 between 2010 and 2022. Between 2023 and 2028, ESRI projects an increase of 1.6% in the housing supply across the County. While the community service agencies are not responsible for developing housing, their ability to provide services will be impacted by growing infrastructure and service needs from an increased population. Table 4 shows the expected changes in housing growth within the jurisdiction of each of the agencies.



Table 4: Agency Housing Growth

CSAs and Special Districts	Past Growth		Projected Growth	
	2010-2022		2023-2028	
	%	#	%	#
Housing Unit Changes				
Alameda County Mosquito Abatement District	8.28%	48,256	1.61%	10,180
East Bay Regional Park District	8.28%	48,256	1.61%	10,180
Hayward Area Recreation and Park District	5.34%	5,192	0.72%	736
Livermore Area Recreation and Park District	9.62%	3,072	1.72%	602
Castlewood County Service Area	2.54%	6	0.00%	0
Castle Homes County Services Area	2.38%	1	0.00%	0
Five Canyons County Service Area	-0.09%	-1	0.00%	0
Vector Control Services District County Service Area	8.28%	48,256	1.61%	10,180
Estuary Bridges County Service Area	8.35%	40,486	1.68%	8,844
Morva County Service Area	0.88%	1	0.00%	0
Street Lighting County Service Area	1.29%	622	0.42%	206
Lead Abatement County Service Area	6.40%	19,771	2.19%	7,208

Source: US Census Bureau, DOF Population and Housing Estimates, ESRI Business Analyst

PRESENT AND PLANNED LAND USES

Per Government Code Section 56425, a LAFCO shall consider and prepare a written statement of its SOI determinations on five (5) factors, including:

- 1. The present and planned land use in the area, including agricultural and open space lands.*

The agencies anticipate population growth and are planning for increased housing stock through their respective planning documents, including Strategic Plans. These agencies do not have planning authority with regard to future residential development, and instead provide specific community services to residents and customers within their jurisdiction. They will be impacted by the planning and development activities of both the incorporated cities and the County for unincorporated areas.

Section 65300 of the Government Code requires that jurisdictions adopt general plans for the physical development of the community. The Governor's Office of Planning and Research indicates that general plans must be updated periodically, although there is no prescribed definition of frequency. General plans typically have a defined planning period of 15-20 years, at the end of which a new general plan update would be prepared unless otherwise necessary.

Pursuant to Government Code Section 65302(c), general plans must include a housing element explaining how the jurisdiction will meet its part of the regional housing need. The County is part of the Association of Bay Area Governments planning agency, which established jurisdictional housing goals for the 6th Round planning cycle (2023 through 2031); these goals are known as the Regional Housing Needs Allocation ("RHNA"). Each city and the County is to prepare and seek HCD approval of their local housing element. As of March 12th, 2024, all Alameda County cities have received HCD certification of their 6th Round Housing Element. Alameda County has submitted an initial draft of its Housing Element, but it has not yet been approved by HCD. Alameda County has a RHNA of 4,711 for 2023-2031 for the unincorporated areas of the County.

Following are individual agency notes on development and land use:

ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT

Staff at the Alameda County Mosquito Abatement District noted that they anticipate increased calls for service as future development approaches open space, particularly wetlands, which have high quantities of mosquitoes. The District serves the entire County, which has a total RHNA of 89,000 housing units between the cities and the unincorporated areas of the County.

EAST BAY REGIONAL PARK DISTRICT

The East Bay Regional Park District owns and operates 73 parks spanning approximately 127,000 acres in both Alameda and Contra Costa counties. In its 2022 Community Report, the District noted that acquiring land for recreation and habitat preservation is a priority. The report highlighted that the District acquired a trail easement for the San Francisco Bay Trail along the Hayward Regional Shoreline and secured ongoing use agreements for several regional parks. The District operates a number of parklands where there is not public access in order to preserve habitat.

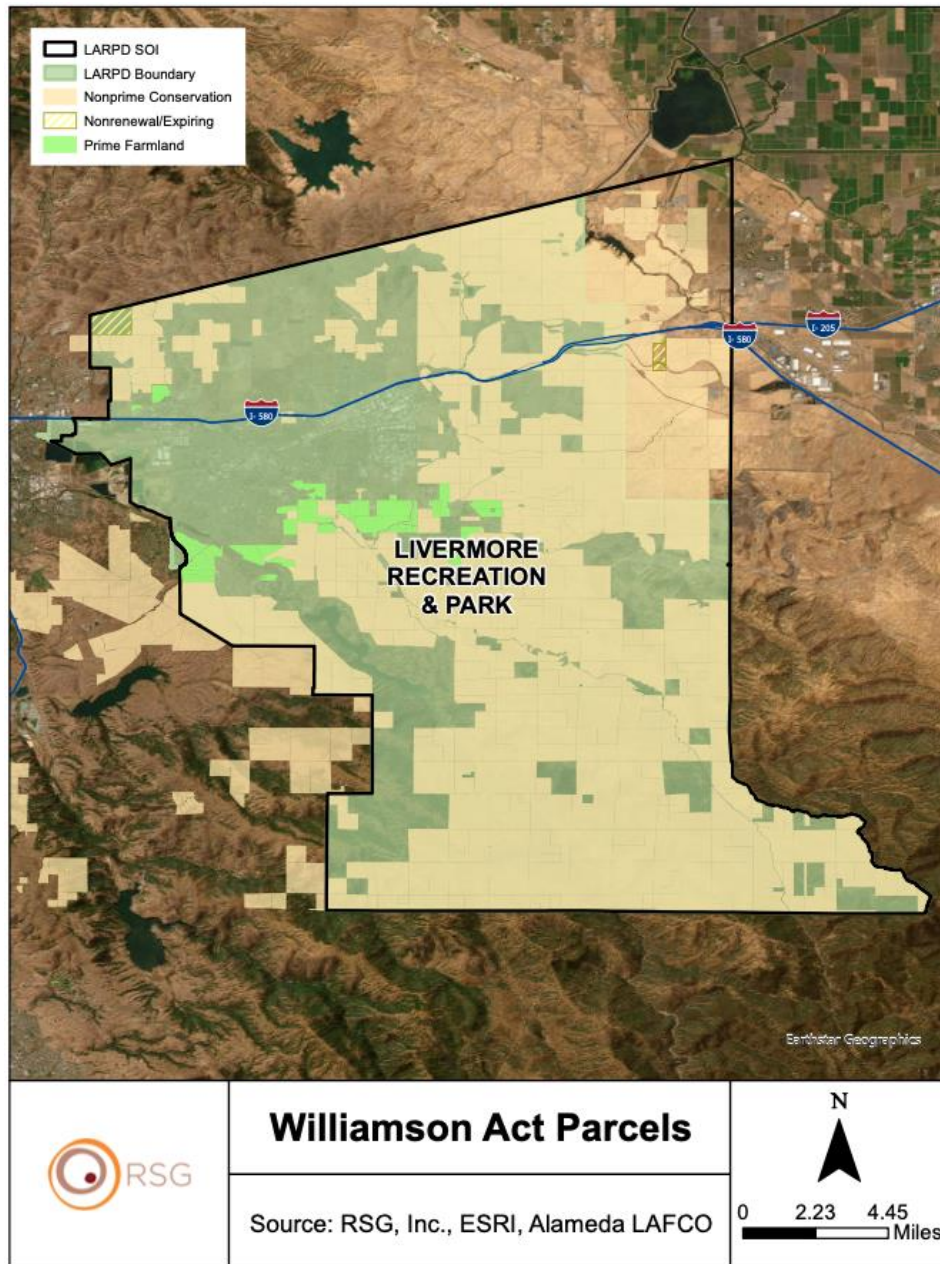
HAYWARD AREA RECREATION AND PARK DISTRICT

The Hayward Area Recreation and Park District owns and operates parks and recreational facilities in the City of Hayward and the adjacent unincorporated parts of Alameda County, including the only DUC in the County, the community of Ashland.

LIVERMORE AREA RECREATION AND PARK DISTRICT

The Livermore Area Recreation and Park District (“LARPD”) owns and operates parks, facilities, and open space in the City of Livermore and in unincorporated Alameda County. There are four open space areas operated by the District, including Brushy Peak, the Garaventa Wetlands, Holdener Peak, and Sycamore Grove Park. All of the Williamson Act-designated prime farmland parcels in the County are within the SOI of LARPD. Figure 1 shows the location of these parcels.

Figure 1: Williamson Act Parcels in LARPD



CASTLEWOOD, CASTLE HOMES, MORVA, AND FIVE CANYONS CSAS

The Castlewood, Castle Homes, Morva, and Five Canyons CSAs all serve relatively small residential areas. The Alameda County Public Works Agency did not respond to requests for comment, and RSG has not identified any changes in land use within the CSAs.

VECTOR CONTROL SERVICES DISTRICT CSA

Staff at the Vector Control Services District CSA noted that increased development, particularly in rural land, causes increases in calls for service. The District serves the entire County, which has a total RHNA of 89,000 housing units between the cities and the unincorporated areas of the County. The District has historically had the highest calls for service volume from the City of Oakland, which has one of the largest RHNA requirements in the County.

LEAD ABATEMENT CSA

The Lead Abatement CSA provides supplemental lead abatement services in the incorporated cities of Oakland, Alameda, Emeryville, and Berkeley. While there is housing development in these areas, new structures do not require lead abatement services, and so the CSA will continue to focus on the needs of pre-1978 residential housing structures.

STREET LIGHTING CSA

The Street Lighting CSA serves unincorporated Alameda County. The County has a RHNA of 4,711, and the CSA will be required to provide street lighting services to the increased population. Staff at the CSA did not respond to RSG's requests for information and did not provide comment on the ability of the CSA to plan for this increase in population.

