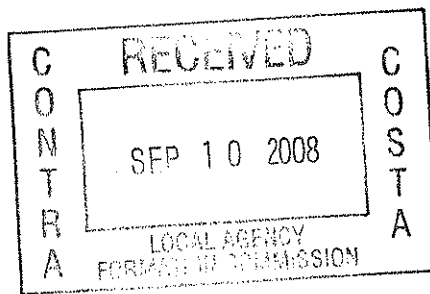


Rob Schroder, Chair  
LAFCO  
651 Pine St. - 6th Floor  
Martinez, CA 94553



September 9, 2008

Dear Chairman Schroder:

I am writing to you to voice my deep concerns about the proposed Incorporation of Alamo. I appeared before LAFCO in 1985 to testify in opposition to the application that was then under final consideration. Thankfully, LAFCO found it to be unwarranted and they denied it.

I find the 'Assumptions' used in their application to be overly optimistic regarding the anticipated Income; and inadequate with regard to the estimated Expenses for the proposed City. Additionally, they are proposing an extension of the physical boundaries of Alamo. In my mind, they have not adequately provided for the Road Maintenance Costs that will be incurred over the next ten years!

As a forty year resident of the San Ramon Valley and having owned both a business, and also residential properties in Alamo since January 18, 1975, I feel that I have a better understanding of the true 'Needs' of our community than any of the applicants. In 1990, I was honored by being named: 'Alamo Citizen of the Year'.

The services provided to our community by Contra Costa County during those years, has been MORE THAN SATISFACTORY, in my mind. I can see no 'Real Benefit' from incorporating now.

AND, with the current state of the economy, there is no way that we can count on receiving the Property Tax, Fuel Tax, Vehicle Licensing Fees, etc. 'Subventions' that the proponents have set forth in their application. The State is now proposing reducing the share it historically passes on to the Counties and Cities. Further, Contra Costa County can ill afford to lose the revenues generated to it from Alamo. They have a grave fiscal dilemma to solve!

The proponents have chosen the 'Fiscal Figures' available from the Year ending on June 30, 2007. They are not representative of the actual figures as of June 30, 2008! Their application does not allow enough for their 'Office Space Rental,' at current rates in Alamo.

In 1980 I effected leases for space in the Alamo Plaza at the rate of 85¢/Sq.Ft. One tenant is still there and his current lease rate is \$3.40/Sq.Ft. Initially, and still, he is also paying 'Triple Net' charges to cover his pro rata share of Maintenance of Exteriors, the Landscaping, and the Property Taxes for the entire center. Also, all leases contain an 'Annual Cost of Living Increase Clause'.

Please review their application very closely with regard to the current state of the fiscal realities facing the State of California, Contra Costa County, and also us here in Alamo.

Sincerely,

Robert D. Myhre  
2561 Danville Blvd.

Alamo, CA 94507



BECarrier@aol.com  
09/10/2008 12:02 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Vote

Dear LAFCO:

As an Alamo citizen, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

Bruce Carrier  
156 Camille Court, Alamo

Pssst...Have you heard the news? [There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.](#)



"Frank Lockwood"  
<f.lockwood@sbcglobal.net>

09/10/2008 12:45 PM

Please respond to  
<f.lockwood@sbcglobal.net>

To <LTexe@lafco.cccounty.us>

cc

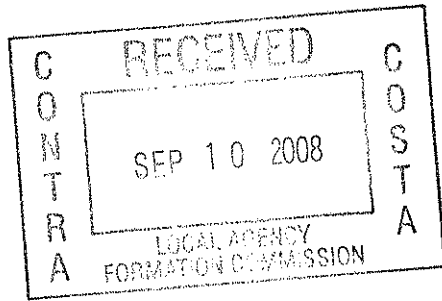
bcc

Subject Alamo Incorporation

LAFCO

I am an Alamo, CA citizen. My spouse and I request that you approve the election which will allow us to vote on incorporation of Alamo in March '09.

*Frank Lockwood*



3039 Lunada Lane  
Alamo, CA 94507

September 8, 2008

Dear LAFCO,

I am a resident of Alamo. It appears that Alamo is of an appropriate size and that there are some major reasons why the citizens of Alamo should be allowed to vote on whether or not Alamo should become incorporated.

Therefore I request that you allow the citizens of Alamo to vote on incorporation in March, 2009.

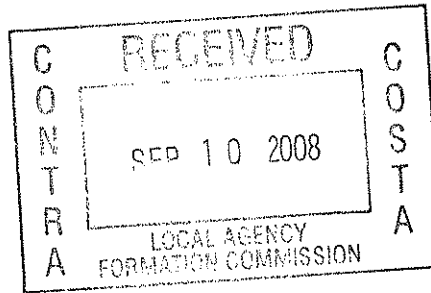
Thank you,

  
Richard Long



**Nahas Company, LLC**  
Real Estate Services

130 Ryan Industrial Ct., Ste. 200  
P. O. Box 3059  
San Ramon, CA 94583  
925-855-1978  
Fax. 925-855-1414



September 8, 2008

Contra Costa LAFCo  
651 Pine St. Sixth Floor  
Martinez, CA 94553

RE: Incorporation Application for Alamo

Dear Commission Members:

As a 28 year resident of Alamo who has served 10 years on the local Parks and Recreation Committee, numerous San Ramon Valley Unified School District committees, on the local roads committee, the Monte Vista Pool committee, the Hap McGee Park committee and numerous private committees and boards, I am thoroughly convinced that it is time for Alamo to stand on it's our and start making it's own decisions.

As there are over 200 cities in California that are smaller then Alamo, I would venture to say there are very few with a projected operating budget as sound as Alamo's. Very few of these towns have a Park and Recreation surplus as large as ours and a Road fund as sound.

There will be those who will try to project the failing of the roads in Lamorina as an example of what could happen in Alamo, this would be foolish. Lafayette and Orinda have very difficult soil conditions and miles of sub-standard roads. Having been involved in the development of Orindawoods back in the 70's and having worked on several projects in Alamo, I can attest to the fact that Alamo does not have the potential for road failures that exists in Lamorinda. Plus almost 40% of our roads are private and not maintained by the County.

There are those who will say that the CFA does not adequately address the level of Police services that will be needed in Alamo. The CFA numbers for police services are those given to the CFA Consultant by the Contra Costa County Sheriff, and represent the current service provided. The CFA calls for the current level of service to be maintained but has included money for increased services, hardly inadequate if it's not inadequate now.

There are those who will say that Alamo will not be able to operate as a financially sound entity without the buying power of the County. The revenue neutrality calculation came up with an annual surplus to the County, in 06/07, of \$572,757, when this amount is added to the Vehicle License fee, collectable only by cities, of \$1,566,750 in the first year of full town operation we get over \$2,000,000 of revenue in excess of what it has, in the past, cost the County to provide municipal services to the unincorporated area of Alamo. It is time that Alamo was given a chance to vote on its independence. Recently over 15,000,000 Iraqi's chose, under threat of death, to vote, one would think after 200+ years of democracy we should have at least a little of the same zeal left.

Sincerely,

  
Randall Nahas



mamorris3@comcast.net  
09/10/2008 10:50 AM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject Vote On Alamo incorporation March 2009

September 18, 2008

Hello LAFCO,

As a 32 year resident of Alamo I urge you to approve the resolution that would allow Alamo citizens to vote on incorporation in March 2009.

This community has tried in the past to become a Town so we can guide our own destiny. It is time to bring the efforts of this community to a vote.

The citizens that have worked on this effort should be rewarded by bringing this opportunity to the voters. They have given countless hours gathering signatures, raising funds for the needed research and review of our ability to have adequate funds to support our Town of Alamo.

I have attended the many meetings at the Creekside Church and plan to be at the meeting on September 18 at the Creekside Church on Danville Blvd at 4:30 pm.

Thanks for your efforts on our behalf.