LOCATION AND CHARACTERISTICS OF ANY DUCS

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

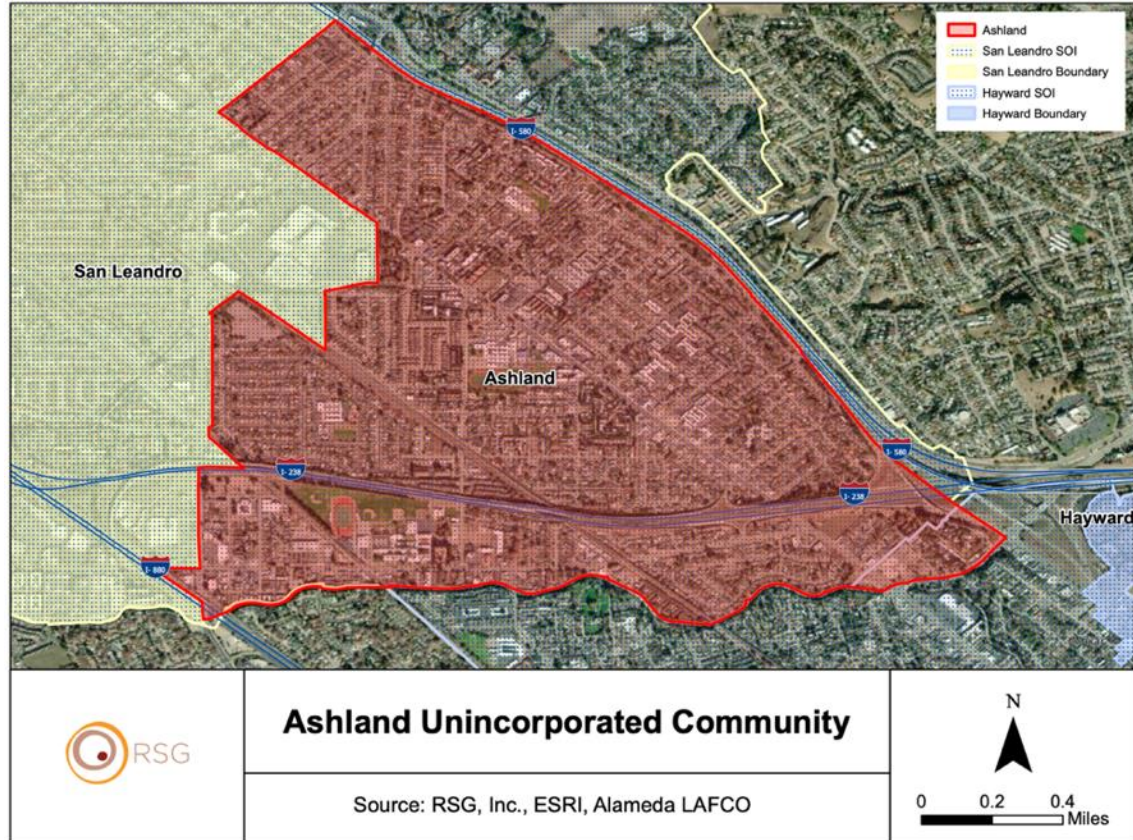
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence(s).

Per Government Code Section 56425, a LAFCO shall consider and prepare a written statement of its SOI determinations on five (5) factors, including:

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

Alameda LAFCO has identified one DUC in the County, the community of Ashland, within the SOI of the City of San Leandro. A DUC is defined by Government Code Section 56033.5 as an area of inhabited territory (with 12 or more registered voters) located within an unincorporated area of a county with an annual median household income that is less than 80 percent of the statewide annual median household, or \$147,900 for 2023. Figure 2 shows the location of the Ashland community.

Figure 2: Ashland Unincorporated Community



Ashland receives community services from a variety of different providers, as summarized below:

- Street Maintenance & Lighting: Alameda County
- Parks and Recreation: Hayward Area Recreation and Park District
- Mosquito Abatement: Alameda County Mosquito Abatement District
- Vector Control: Vector Control Services District County Service Area
- Lead Abatement: Alameda County
- Broadband: Private providers
- Library: Alameda County Library

The Hayward Area Recreation and Park District operates a number of parks and facilities in the Ashland area, including Ashland Park, the Ashland Community Center, Jack Holland Sr. Park, Edendale Park, Hesperian Park, and Fairmont Linear Park. Neighboring Ashland is the Lake Chabot Regional Park, which is operated by EBRPD.

The closest library branches to the Ashland area are the South Branch, operated by the San Leandro Public Library, and the San Lorenzo Branch of the Alameda County Library. Residents of Ashland are able to join both library systems by providing a valid ID with a California address.

CAPACITY OF FACILITIES AND ADEQUACY OF SERVICES

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

- 3. Present and planned capacity of public facilities and adequacy of public services, adequacy of public services, infrastructure needs, or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.*

Per Government Code Section 56425, a LAFCO shall consider and prepare a written statement of its SOI determinations on the five (5) factors, including:

- 2. The present and probable need for public facilities and services in the area;*
- 3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide; and*
- 5. the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.*

Overall, agencies in Alameda County are providing adequate community services to their residents and customers. In general, agencies report they have the resources to maintain current levels of service and there are very few service areas where there are any ongoing issues or disputes between agencies.

The five public works CSAs did not engage with RSG throughout the MSR process. RSG has made determinations about the ability of those agencies to provide community services in those cities based on publicly available documents, but was unable to speak with staff in order to gain a deeper understanding of service opportunities and challenges.

This section of the report discusses the community services provided by the agencies in Alameda County and their capacity to deliver those services with the existing staff and public facilities.

STREET MAINTENANCE AND LIGHTING

The Castle Homes, Castlewood, Five Canyons, Morva, and Street Lighting CSAs all provide various street maintenance and lighting services. All are administered by the County Public Works Department. The County Public Works Department did not engage with RSG through the MSR process, and did not express the current capacity of their

services or staff. The publicly available annual reports for these CSAs did not include detailed information about staff capacity or recent activities by the CSAs.

CASTLE HOMES CSA

The Castle Homes CSA provides road maintenance services to three zones in unincorporated County territory northeast of the boundaries of the City of Hayward. In Zone 1, the CSA provides maintenance services along China Court. In that zone, the CSA levies an annual service charge of \$1,000 on developed parcels and \$500 on undeveloped parcels, which is the maximum fee approved by a 2011 ballot measure. In Zone 2, the CSA provides services along Quercus Court and Arbutus Court. It charges \$525 annually for developed parcels and \$262.50 for undeveloped parcels. In Zone 3, the CSA provides services along Clover Road and Star Ridge. At present, Zone 3 residents are charged \$300 per developed parcel and \$150 per undeveloped parcel, but the CSA is currently undergoing the service charge increase process to increase the fees to \$1,000 and \$500 for developed and undeveloped parcels respectively by FY 26-27.

CASTLEWOOD CSA

The Castlewood CSA provides road maintenance, sewer, and water services to 213 parcels covering 587 acres in unincorporated County territory southwest of the City of Pleasanton. This MSR will only address the road maintenance services provided by the CSA. The CSA only provides routine road maintenance, such as the repair of potholes and other small emergency road repairs. There are several private roads in the CSA which are not maintained by the CSA, however, property owners along the private roads still pay CSA assessment fees for the use of the public roads used to access their private property. Property owners pay \$224 per parcel for road service, with the exception of the Castlewood Country Club, which pays \$6,951 per parcel for road service. These rates have remained the same since FY 13-14.

FIVE CANYONS CSA

The Five Canyons CSA includes approximately 718 acres, 307 of which are owned by East Bay Regional Park District. The CSA also includes two Hayward Area Recreation District parks. The CSA provides road maintenance, storm drainage, landscaping, open space management, graffiti prevention and removal, and engineering services. This MSR will only evaluate the provision of road maintenance services. The CSA levies annual service charges which range from \$455 to \$692, depending on the type of development, and which are less than the \$909 Board-approved maximum.

MORVA CSA

The Morva CSA provides a financing mechanism for road maintenance services along Morva Court and Morva Drive, both of which are private roads serving 20 low- and middle-income residences. In FY 23-24, the annual service charge per living unit is \$1,000. In FY 24-25, the service charge will decrease to \$250. Per the annual report, the CSA has plans for major road repairs in FY 24-25.

STREET LIGHTING CSA

The Street Lighting CSA owns and operates approximately 6,700 street lights. The CSA levies charges on parcels depending on the land use and zone within the CSA, and has not increased rates since FY 92-93 by taking advantage of energy efficient lighting and implementing a proactive maintenance program. Service charges in the commercial zone depend on the cost of street lighting.

ESTUARY BRIDGES CSA

The Estuary Bridges CSA was originally formed to finance the operation and maintenance of three draw bridges which cross the Oakland Estuary between the City of Oakland and the City of Alameda. The CSA is currently inactive, with a zero SOI and no assessments or funding sources. In 2006, Alameda LAFCO adopted a policy to encourage dissolution of the CSA. RSG recommends that LAFCO continue to encourage the County to initiate dissolution of the CSA.

PARKS, RECREATION AND OPEN SPACE

There are three special districts that provide Parks and Recreation services in Alameda County: the Hayward Area Recreation and Park District (“HARD”), Livermore Area Recreation and Park District, and East Bay Regional Park District (“EBRPD”).

Agency	Parks Acreage	Number of Parks
Hayward Area Recreation and Park District	1,369	110
Livermore Area Recreation and Parks District	1,148	38
East Bay Regional Park District ¹	60,303	38

HAYWARD AREA RECREATION AND PARK DISTRICT:

HARD’s SOI encompasses the City of Hayward, along with portions of unincorporated Alameda County north and east of the City. Approximately half of the District’s residents live in the City of Hayward, with the remainder in unincorporated County land. The District’s corporate boundary is larger than its SOI.

In order to prepare for anticipated population and housing growth in the region, the District has acquired nine new park areas over the past four years. The District’s 2020-2025 Capital Improvement Program included \$7.95 million in funding for the acquisition of two new park spaces and the demolition of the existing structures on those parks. The CIP also included two separate \$19 million renovations for Kennedy Park and La Vista Park. HARD is funded through property tax revenues and Park Impact Fees from the City of Hayward and the County. The District also passed a \$250 million bond in 2016 to help finance the acquisition and renovation of parks and facilities.