Roberta M. Morris  
313 Cross Road  
Alamo, CA 94507  
Phone: 925-837-1420



Patrick.Sutherland@kp.org  
09/08/2008 06:06 PM

To LTeXe@lafco.cccounty.us  
cc  
bcc

Subject Please allow Alamo citizens to vote on incorporation

History: This message has been replied to.

Dear LAFCO:

As an Alamo homeowner and registered voter, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

I live at 68 Mayfair Court in Alamo.

Thanks,  
Patrick Sutherland

Patrick Sutherland  
Sr. Financial Consultant, Accounts Payable  
Kaiser Permanente, Financial Services Operation  
Direct: (510) 627-2306 Tie line: 8-447-2306  
Fax: (510) 627-2890  
FSO Website - <http://insidekp.kp.org/fso/>

"We Keep Our Promises"  
Financial Services Operation

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"Kristine Cox"  
<kristine.cox@comcast.net>

09/09/2008 08:17 AM

Please respond to  
kristine.cox@comcast.net

To LTexe@lafco.cccounty.us

cc

bcc

Subject

Dear Lafco,

As an Alamo citizen of ten years I would like the opportunity to vote on its future. I would like to request that Lafco allows us to voice our opinions in an election this March.

Thank You,  
Aaron and Kristine Cox  
Sent via BlackBerry by AT&T



Jeannine Makely  
<jdmakely@sbcglobal.net>

09/09/2008 12:49 PM

Please respond to  
jdmakely@sbcglobal.net

To Lou Ann Texeira <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject Incorporation of Alamo

LAFCO Commissioners:

As an Alamo resident for over 30 years, I strongly support the incorporation of our town.

Thank you for your consideration.

Jeannine Makely



gracels@comcast.net  
09/09/2008 03:35 PM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject A vote on Alamo incorporation

Dear Lu Ann,

Please add me to the list of those who would like the opportunity to vote on Alamo incorporation and are asking the LAFCO commissioners to give that to us.

Thank you again for the professionalism you have brought to the incorporation study process, and thank you also for scheduling the September 18 hearing in Alamo for the convenience of our residents.

Sincerely,

Grace Schmidt

*Chris G. Kenber*  
*15 Ashford Court*  
*Alamo CA 94507*  
*(925)838-2296*  
*ckenber@sbcglobal.net*

Contra Costa Local Agency Formation Commission  
651 Pine Street, 6th Floor  
Martinez, CA 94553

September 9 2008

Dear LAFCO commission members and LAFCO executive director:

On September 18 you will be considering the possibility of incorporating the Town of Alamo. As someone who has been working on this project for more than 18 months, I want to encourage you strongly to support Alamo incorporation and allow the question to be put to Alamo voters for the first time.

Many people believe that Alamo has voted on incorporation in the past but, should you vote to support incorporation for Alamo, this will be the first time Alamo voters will have been asked to determine the future governance of the town in which they live.

In the course of the past year and a half, indeed over the past three years that this has been an active project for the original Alamo Incorporation Movement committee (AIM), support for incorporation has been growing and we have begun to build a real sense of community in Alamo for the first time. Over 3100 Alamo voters (more than the required 25%) signed the petition to request that LAFCO investigate the possibility of incorporating Alamo – and they did so in less than two months. I have been working with a group of more than 1000 Alamo volunteers and donors that have raised significantly more than \$200,000 in a year to support the costs of incorporation studies and public information for Alamo voters.

In the course of our work, we have come to respect the professionalism and objectivity of the LAFCO Executive Director and her staff. You already know that the studies commissioned by LAFCO have come back with solidly positive support for incorporation. Alamo has the financial resources not only to support incorporation but to grow and improve the services it offers its citizens as the studies clearly indicate. Like our neighbors to the south, Danville and San Ramon,

we must take responsibility for our own future through a town council elected by Alamo voters. With the revenue neutrality agreement signed between the County and AIM, binding upon incorporation, we have resolved all outstanding tax revenue issues with the county in an entirely fair, amicable and constructive way. And, as you know, the financial projections in the CFA include the obligations undertaken by AIM in the revenue neutrality agreement.

During the time we have working on this incorporation project, we have made every possible effort to inform Alamo residents and voters through our website, [www.alamoinc.org](http://www.alamoinc.org), and through many community meetings, neighborhood meetings, informational articles and communication through the local press. All our informational articles and presentations and all media articles, positive and negative, have been posted on our website and remain there for any Alamo resident to see.

A small group of opponents is attempting to get signatures on a letter to LAFCO asking that you postpone your decision on September 18. Since this process has been moving forward for a very long time in full public view, well covered by local media, I believe any postponement at this point would be unjustified. I ask only that the question be put to a vote of Alamo citizens with plenty of time for full discussion of the benefits (or otherwise) of incorporation so that the vote will be fully informed. A March 3 2009 election will provide the time necessary for education and discussion. I believe that the Alamo community will conclude by a significant majority that incorporation is in the best interest of the town and its residents.

I look forward to your positive vote.

Chris Kenber



b-mars@comcast.net  
09/10/2008 09:56 AM

To LTexe@lafco.CCCounty.us  
cc  
bcc  
Subject No To Alamo Incorporation

I attended your recent presentation regarding Alamo becoming a city. I was NOT impressed & found the speakers/presentations VERY biased in favor of incorporation. What you failed to present was a 5 year comparative of facts to compare Alamo with Danville, Lafayette & Orinda. While I am unable to attend your next 9/18 meeting I will definitely vote NO next March... Bob Marshall, A resident of Alamo for the past 22 years.



**larrykaye2@comcast.net**  
09/09/2008 07:03 PM

To [ltexe@lafco.cccounty.us](mailto:ltexe@lafco.cccounty.us)  
cc  
bcc  
Subject Alamo incorporation

Dear Lafco members.

As 30 year residents of this small community we ask that you allow Alamo citizens to choose their own fate. Please allow the election to go forward.

Thank you for taking the time on this matter.

Larry and Ann Kaye  
283 Livorna Heights Rd  
Alamo Calif 94507



Christy Slye  
<ckslye@yahoo.com>

09/09/2008 07:20 PM

Please respond to  
ckslye@yahoo.com

To LTexe@lafco.cccounty.us

cc

bcc

Subject Alamo Incorporation

Dear LAFCO:

as a 10+ year Alamo citizen, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March. Let the citizens decide!

Thank you for your consideration

Christy Slye  
10 Garden Estates Ct  
Alamo, CA  
925-855-4659



"Claudia Tyler"  
<Claudia\_tyler@yahoo.com>

09/09/2008 07:23 PM

Please respond to  
<claudia\_tyler@yahoo.com>

To <LTexe@lafco.cccounty.us>

cc

bcc

Subject Alamo Incorporation

LAFCO

Alamo is abuzz with a strong desire to come together as a community and decide whether incorporation is the right thing for us. We thank you in advance for allowing us to vote on the subject in March.

Sincerely,  
Claudia Tyler  
Alamo Resident



VISHWAS MORE  
<vishwasmore@sbcglobal.net  
>

09/09/2008 07:40 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject lafco approval

Please proceed with approving the procedure to put Alamo for becoming city.

Vishwas more  
727 evelyn court  
Alamo CA 94507



cynda GRABEL  
<cyndag@sbcglobal.net>

09/09/2008 08:01 PM

Please respond to  
cyndag@sbcglobal.net

To LTexe@lafco.cccounty.us

cc

bcc

Subject incorporation

Dear LAFCO:

As an Alamo citizen, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

Sincerely, Cynthia Grabel



hermanbus@comcast.net  
09/09/2008 08:44 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject

I am a resident citizen of Alamo. Please allow us to incorporate. Herman A. Bustamante. 164 South Jackson Way, Alamo. Thankyou!