HARD adopted Park Maintenance Standards in 2022 which provide standards for the different types of parks and facilities operated by the District. The Standards create policies to help staff better prioritize repairs and evaluate maintenance needs across the District. The District also has completed a park evaluation and is currently engaged in a

¹ This inventory only includes land under EBRPD management in Alameda County.

district-wide community survey and needs assessment in order to improve customer service and better understand community needs.

HARD is committed to providing free programming for the community, especially since Hayward has several underserved communities. The District's Healthy Equity Initiative provides free health and wellness offerings to the community, and the Water Safety Initiative has offered almost 4,000 free swim lessons and water safety classes in the past two years.

Several of HARD's facilities and parks are located on property owned by other agencies, including the County, City of Hayward, and local school districts. These facilities are governed by a number of different agreements, including operation and maintenance agreements and joint use agreements. The District did not express any challenges related to inter-agency coordination.

LIVERMORE AREA RECREATION AND PARK DISTRICT:

LARPD's boundary encompasses the City of Livermore along with a small portion of the City of Pleasanton. It also expands south and east to the southern border of Alameda County and to the eastern boundary of the County. The northeast portion of the SOI extends to the County boundaries and is not part of the District's boundary. There are also two small areas on the western side of the District where the SOI does not cover the full boundary of the District.

LARPD works closely with the City of Livermore to plan for population and housing changes. Upon the completion of the City's updated General Plan, the District will also update its Master Plan to include the City's population projections. LARPD determines management and maintenance responsibilities for parks within the City through a Master Property Agreement. The District is in the process of establishing a similar agreement with the Livermore Valley Joint Unified School District.

The District served over 17,500 participants and provided 24,750 hours of sports field and gym use in the last year. LARPD has seen an increased demand for some specific

recreation uses, such as fields, gyms, and pools, which exceeds its current capacity. LARPD is working with a consultant to better understand and accommodate this demand. LARPD also has some deferred maintenance projects for which funding is a challenge.

Staff from LARPD expressed interest in revisiting the revenue sharing agreement between the District and the East Bay Regional Park District (also reviewed as a part of this MSR). The two agencies have a Cooperative Agreement and Revenue Sharing Agreement. The tax sharing agreement was established in 1992. LARPD takes the position that the share of property tax revenue transferred to EBRPD is not sufficiently reinvested in the Livermore community. Beginning in FY 2003-04, EBRPD has transferred approximately \$200,000 per year back to LARPD for the purpose of supporting ongoing park maintenance projects. The transfer amount has not increased over the past 20 years.

EAST BAY REGIONAL PARK DISTRICT:

East Bay Regional Park District is the largest parks district in the County and its boundaries and SOI encompass the entirety of both Alameda County and Contra Costa County.

EBRPD owns or operates 73 regional parks and 31 regional, inter-park trails across the two counties. It provides recreational activities which aim to foster use of the parkland while also preserving their value as biodiverse open spaces. It also provides law enforcement and fire protection services in its parks; neither of these services are included as a part of this MSR. EBRPD's most recent complete Master Plan is from 2013, and began an update to its Master Plan in 2024.

EBRPD is working to acquire and open to the public new parkland and open space, including expanding Pleasanton Ridge Regional Park by opening approximately 2,844 acres and 18 miles of new trails..

The majority of the District's revenues are from taxes and assessments, with 92% of operating revenues from property taxes. The FY 22-23 budget included \$11.9 million for

capital projects. The two largest projects are construction at the Oyster Bay Access and Picnic Area (\$1.4 million) and the Tilden Environmental Educational Center (\$1.1 million).

MOSQUITO ABATEMENT SERVICES

The Alameda County Mosquito Abatement District (“ACMAD”) provides mosquito abatement services to all of the cities and unincorporated areas within the County. None of the cities expressed challenges with the services provided by ACMAD and expect that ACMAD will continue to provide services in the future.

ACMAD District expressed that they have the capacity to handle mosquito abatement services at current levels. ACMAD provides services to the entire incorporated and unincorporated County, and is funded by a share of property taxes, a special tax, and a benefit assessment. It is governed by a Board of Trustees, which consists of one member for each of the 14 cities within the District, as well as a member appointed by the County Board of Supervisors who represents the County at-large.

ACMAD provides mosquito abatement services through a variety of means, including physical, biological, and chemical control to reduce and eliminate mosquito populations. The District also provides education services, including an elementary education program which is managed by a full-time staff member. In 2015, ACMAD added a program to test birds and mosquitoes for diseases in-house which reduced response times for these tests from 10 days to a matter of hours.

The District is funded through a share of the property tax, a special tax passed by the voters in 1982, and a benefit assessment passed in 2008. The District is currently collecting less than half of the maximum allowable benefit assessment due to operational efficiencies which allow the District to provide services without use of the full assessment.

The District approved its most recent Strategic Plan for 2024-2026 in January 2024. The plan addresses the equity of District services throughout the County, and the distribution of field staff workloads.

VECTOR CONTROL SERVICES

Vector control services for vectors other than mosquitoes, including rodents, ticks, bedbugs, and cockroaches, are provided by the Vector Control Services District County Service Area. The CSA is a division of the Alameda County Department of Environmental Health, which is a part of the Alameda County Health Care Services Agency. The CSA serves the entirety of Alameda County, including all fourteen incorporated cities and the unincorporated areas.

The CSA manages programming such as wildlife nuisance investigations, identification of vectors, vector control in public areas, and testing of vectors for various diseases which could pose threats to human health and wellbeing. This includes ongoing disease surveillance in homeless encampments throughout the County along with responses to requests from the public for service investigations involving vectors. Members of the public are able to directly submit requests for service to the CSA, which are routed to staff. In 2022, the CSA received over 4,500 service requests. Staff from the CSA regularly work with Registered Environmental Health Specialists to inspect food facilities countywide for vector-related issues. The CSA additionally educates the public by making presentations, posting notices, providing media releases, and attending public outreach events including the Alameda County Fair.

The Vector Control Services CSA provides yellow jacket nest control to the East Bay Regional Park District as a courtesy. In prior years the CSA has had a contract with EBRPD to provide these services, but the cost of administering the contract exceeded the cost of the actual service.

The CSA is funded through two benefit assessments charged to all parcels within the County. The benefit assessment charged to single-family residences increased from \$11 to \$11.93 in FY 22-23. Residents in the City of Oakland are charged an additional \$1.28 per unit due to an increased need for services (specifically with regard to rat populations in sanitary sewers).

Staff from the CSA noted that there has been an increased need for vector control services in the County, due to both the increased development of rural land into commercial or residential uses and the ongoing homelessness crisis.

LIBRARY SERVICES

There are two inactive library CSAs in Alameda County: the Castro Valley Library CSA and the Dublin Library CSA. LAFCO adopted a zero SOI for both CSAs in 2006, which recommended that the County dissolve both CSAs if neither was used by 2009. RSG recommends that LAFCO continue to encourage the County to initiate dissolution of the two CSAs.

LEAD ABATEMENT SERVICES

The Lead Abatement County Service Area provides comprehensive lead poisoning prevention services necessary to mitigate lead hazards found in dwelling units built before 1978 in four cities: Alameda, Berkeley, Emeryville, and Oakland. The CSA is part of the Healthy Homes Department of the County, and is managed by a Joint Powers Authority consisting of one representative from each jurisdiction and one community representative.

The CSA is currently experiencing challenges with recruiting appropriately qualified staff to adequately provide services. Ideally, housing staff at the CSA will have Lead Professional certifications and Registered Environmental Health Specialist credentials. The CSA also employs public health nurses, which it has been able to adequately recruit.

The CSA levies a service charge of \$10 per pre-1978 dwelling unit in the incorporated cities and does not collect any fees in unincorporated areas. This charge has remained unchanged since 1991 because a proposed increase requires a ballot measure. As the number of older units in the CSA's jurisdiction declines due to redevelopment activity, fee revenue has also decreased. The CSA actively pursues grants in order to continue to provide a high level of service, and is also exploring the possibility of raising fees via a ballot measure.

FINANCIAL ABILITY TO PROVIDE SERVICES

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

4. Financial ability of agencies to provide services.

As part of the Alameda MSR process, RSG gathered data from publicly available sources including agency budgets and audits. RSG included information between FY 18-19 and FY 22-23, the most recent audit year available for most of the agencies as of the date of this report. Some agencies did not have a FY 22-23 audit available as of the writing of this report; for these cities, RSG has included the most up-to-date financial information available.

This MSR reviews community services, so RSG has attempted to identify expenditures and revenues specifically related to the community services which are being provided by each agency. Any revenues or expenditures not related to the services reviewed in this report, including but not limited to those related to law enforcement, fire, and general government services, have been included under the “Other” line item in the agency tables. RSG has not included summaries of funds which are not used for community service uses, such as funds used for debt service.

RSG made determinations about revenue and expenditure growth for the agencies based on compound annual growth rates (“CAGR”). Some agencies have made accounting changes over the years, so RSG has only calculated the CAGR for total General Fund revenues and expenditures for each agency.

- Less than 0 percent: Negative growth
- 0 – 2 percent: Low growth
- 2.1 – 4 percent: Below average growth
- 4.1 – 6 percent: Average growth
- 6.1 – 10 percent: Moderate growth
- 10.1 – 18 percent: High growth
- Above 18 percent: Very high growth

The financial capacity of each agency is adequate for providing services at the current levels. The agencies have all established reserve policies and have reserves which meet their policy requirements. Although some agencies have deferred maintenance costs, these agencies are planning appropriately through budget documents in order to continue to provide services.

ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT

The Alameda County Mosquito Abatement District experienced average revenue growth and below average revenue growth over the past five years. The District receives the majority of its income from property taxes and special assessments within its boundaries, which are discussed in further depth on page 70.

<i>Alameda County Mosquito Abatement District</i>					
Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund	\$ 4,922,549	\$ 5,146,702	\$ 5,406,554	\$ 5,195,433	\$ 6,009,518
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund					
Salaries and Fringe Benefits	\$ 2,683,156	\$ 2,854,468	\$ 2,990,918	\$ 3,107,470	\$ 3,482,424
Materials, Supplies and Services	886,491	867,982	817,384	932,593	994,633
Capital Outlay	418,175	464,392	36,964	-	49,535
TOTAL GENERAL FUND	\$ 3,987,822	\$ 4,186,842	\$ 3,845,266	\$ 4,040,063	\$ 4,526,592

Source: Annual Comprehensive Financial Reports, Alameda County Mosquito Abatement District

EAST BAY REGIONAL PARK DISTRICT

The East Bay Regional Park District's General Fund revenues exceeded General Fund expenditures between 2018 and 2022. However, General Fund expenditure growth did outpace General Fund revenue growth over the same time period. Revenues in the Project Fund and the non-major governmental funds decreased between 2018 and 2022, although the Project Fund experienced fluctuation over the five-year period. The District receives most of its revenues from property taxes, followed by interagency agreements and grants and charges for services.

East Bay Regional Park District

Revenues	2018	2019	2020	2021	2022
General Fund	\$ 157,773,727	\$ 168,498,929	\$ 170,877,100	\$ 176,277,892	\$ 187,116,870
Project Fund	\$ 18,511,292	\$ 9,983,554	\$ 10,450,187	\$ 18,335,242	\$ 17,948,199
Non-Major Governmental Funds	\$ 10,392,279	\$ 9,931,246	\$ 9,399,145	\$ 11,324,950	\$ 9,664,044
Expenditures	2018	2019	2020	2021	2022
General Fund					
Acquisition/Stewardship/Development	\$ 10,477,413	\$ 11,017,942	\$ 12,118,061	\$ 13,055,792	\$ 14,442,585
Operations Division	65,052,760	65,983,523	68,014,229	74,252,265	84,680,827
All Other Uses	53,370,524	54,448,823	58,960,807	63,752,767	67,032,860
TOTAL GENERAL FUND	\$ 128,900,697	\$ 131,450,288	\$ 139,093,097	\$ 151,060,824	\$ 166,156,272
Project Fund					
Acquisition/Stewardship/Development	\$ 10,671,372	\$ 7,252,784	\$ 16,674,699	\$ 12,155,963	\$ 15,830,483
Operations Division	5,008,703	4,439,868	2,922,028	2,885,599	2,756,240
All Other Uses	28,566,525	39,984,486	34,534,072	28,049,888	34,512,311
TOTAL PROJECT FUND	\$ 44,246,600	\$ 51,677,138	\$ 54,130,799	\$ 43,091,450	\$ 53,099,034
Nonmajor Governmental Funds					
Acquisition/Stewardship/Development	\$ 88,239	\$ 13,996	\$ -	\$ 1,057	\$ 1,003
Operations Division	5,467,197	5,396,295	6,742,797	5,435,811	5,352,046
All Other Uses	8,819,661	6,792,544	3,832,003	3,417,247	2,946,808
TOTAL NON-MAJOR GOV'T FUNDS	\$ 14,375,097	\$ 12,202,835	\$ 10,574,800	\$ 8,854,115	\$ 8,299,857

Source: Annual Comprehensive Financial Reports, East Bay Regional Parks District

HAYWARD AREA RECREATION AND PARK DISTRICT

General Fund revenue growth outpaced General Fund expenditure growth for the Hayward Area Recreation and Park District between FY 18-19 and FY 22-23. The ACFR for FY 20-21 was not available on the District's website. The largest funding sources for the District are taxes and assessments and rents, concessions, and fees.

Hayward Area Recreation and Park District

Revenues	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund	\$ 34,241,117	\$ 34,164,351	N/A	\$ 37,527,516	\$ 40,865,436
Capital Projects Fund	\$ 4,613,009	\$ 1,654,661	N/A	\$ 860,315	\$ 3,416,313
Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
General Fund					
District Management	\$ 3,057,372	\$ 4,254,808		\$ 5,324,842	\$ 6,713,520
Recreation Programs	12,034,819	9,096,272		7,558,273	9,106,932
Capital Planning and Development	-	-		205,553	332,145
Park and Facility Maintenance	13,229,510	13,692,551		15,970,158	17,622,717
Golf Courses	3,860,887	3,005,976		1,883,737	1,917,695
Other Uses	319,384	87,802		41,661	38,349
TOTAL GENERAL FUND	\$ 32,501,972	\$ 30,137,409	N/A	\$ 30,984,224	\$ 35,731,358
Capital Project Fund	\$ 15,518,819	\$ 34,421,748	N/A	\$ 30,960,613	\$ 23,042,001

Source: Annual Comprehensive Financial Reports, Hayward Area Recreation and Park District

LIVERMORE AREA RECREATION AND PARK DISTRICT

The Livermore Area Recreation and Park District experienced declining revenues and expenditures between FY 19-20 and FY 21-22. Expenditures for salaries and employee benefits decreased by \$3 million between FY 19-20 and FY 20-21, and stayed stable in FY 21-22.

As noted earlier in this report, staff at LARPD expressed interest in revisiting the Cooperative Agreement and Revenue Sharing Agreements between the District and the East Bay Regional Park District. LARPD takes the position that the share of property tax revenue transferred to EBRPD is not sufficiently reinvested in the Livermore community, and negatively impacts LARPD's ability to provide services to residents.

Livermore Area Recreation and Park District

Revenues	FY 2019-20	FY 2020-21	FY 2021-22
General Fund	\$ 24,160,274	\$ 17,611,442	\$ 23,133,630

Expenditures	FY 2019-20	FY 2020-21	FY 2021-22
General Fund	\$ 25,564,477	\$ 17,263,375	\$ 21,164,051

Source: Annual Comprehensive Financial Report, Livermore Area Recreation and Park District

CASTLEWOOD, CASTLE HOMES, MORVA, AND FIVE CANYONS CSAS

The Castlewood, Castle Homes, Morva, and Five Canyons CSAs are all funded via the Public Ways and Facilities Fund of Alameda County. The four CSAs receive the bulk of their revenues from charges for service, which are discussed in further depth on page 64. In all five years that RSG examined, the expenditures exceeded the revenues of the fund, and expenditures have grown while revenues have remained at the same level.

*Public Ways and Facilities Fund*¹

Revenues ²	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
Taxes	\$ 997	\$ 961	\$ 987	\$ 1,080	\$ 772
Use of Money and Property	206	233	(5)	(86)	46
Other Aid	94	63	125	104	61
Charges for Services	2,197	2,217	2,242	2,300	2,439
Other Revenue	51	-	-	-	191
TOTAL	\$ 3,545	\$ 3,474	\$ 3,349	\$ 3,398	\$ 3,509

Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
Public Ways and Facilities	\$ 4,639	\$ 5,693	\$ 5,404	\$ 7,820	\$ 8,842

¹ The Alameda County Public Ways and Facilities Fund provides funds for the Castlewood, Castle Homes, Five Canyons, Morva, and Estuary Bridges CSAs.

² All amounts shown in thousands.

Source: Annual Comprehensive Financial Reports, Alameda County

VECTOR CONTROL AND LEAD ABATEMENT CSAS

The Vector Control and Lead Abatement CSAs are funded via the Health Services Fund of Alameda County. The growth of expenditures has slightly outpaced the growth of revenues, although in most years of RSG's analysis revenues did exceed expenditures. This fund receives most of its revenue from charges for service. RSG requested but did not receive a breakdown of the audited financials between the two CSAs.

Health Services Fund¹

Revenues ²	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
Licenses and permits	\$ 210	\$ -	\$ -	\$ -	\$ -
Fines, forfeitures, and penalties	605	-	-	-	-
Use of Money and Property	409	521	7	(254)	115
State aid	141	-	-	-	-
Charges for services	28,565	30,184	31,420	31,873	34,174
Other revenue	270	7	2	3	2
TOTAL	\$ 30,200	\$ 30,712	\$ 31,429	\$ 31,622	\$ 34,291

Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
Health and Sanitation	\$ 28,827	\$ 28,079	\$ 28,607	\$ 32,441	\$ 32,233

¹ The Health Services Fund provides funding for the Lead Abatement and Vector Control CSAs.

² All amounts shown in thousands.

Source: Annual Comprehensive Financial Reports, Alameda County

Vector Control Services CSA

The Vector Control Services CSA is funded through two benefit assessments charged to all parcels within the County. The benefit assessment charged to single-family residences increased from \$11 to \$11.93 in FY 22-23. Residents in the City of Oakland are charged an additional \$1.28 per unit due to an increased need for services (specifically with regard to rat populations in sanitary sewers). The following table presents information from the County budget book for the individual Vector Control Services CSA.

Vector Control Services CSA - Budget Information

Revenues	FY 2020-21	FY 2021-22	FY 22-23	FY 23-24
Revenues	\$ 5,479,809	\$ 5,489,881	\$ 6,281,110	\$ 6,358,411

Expenditures	FY 2020-21	FY 2021-22	FY 22-23	FY 23-24
Salaries and employee benefits	\$ 3,944,592	\$ 4,153,174	\$ 4,767,767	\$ 4,850,346
Services and supplies	1,522,998	1,917,056	2,945,455	2,939,721
Other charges	106,583	110,979	110,239	110,695
Fixed assets	-	-	-	-
Other Uses	-	-	133,234	133,234
TOTAL	\$ 5,574,173	\$ 6,181,209	\$ 7,956,695	\$ 8,033,996

Source: County of Alameda Final Budget 2023-24



Lead Abatement CSA

Staff at the Lead Abatement CSA noted that it has seen a decrease in fee revenue, a trend that it anticipates will continue in the future, as structures that may contain lead-based paint are redeveloped. The CSA is working to fill funding gaps created by this change by pursuing grants and other outside funding sources. The following table presents information from the County budget book for the individual Lead Abatement CSA.

Vector Control Services CSA - Budget Information

Revenues	FY 2020-21	FY 2021-22	FY 22-23	FY 23-24
Revenues	\$ 5,479,809	\$ 5,489,881	\$ 6,281,110	\$ 6,358,411

Expenditures	FY 2020-21	FY 2021-22	FY 22-23	FY 23-24
Salaries and employee benefits	\$ 3,944,592	\$ 4,153,174	\$ 4,767,767	\$ 4,850,346
Services and supplies	1,522,998	1,917,056	2,945,455	2,939,721
Other charges	106,583	110,979	110,239	110,695
Fixed assets	-	-	-	-
Other Uses	-	-	133,234	133,234
TOTAL	\$ 5,574,173	\$ 6,181,209	\$ 7,956,695	\$ 8,033,996

Source: County of Alameda Final Budget 2023-24

STREET LIGHTING CSA

The Street Lighting CSA is funded via the Lighting Fund of Alameda County. Revenues have slightly decreased over the past five years, while expenditures have grown. In all five years, revenues have exceeded expenditures, although by a shrinking margin.

*Lighting Fund*¹

Revenues ²	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
Taxes	\$ 9	\$ 9	\$ 10	\$ 11	\$ 12
Use of Money and Property	119	142	10	(21)	41
Other Aid	2	2	2	2	3
Charges for Services	869	872	913	915	904
Other Revenue	-	-	-	2	2
TOTAL	\$ 999	\$ 1,025	\$ 935	\$ 909	\$ 962

Expenditures	FY 18-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 22-23
Public Ways and Facilities	\$ 619	\$ 750	\$ 789	\$ 826	\$ 959

¹ Provides funding for the Street Lighting County Service Area

² All amounts shown in thousands.

Source: Annual Comprehensive Financial Report, Alameda County

OPPORTUNITIES FOR SHARED FACILITIES

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

5. Status of, and opportunities for, shared facilities;

The 2006 MSR recommended that the Vector Control Services District CSA and the Alameda County Mosquito Abatement District work toward consolidation, given the interconnected nature of both agencies' services. Staff at both districts expressed that services provided by the two agencies are in fact distinct and that consolidation would not lead to improved efficiency or service outcomes.

The Livermore Area Recreation and Park District and the East Bay Regional Park District cooperate on the operation of the Brushy Peak Preserve. LARPD also operates and maintains Camp Shelly, near Lake Tahoe. It leases the property from the US Forest Service. LARPD did not express any challenges with these shared facilities.

The Hayward Area Recreation and Park District operates parks and facilities owned by other entities, including but not limited to the City of Hayward, the Hayward Unified School District, San Lorenzo Unified School District, Castro Valley Unified School District, and Alameda County. While HARD is open to collaborating with other agencies on shared facilities, it did not indicate that it is seeking additional shared facilities at this time. HARD did not express challenges with these shared facilities.

None of the agencies identified any opportunities for further shared facilities in the MSR survey or interviews.

ACCOUNTABILITY, GOVERNMENT STRUCTURE AND OPERATIONAL EFFICIENCIES

Pursuant to Government Code Section 56430, MSRs make determinations on seven (7) required topics, including:

- 6. Accountability for community service needs, including government structure and operational efficiencies.*
- 7. Any other matter related to effective or efficient service delivery, as required by Commission Policy.*

Alameda community service agencies have established a robust framework of policies and procedures aimed at fostering transparency and accountability to the local community. This framework encompasses a range of practices, including the organization of elections and the dissemination of public notices regarding agency meetings and actions. To enhance accessibility, many agencies utilize technology, such as Zoom, to broadcast public hearings and meetings. This approach accommodates a wider audience and overcomes potential barriers to in-person attendance.

Additionally, all Alameda County agencies maintain user-friendly websites that contain information about City and District departments, their activities, and upcoming events. These websites are valuable resources for residents seeking information about local government services. Collectively, these agencies prioritize operational efficiency and structural strength, demonstrating their commitment to accessible, accountable, and responsive local governance.

The Alameda County Mosquito Abatement District is governed by a fifteen-member Board of Trustees, with one trustee appointed for each of the fourteen cities within the District and one appointed by the County Board of Supervisors. Each trustee serves either a two- or four-year term.

The Vector Control Services District County Service Area is a division of the Alameda County Environmental Health Department, which is a part of the Alameda County Health Care Services Agency. The CSA practices extensive public outreach and participates in various County fairs including the Alameda County Fair, the Fremont Festival of the Arts, and the Oakland Chinatown Lunar New Year. Its programming includes presentations at

community group meetings (such as homeowners' association meetings) throughout the County.

The five public works CSAs (Castle Homes, Castlewood, Five Canyons, Morva, and Street Lighting) are all administered by the Alameda County Public Works Agency.

The Livermore Area Recreation and Park District and Hayward Area Recreation and Park District are both independent special districts. Both districts are governed by an independently elected five-member Board of Directors. These boards are elected at-large, ensuring that they represent a broad cross-section of the community they serve.

The East Bay Regional Park District operates with a seven-member Board of Directors. Each member is elected to represent a specific "ward" of the county, with these seven wards covering the entire service area of the District. The Board also appoints a General Manager responsible for overseeing the day-to-day operations of the District.

The Livermore Area Recreation and Park District has expressed concerns that the overlapping boundaries between LARPD and EBRPD negatively impact accountability for community service needs, and decrease efficiency. RSG recommends that the Commission further explore the overlapping boundaries between the two districts in order to evaluate whether the services provided by each agency are redundant.

The Lead Abatement County Service Area is part of the Alameda County Healthy Homes Department and is governed by a Joint Powers Authority ("JPA"). The JPA is composed of one representative from each of the participating cities and one community representative, ensuring that various stakeholders are involved in decision-making regarding lead abatement services.

Some of the agencies have taken steps to engage their communities beyond what is required by law. The East Bay Regional Park District surveys residents regularly to understand the community support for parks and the public's priorities for parks programming. The Hayward Area Recreation and Park District has a Public Information Office, which oversees the District's development, maintenance, and communication of

public information. HARD is currently completing a community survey and needs assessment in order to better understand the needs of its residents.

No additional matters related to effective and efficient service delivery have been identified for review in this MSR by Alameda LAFCO.

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LAFCO

Alameda Local Agency Formation Commission

AGENDA REPORT

May 9, 2024

Item No. 8

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer
Policy and Budget Committee (Johnson, Vonheeder-Leopold, and Woerner)

SUBJECT: Adoption of Final Operating Budget and Workplan for FY 2024-2025

The Alameda Local Agency Formation Commission (LAFCO) will consider adopting a final budget and work plan for fiscal year 2024-2025. Both items return following their adoption in draft form and subsequent public review period. The final budget and work plan remain intact from its initial draft. The final budget expenses total \$818,538, representing an increase of \$33,798, or 4.3% from the current fiscal year. The increase is marked by expenses for professional services in the Service and Supplies Unit for additional LAFCO studies and travel costs. Revenues are matched to expenses with an increase in agency contributions by \$25,798, or 5.3%, in step with a fund balance offset of \$270,000, applied in the same manner as the previous fiscal year with a \$5,000 increase in total amount. Staff recommends approval.

Background

Alameda LAFCO is responsible under State law to adopt a proposed budget by May 1st and a final budget by June 15th. A mandatory review by all local funding agencies is required between the two adoption periods. Alameda LAFCO’s (“Commission”) annual operating costs are primarily funded by proceeds collected from 29 local public agencies operating within Alameda County. State law specifies the Commission’s operating costs shall be divided in one-third increments between the (a) County of Alameda, (b) 14 cities, and (c) 15 independent special districts with the latter two categories apportioned based on total revenues as provided in the most recent annual report published by the State Controller’s Office. A relatively small portion, typically representing less than one-tenth of total revenues, is also funded from application fees and interest earnings.

Adopted 2023-2024 Budget

The Commission’s adopted final budget for fiscal year 2023-2024 totals \$784,740. This amount represents the total approved operating expenditures divided between three active expenses units: salaries and benefits; services and supplies; and internal service charges. A matching revenue total was also budgeted to provide a balanced budget along with the purposeful transfer of \$265,000 from reserves. Budgeted revenues are divided between three active units: agency contributions, application fees; and interest earnings. The total unaudited fund balance as of July 1, 2023 was \$632,624.

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David Haubert, Regular
County of Alameda

Melissa Hernandez, Regular
City of Dublin

Mariellen Faria, Regular
Eden Township Healthcare District

Bob Woerner, Alternate
Public Member

265

Lena Tam, Alternate
County of Alameda

John Marchand, Alternate
City of Livermore

Georgian Vonheeder-Leopold, Alternate
Dublin San Ramon Services District

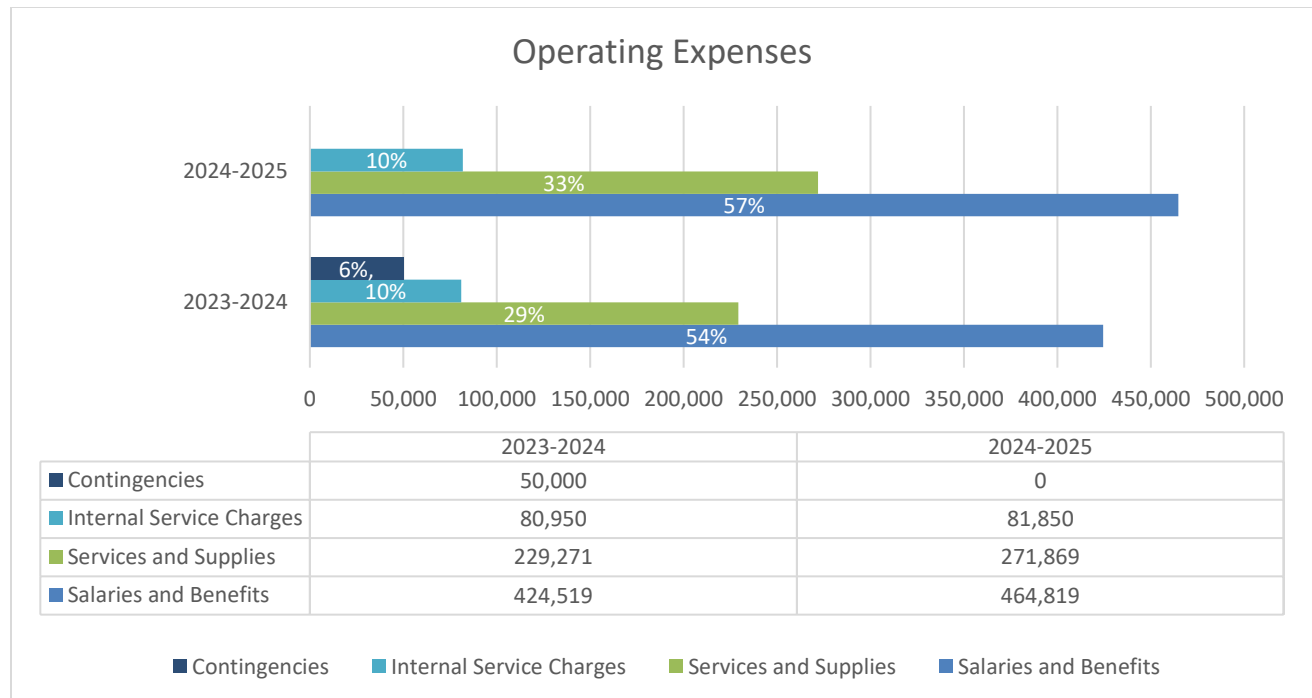
Budgeted Expenses FY 23-24	Budgeted Revenues FY 23-24	Budgeted Year End Balance FY 23-24	Fund Balance FY 23-24
\$784,740	\$784,740	\$0	\$632,624

Discussion

This item is for the Commission to consider adopting a final (a) operating budget and (b) workplan for the upcoming fiscal year. Both items return to the Commission from their initial presentation and adoption in March and subsequent public review and comment period. This includes providing direct notice to all 29 local funding agencies as required under the statute. A summary of the final budget and accompanying work plan follows.

Final Operating Budget for FY 2024-2025

The final operating budget developed by the Executive Officer sets operating expenses at \$818,538; a net increase of \$33,798, or 4.3% from the current fiscal year. The operating expenses total, divided between labor and non-labor costs, are at a 57% to 43% split, with 0% dedicated to contingencies. Revenues match operating expenses and is covered by drawing down reserves consistent with the practice to help offset and phase any sizable increases to agency contributions. The net effect would be an increase in contributions of \$25,798, or 5.3% from \$482,740 to \$508,538.



Contingencies

Contingencies are integrated into the final operating budget devised by the Executive Officer and allocated within its Services and Supplies Unit and Internal Service Charges Unit for each account. Since the County does not specifically designate funds for contingencies, this allocation will be accounted for in LAFCO's budget and readily available for use, if necessary.

Operating Expenses

The **Salaries and Benefits Unit** will increase by \$40,300, or 9.5% over the next fiscal year from \$424,519 to \$464,819. The unit covers labor costs tied to staffing 2.5 full-time employees: Executive Officer, Commission Clerk and Analyst. Notable adjustments proposed may be reviewed below.

- The increase accommodates the addition of a LAFCO Analyst towards the end of fiscal year 2024-2025.
- Salary increases of no less than 6% are contemplated for all budgeted positions to accommodate merit and or cost of living adjustments that may be approved during the fiscal year.

The **Services and Supplies Unit** will increase by 45,598, or 18.6% over the next fiscal year from \$229,271 to \$271,869. The unit provides direct support services necessary to operate Alameda LAFCO. Notable adjustments proposed may be reviewed below.

- Adds \$40,000 in the professional services account; a difference of 25% over the next fiscal year. The increase is based on the Commission's work plan for additional municipal service reviews and special studies.
- Adds \$1,000 in the Commission pier diem account; a difference of 11.1% over the next fiscal year. The increase is anticipated on the Commission's additional ad hoc and subcommittee committee meetings.
- Increases \$500 in the public notices services account to increase the total line item from \$2,500 to \$3,000; a difference of 20% over the next fiscal year. The increase is based on recent demands and future application notices.
- Adds \$800 in the mileage/travel services account; a difference of 66.7% over the next fiscal year. The increase is based on the regular program of CALAFCO conferences, staff workshops, and Commissioner attendance.

The **Internal Service Charges Unit** will increase by \$900, or 1.1% over the next fiscal year from \$80,950 to \$81,850. The unit provides indirect support services necessary to operate Alameda LAFCO. Notable adjustments proposed may be reviewed below.

- Adds \$1,000 from the information technology services account to increase the total line item from \$27,000 to \$28,000, a difference of 3.7% over the next fiscal year. The rise is attributable to service cost increases.

Operating Revenues

The **Intergovernmental Unit** will increase by \$25,798, or 5.3% over the next fiscal year from \$482,740 to \$508,538. The unit provides payments received from the 29 local government agencies responsible under State law for funding Alameda LAFCO with apportionments divided in three equal shares among the County of Alameda, 14 cities and 15 independent special districts. Actual invoice amounts for cities and special districts would be determined by the County Auditor's Office consistent with the allocation formula outlined under Government Code Section 56383 and based on local revenue tallies.

The **Service Charge Unit** will remain as is at \$30,000. This unit covers payments received from outside applicants to process change of organizations (annexations, detachments, formations, etc.), outside service extensions, and sphere of influence amendments.

The **Interest Earnings Unit** will increase by \$3,000, or 42.9% over the next fiscal year to a total of \$10,000. This total is consistent with recent quarters.

The **Unrestricted Fund Balance** will decrease by \$265,000 to a total of \$367,624. The total is close to the Commission's target of maintaining its fund balance at 33% of its operating budget. Staff will work with its Auditor, O'Connor and Company, to verify the fund balance.

Final Work Plan for FY 2024-2025

The final work plan draws on a review of Alameda LAFCO's needs and goals by the Executive Officer and ahead of receiving input and direction from the Commission. It outlines 20 specific projects divided between statutory (legislative directives) and administrative (discretionary) activities. The projects are listed in sequence by assigned priority between high, moderate, and low. The majority of the projects are rollover from this current fiscal year with several additional items. A summary of notable high-priority projects follows.

Municipal Services Review on Health Services and EMS/Ambulance Services

The project will consider accessibility of healthcare (including mental health) services to all residents within Alameda County. Staff and consultants will partner with stakeholders to scope and define

community needs. Staff will look to what other LAFCOs are doing to facilitate the coordination and provision of safety net services.

Countywide Municipal Service Review on Police Protection Services

This study will examine the current provision and need for police services and related financial and governance considerations in the County. The report will consider the potential needs in the unincorporated communities of Fairview, Cherryland, San Lorenzo and Castro Valley and include one special district and the municipal police departments of 14 cities.

Countywide Regional Water and Wastewater Committee

The draft report will review available alternatives and recommend a framework for Committee organization and implementation that best addresses the issues and concerns shared by the participating agencies in the previous phases. The report will also highlight other mechanisms to facilitate interagency collaboration that could contribute to achieving Committee goals.

Conclusion

The final operating budget and work plan affirmatively responds to the feedback provided by the Commission along with the functional needs in meeting the agency's existing and expanding duties under State law. This includes advancing the Commission's outreach and educational opportunities throughout the community and region, conducting municipal service reviews to inform spheres of influence updates, and creating stakeholder groups to determine growth management policies. The principal difference in the proposed budget is largely tied to the adjustments made in salaries and benefits and services and supplies units to account for staffing, such as the LAFCO Analyst, and the demand for more professional services to conduct LAFCO special studies and MSRs.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Adopt the attached resolution approving the final budget and work plan for 2024-2025 with any desired changes; and

Direct the Executive Officer to circulate the final budget for 2024-2025 to all funding agencies and general public.

Alternative Two:

Continue consideration of the item to a special meeting scheduled no later than the legislative deadline of June 15, 2024, and provide direction to staff with respect to any additional information requests.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures for Consideration

This item has been placed on the agenda for action as part of a noticed public hearing. The following procedures are recommended for consideration.

- 1) Receive a verbal report from staff;
- 2) Invite questions from the Commission;
- 3) Open the public hearing and invite comments from audience (mandatory); and
- 4) Close the public hearing, discuss item, and consider recommendation.

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. Draft Resolution Adopting the Final Budget and Work Plan for FY 2024-2025
2. Final Operating Budget for FY 2024-2025
3. Final Work Plan for FY 2024-2025

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

**RESOLUTION OF THE
ALAMEDA LOCAL AGENCY FORMATION COMMISSION
ADOPTING A FINAL WORK PLAN AND BUDGET
FOR FISCAL YEAR 2024-2025**

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires the Alameda Local Agency Formation Commission (“Commission”) to perform certain regulatory and planning duties for purposes of facilitating efficient and accountable local government; and

WHEREAS, the Commission is required to adopt proposed and final budgets each year by May 1st and June 15th, respectively; and

WHEREAS, the Commission’s Executive Officer prepared a written report outlining recommendations with respect to anticipated work activities and budgetary needs in 2024-2025; and

WHEREAS, the Commission has heard and fully considered all evidence on a final work plan and budget for 2024-2025 presented at a public hearing held on May 9, 2024; and

WHEREAS, the adoption of a work plan and budget are not projects under the California Environmental Quality Act;

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

1. The final operating budget for 2024-2025 shown as Exhibit A is APPROVED.
2. The final work plan for 2024-2025 shown as Exhibit B is APPROVED

PASSED AND ADOPTED by the Alameda Local Agency Formation Commission on May 9, 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

ATTEST:

Karla Brown
Chair

Rachel Jones
Executive Officer

APPROVED TO FORM:

Andrew Massey
Legal Counsel

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

Regional Service Planning | Subdivision of the State of California

Expense Ledger

		FY 2021-2022		FY 2022-2023		FY 2023-2024		FY 2024-2025		
		Adopted	Actuals	Adopted	Actuals	Adopted	Year-to-Date	Proposed	Difference	
Salary and Benefit Costs										
<u>Account</u>	<u>Description</u>									
60001	Staff Salaries	250,564	250,564	275,933	275,933	292,488	194,724	320,565	28,077	9.6%
-	(ACERA)	123,411	123,411	124,558	124,558	132,031	87,140	144,254	12,223	9.3%
		373,975	373,975	400,491	400,491	424,519	281,864	464,819	40,300	9.5%
Service and Supplies										
<u>Account</u>	<u>Description</u>									
-	Intern	-	-	-	-	-	-	-	-	-
610077	Postage	500	-	500	-	500	-	500	-	-
610141	Copier	1,000	-	500	-	500	-	500	-	0.0%
610191	Pier Diems	8,500	5,600	7,500	7,003	9,000	6,515	10,000	1,000	11.1%
610211	Mileage/Travel	500	373	600	124	1,200	1,785	2,000	800	66.7%
610461	Training (Conferences and Workshops)	2,500	-	2,500	4,619	2,500	-	2,500	-	0.0%
610241	Records Retention	350	210	350	-	350	118	360	10	2.9%
610261	Consultants	100,000	135,017	150,000	112,465	160,000	174,661	200,000	40,000	25.0%
610261	Mapping - County	500	-	-	-	-	-	-	-	-
610261	Planning Services	5,000	-	5,000	-	5,000	-	5,000	-	0.0%
610261	Legal Services	20,000	-	20,000	-	20,000	-	20,000	-	0.0%
610261	SALC Grant Charges		72,404		78,811		102,224		-	-
610311	CAO/CDA - County - Services	1,000	-	1,000	-	250	-	250	-	-
610312	Audit Services	10,000	-	10,000	-	10,000	-	10,000	-	0.0%
610351	Memberships	10,760	10,760	11,287	11,287	12,221	12,221	12,509	288	2.4%
610421	Public Notices	3,000	2,453	2,000	1,222	2,500	2,223	3,000	500	20.0%
610441	Assessor - County - Services	500	-	250	-	250	-	250	-	0.0%
610461	Special Departmental	1,500	233	1,500	-	2,000	297	2,000	-	0.0%
620041	Office Supplies	4,000	28	3,000	41	3,000	2,087	3,000	-	0.0%
		269,610 Amended	227,078	215,987	215,573	229,271	302,131	271,869	42,598	18.6%
Internal Service Charges										
<u>Account</u>	<u>Description</u>									
619991 (630051)	Office Lease/Rent/CDA	32,500	22,241	50,550	22,894	50,550	3,841	50,550	-	0.0%
630021	Communication Services	100	-	100	-	100	-	0	(100)	-100.0%
630061	Information Technology	25,870	27,938	26,000	22,080	27,000	12,844	28,000	1,000	3.7%
630081	Risk Management	3,280	-	3,300	-	3,300	-	3,300	-	0.0%
		61,750	50,179	79,950	44,974	80,950	16,685	81,850	900	1.1%
		50,000	-	50,000	-	50,000	-	0	-	-100.0%
Contingencies										
<u>Account</u>	<u>Description</u>									
-	Operating Reserve	-	-	-	-	-	-	-	-	-
		655,335 Adopted								
		755,335 Amended	651,232	746,428	661,037	784,740	600,680	818,538	33,798	4.3%
EXPENSE TOTALS										

Revenue Ledger		FY 2021-2022		FY 2022-2023		FY 2023-2024		FY 2024-2025		
		Adopted	Actuals	Adopted	Actuals	Adopted	Year-to-Date	Proposed	Difference	
Intergovernmental										
<u>Account</u>	<u>Description</u>									
-	Agency Contributions									
	County of Alameda	144,445	144,445	153,143	153,143	160,913	160,913	169,513	8,599	5.3%
	Cities	144,445	144,445	153,143	153,143	160,913	160,913	169,513	8,599	5.3%
	Special Districts	144,445	138,943	153,143	153,143	160,913	160,913	169,513	8,599	5.3%
		433,335	427,833	459,429	459,429	482,740	482,739	508,538	25,798	5.3%
Service Charges										
-	Application Fees	30,000	6,434	30,000	-	30,000	-	30,000	-	0.0%
-	SALC Grant Funds	100,000	72,404		53,397		102,224			
Investments										
-	Interest	7,000	5,765	7,000	7,156	7,000	23,538	10,000	3,000	42.9%
Fund Balance Offset										
		185,000	185,000	250,000	250,000	265,000	-	270,000	5,000	1.9%
		655,335								
		755,335	697,436	746,429	769,982	784,740	608,501	818,538	33,798	4.3%
	REVENUE TOTALS									
OPERATING NET		-	46,204	1	108,945	(0)	7,821	(0)	-	-
UNRESTRICTED FUND BALANCE			716,424		632,624					

Priority	Urgency	Type	Project	Key Issues
1	High	Statutory	Countywide MSR on Health and EMS/Ambulance Services	Consider accessibility of healthcare (including mental health) services to all residents within Alameda County
2	High	Statutory	Countywide Regional Water and Wastewater Committee	Develop a Framework for Creating a Countywide Regional Water and Wastewater Committee
3	High	Statutory	Countywide MSR on Police Services	Examine Current Provision and Need for Police Services and Related Financial and Governance Considerations
4	High	Administrative	LAFCO Office Move	Fulfill Long-Term Lease in MOU with CDA; Aid in Hiring LAFCO Analyst
5	High	Statutory	Application Proposals and Requests	Utilize resources to address all application proposals and boundary issues (ex. South Livermore Sewer Extension Project)
6	High	Administrative	Informational Report on Island Annexations	Map all Unincorporated Islands and Examine Island Annexation Implementation Issues in Alameda County
7	High	Administrative	2023-2024 Audit	Verify Fund Balance; Perform Regular Audits
8	Moderate	Administrative	Local Agency Directory Update and MSR Summary Report	Continue Producing LAFCO Graphic Design Materials for Transparency and Outreach
9	Moderate	Statutory	MSR Implementation Program	Ensure MSR Recommendations are Reviewed and Considered by Agencies
10	Moderate	Administrative	Agricultural Land Use Designation Project	Work in Partnership with the County to Review and Evaluate Land Use Designations for Agricultural and Open Space Areas
11	Moderate	Statutory	Participate and Facilitate Ongoing MSR Fire Service Discussions	Work with Fire Agencies in Providing Possible Boundary Solutions and Shared Facilities
12	Moderate	Administrative	Explore SALC Agricultural Conservation Acquisition Grants	Apply for SALC Grants to permanently protect croplands, rangelands, and lands utilized for the cultivation of traditional resources from conversion to non-agricultural uses
13	Moderate	Administrative	Prepare Informational Report on JPAs	Post Enactment of SB 1266; Enhance Repository on Local Government Services
14	Low	Administrative	Review of County Transfer of Jurisdiction Policies	Ensure Policies are Consistent with CKH
15	Low	Administrative	Update Application Packet and Mapping Requirements	Streamline LAFCO Application and County Mapping Requirements; Make User Friendly
16	Low	Administrative	Informational Report on Remen Tract	Special Report on Service Delivery

17	Low	Administrative	Bay Area LAFCO Meetings	Attend Meetings with Other Bay Area LAFCOs for Projects/Training
18	Low	Administrative	Website Content Update	Update Relevant Information on LAFCO Website and Create New Mapping Page
18	Low	Administrative	Social Media	Expand Alameda LAFCO's Social Media Presence
19	Ongoing	Statutory	Policy Review on Agricultural Protection and Out of Area Service Agreements	Periodical review of existing policies relative to practices and trends, and determine whether changes are appropriate to better reflect current preferences



LAFCO

Alameda Local Agency Formation Commission

AGENDA REPORT

May 9, 2024

Item No. 11a

TO: Alameda Commissioners
FROM: Rachel Jones, Executive Officer
SUBJECT: **Current and Pending Proposals**

The Commission will receive a report identifying active proposals on file with the Alameda Local Agency Formation Commission (LAFCO) as required under statute. The report also identifies pending local agency proposals to help telegraph future workload. The report is being presented to the Commission for information only.

Information / Discussion

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH”) delegates LAFCOs with regulatory and planning duties to coordinate the formation and development of local government agencies and their municipal services. This includes approving or disapproving boundary changes involving the formation, expansion, merger, and dissolution of cities, towns, and special districts, as well as sphere of influence amendments. It also includes overseeing outside service extensions. Proposals involving jurisdictional changes filed by landowners or registered voters must be put on the agenda as information items before any action may be considered by LAFCO at a subsequent meeting.

Current Proposals | Approved and Awaiting Term Completions

Alameda LAFCO currently has no proposals on file that were previously approved and awaiting term completions. CKH provides applicants one calendar year to complete approval terms or receive extension approvals before the proposals are automatically terminated.

Current Proposals | Under Review and Awaiting Hearing

There is currently one active proposal on file with the Commission that remains under administrative review and awaits a hearing as of date of this report.

- **Annexation of West Jack London Boulevard | City of Livermore**

The City of Livermore plans to annex two parcels on West Jack London Boulevard that total 71 acres within the unincorporated area of Alameda County. The purpose of the annexation is to facilitate the Oaks Business Park for the development of offices, research institutions, warehousing, manufacturing, and limited business supporting commercial uses. The application is currently under review.

Pending Proposals

There is currently one new potential proposal at the moment that staff believes may be submitted to the Commission from local agencies based on ongoing discussions with proponents.

- **Reorganization of Appian Way/Louis Ranch Property | ACWD and USD**
The Alameda County Water District (ACWD) and Union Sanitary District (USD) are evaluating a plan to annex one parcel totaling approximately 30 acres within the City of Union City. The purpose of the annexation is to develop 325 single-family residential units on nine parcels totaling 98.6 acres.

Alternatives for Action

This item is for informational purposes only. No formal action will be taken as part of this item.

Attachments: none



LAFCO

Alameda Local Agency Formation Commission

AGENDA REPORT

May 9, 2024

Item No. 11b

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Progress Report on 2023-2024 Work Plan

The Alameda Local Agency Formation Commission (LAFCO) will receive a progress report on accomplishing specific projects as part of its adopted work plan for 2023-2024. The report is being presented to the Commission to formally receive and file as well as provide direction to staff as needed.

Background

Alameda LAFCO’s current strategic plan was adopted following a planning session on June 23, 2023. The plan defines each of LAFCO’s priorities through overall goals, core objectives, and target outcomes with overarching themes identified as education, facilitation, and collaboration. The strategic plan is anchored by seven key priorities that collectively orient the Commission to proactively fulfill its duties and responsibilities under the Cortese-Knox-Hertzberg Act of 2000 in a manner responsive to local conditions and needs. These pillars and their related strategies, which premise individual implementation outcomes, are summarized below.

1. Education – Serve as a resource to the public and local agencies to support orderly growth and logical sustainable service provision.
2. Facilitation – Encourage orderly growth and development through the logical and efficient provision of municipal services by local agencies best suited to feasibly provide necessary governmental services and housing for persons and families of all incomes.
3. Collaboration – Be proactive and act as a catalyst for change as a way to contribute to making Alameda County a great place to live and work by sustaining its quality of life.

On May 11, 2023, Alameda LAFCO adopted the current fiscal year work plan at a noticed public hearing. The work plan is divided into two distinct categories – statutory and administrative – with one of three priority rankings: high; moderate; or low. The underlying intent of the work plan is to serve as a management tool to allocate Commission resources in an accountable and transparent manner over the corresponding 12-month period that pulls from the key priorities in the Commission’s Strategic Plan.

Further, while it is a standalone document, the work plan should be reviewed in relationship to the adopted operating budget given the planned goals and activities are facilitated and or limited accordingly.

This item provides the Commission with a status update on nineteen targeted projects established for the fiscal year with a specific emphasis on the “top ten” projects that represent the highest priority to complete during the fiscal year as determined by the membership. This includes identifying the projects already completed, underway, or pending in the accompanying attachment. The report and referenced attachment are being presented for the Commission to formally receive and file while also providing additional direction to staff as appropriate.

Discussion

The Commission has initiated work on five of the nineteen projects included in the adopted work plan. This includes progress on projects, such as the municipal service review (MSR) on Community Services, LAFCO Office Move, 2022-2023 Audit Report, and Countywide Regional Water and Wastewater Committee. The Commission has completed its LAFCO Informational Brochure, Sustainable Agriculture Lands Conservation Planning Grant and Unincorporated Areas Incorporation Feasibility Report.

Alternatives for Action

This item is for informational purposes only. No formal action will be taken as part of this item.

Attachments:

1. 2023-2024 Work Plan

Priority	Urgency	Type	Project	Key Issues
1	High	Statutory	Community Services Municipal Service Review	Service Specific MSR Identify Accessibility Issues for Broadband Services
2	High	Statutory	Countywide MSR on Police Protection Services	Examine Current Provision and Need for Police Services and Related Financial and Governance Considerations
3	High	Statutory	Comprehensive Tri-Valley Area Study	Region Specific MSR Review of Potential Needs and Issues
4	High	Administrative	LAFCO Office Move	Fulfill Long-Term Lease in MOU with CDA; Aid in Hiring LAFCO Analyst
5	High	Statutory	Application Proposals and Requests	Utilize resources to address all application proposals and boundary issues
6	High	Administrative	Establish LAFCO Bank Account	Deposit LAFCO Application funds for Special Projects and CALAFCO Conferences
7	High	Administrative	2018-2021 Audits	Verify Fund Balance; Perform Regular Audits
8	Moderate	Administrative	Alameda LAFCO Brochure	Create and Distribute Pamphlet for LAFCO Outreach and Education
9	Moderate	Statutory	Informational Report on Island Annexations	Map all Unincorporated Islands and Examine Island Annexation Implementation Issues in Alameda County
10	Moderate	Administrative	Create Countywide Regional Water and Wastewater Committee	Explore Opportunities and Share Practices for Collobaration on Recycled Water for the Region and Better Utilization of Imported Water
11	Moderate	Statutory	Unincorporated Areas Incorporation Feasibility Report	Prepare a Feasibility Report on the Incorporation of Castro Valley and surrounding areas of Ashland, Cherryland, and San Lorenzo
12	Moderate	Administrative	SALC Grant Award	Continue Two-Year Process on Grant Project and Track Agricultural Trends
13	Moderate	Administrative	Prepare Informational Report on JPAs	Post Enactment of SB 1266; Enhance Repository on Local Government Services
14	Low	Administrative	Review of County Transfer of Jurisdiction Policies	Ensure Policies are Consistent with CKH
15	Low	Administrative	Update Application Packet and Mapping Requirements	Streamline LAFCO Application and County Mapping Requirements; Make User Friendly
16	Low	Administrative	Informational Report on Remen Tract	Special Report on Service Delivery
17	Low	Administrative	Bay Area LAFCO Meetings	Attend Meetings with Other Bay Area LAFCOs for Projects/Training

18	Low	Administrative	Website Content Update	Update Relevant Information on LAFCO Website and Create New Mapping Page
18	Low	Administrative	Social Media	Expand Alameda LAFCO's Social Media Presence
19	Ongoing	Statutory	Policy Review on Agricultural Protection and Out of Area Service Agreements	Periodical review of existing policies relative to practices and trends, and determine whether changes are appropriate to better reflect current preferences



TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Memorandum of Understanding (MOU) Extension with County of Alameda

The Alameda Local Agency Formation Commission (LAFCO) will consider approving a six-month extension to its existing Memorandum of Understanding (MOU) agreement with the County of Alameda for contract services.

Background

The existing MOU between Alameda LAFCO and the County of Alameda is set to expire on June 30, 2024. This MOU forms the basis of the Commission’s contract services with the County and supports LAFCO’s operations in fulfilling its mission to oversee the logical and orderly development and coordination of local governmental agencies.

Discussion

Upon the consideration of the Ad Hoc MOU Committee (Commissioners Johnson, Sblendorio, and Woerner), it is recommended LAFCO seek a consultant to conduct a comprehensive assessment of LAFCO’s operational needs. In order to facilitate a thorough evaluation and to ensure that the findings of this assessment are fully incorporated into the next MOU, an extension of the current MOU is necessary.

In response to the Committee’s request, the Community Development Agency (CDA) Director, Sandra Rivera, has confirmed that the CDA will recommend to the County Board of Supervisors a six-month extension of the MOU. This extension includes the possibility of up to six additional one-month extensions, if necessary, not to exceed a total extension period of one year. The extension is designed to provide sufficient time for ongoing negotiations and to develop a new MOU that reflects the updated operational needs and priorities of LAFCO. This approach ensures continuity in Alameda LAFCO’s functions and responsibilities without interruption.

Analysis

Given the support from the CDA and the structured approach to the extension, staff recommends that the Commission approve the proposed extension of the MOU with the County. This will allow LAFCO the necessary time to undertake its strategic operational assessment in collaboration with the County,

ensuring that the Commission's organizational framework remains robust and responsive to community needs.

To ensure a seamless and efficient process, it is also recommended that the Commission delegate the necessary authority for finalizing the extension terms to the Executive Officer, in consultation with LAFCO's legal counsel. This delegation will ensure flexibility and promptness in the contract management process, allowing for the approval of the MOU extension before the June 30th deadline without requiring a LAFCO special meeting.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Approve the extension of the current MOU with the County of Alameda for six months, with the option for up to six additional one-month extensions, not to exceed one year in total; and

Delegate authority to the Executive Officer to negotiate and approve the MOU extension terms, in consultation with LAFCO's Legal Counsel.

Alternative Two:

Continue the item for consideration at a future meeting and provide direction to staff as needed.

Alternative Three:

Take no action.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures

This item has been placed on Alameda LAFCO's agenda as part of the business calendar. The following procedures are recommended in consideration of this item:

1. Receive verbal presentation from staff unless waived.
2. Invite any comments from the public.
3. Provide feedback on the item as needed.

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. Letter from Community Development Agency for LAFCO MOU Extension Request

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ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

MEMORANDUM

Sandra Rivera
Agency Director

224 West Winton Ave
Room 110


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www.acgov.org/cda

DATE: May 2, 2024

TO: Rachel Jones, LAFCO Executive Officer

FROM: Sandra Rivera, CDA Director 

SUBJECT: LAFCO MOU Extension Request

This is in response to your request for an extension to the current Memorandum of Understanding (MOU) between the County of Alameda (County) and the Alameda Local Agency Formation Commission (LAFCO) to accommodate LAFCO's engagement of a consultant and the Ad Hoc MOU Committee tasked with conducting a thorough assessment to evaluate LAFCO's operational needs. As you may be aware, the recommendation for extending this MOU requires approval by the County Board of Supervisors (the Board). Currently, the MOU is set to expire on June 30, 2024. The Community Development Agency (CDA) will be recommending a 6-month extension to the Board, with the option for six 1-month extensions not to exceed a total of 1 year prior to its expiration.

We appreciate the opportunity to work together and will share the draft board letter with you, encompassing clarifications pertinent to the extension recommendation intended for submission to the Board. The six-month extension is intended to allow the parties to engage in negotiations and develop the new MOU to avoid delays to its implementation should LAFCO opt to continue its existing relationship with CDA and the County. Monthly optional extensions would be available if negotiations are productive.

CDA supports LAFCO's pursuit of available courses of action and welcomes a collaborative approach throughout this process. Our objective continues to be to provide ongoing assistance to LAFCO within the regulatory framework established by the County.