Anne Long  
<along1024@sbcglobal.net>

09/09/2008 08:46 PM

Please respond to  
along1024@sbcglobal.net

To LTexe@lafco.cccounty.us

cc

bcc

Subject Resolution

Dear LAFCO,

As an Alamo citizen, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

Thank you.

Anne Long



JayLillian@aol.com  
09/09/2008 08:47 PM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject Alamo incorporation

As 47-year residents we are in support of giving the residents of Alamo a chance to vote on incorporation in March. As a community Alamo has lost many opportunities to be a better place because we have not been incorporated.

Thank you for all the work you have done to get to this important place.

Lillian Burns

Pssst...Have you heard the news? [There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.](#)



"Jeff"  
<jfschubert@comcast.net>

09/09/2008 09:03 PM

Please respond to  
<jfschubert@comcast.net>

To <LTexe@lafco.cccounty.us>

cc

bcc

Subject Re: Alamo Incorporation vote

To Whom It May Concern:

My name is Jeffrey Schubert. I live at 108 Lackland Court in Alamo. I would appreciate LAFCO's approval of the resolution which will allow me and the other citizens of our town to vote on the incorporation of the town in March, 2009.

Sincerely,

Jeffrey Schubert  
108 Lackland Court  
Alamo, CA 94507



BillNel@aol.com  
09/09/2008 09:04 PM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation Vote

Gentlemen:

I am sending this email as an Alamo citizen of 43 years. We have had other incorporation initiatives that failed, but each time it was a decision of the citizens of the community. There has been enough work done to indicate that there is sufficient financial support available to allow the community to incorporate if the citizens so desire, but we need an official election to determine what the citizens want.

Would you please approve the resolution to let the citizens of Alamo vote on this issue in March, 2009.

William E. Nelson, Chair  
Citizen's P2-B Police Advisory Committee

---

Psssst...Have you heard the news? [There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.](#)



"Mary Praznik"  
<mmspraz@sbcglobal.net>  
09/09/2008 09:46 PM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject

DEAR LAFCO,

I WOULD LIKE YOU TO APPROVE THE RESOLUTION TO ALLOW ALAMO CITIZENS TO VOTE  
ON THE ALAMO INCORPORATION...

MARY PRAZNIK



"R. Krane"  
<rkrane@sbcglobal.net>

09/09/2008 09:52 PM

Please respond to  
"R. Krane"  
<rkrane@yahoo.com>

To LTexte@lafco.cccounty.us

cc

bcc

Subject Alamo

Dear LAFCO:

As Alamo citizens, we would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

*Walter and Roseann Krane  
1923 Green Valley Road  
Alamo, CA 94507  
925-552-9799*



JEANNETATE@aol.com  
09/09/2008 11:11 PM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject Alamo incorporation

As a 40-year resident, I strongly support the incorporation of Alamo. Please allow this movement to go forward so that all Alamo residents may vote on it.

Jeanne Tate

---

Pssst...Have you heard the news? [There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.](#)



"Tim Tinnes"  
<ttinnes@att.net>  
09/09/2008 11:26 PM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject Vote for Alamo Inc.

LAFCO members: please approve the resolution to allow Alamo citizens to vote on incorporation in March, 2009.



PamHugo@aol.com  
09/10/2008 06:45 AM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Please approve resolution for citizens of Alamo!

I am a 28 yr. citizen of Alamo. I ask that LAFCO approve the resolution that would allow Alamo citizens to vote on incorporation next March.

Thank you,

Pam (and Greg) Hugo  
187 Via Bonita  
Alamo  
838-9386

---

Pssst...Have you heard the news? There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.



cadelso@aol.com  
09/10/2008 06:46 AM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject incorporation

As Alamo citizens we do not support the vote for incorporation.

Connie Adelson

Bob Adelson

Looking for spoilers and reviews on the new TV season? [Get AOL's ultimate guide to fall TV.](#)



Alicia Watson  
<mrs.w@comcast.net>  
09/10/2008 07:34 AM

To ltxe@lafco.cccounty.us  
cc  
bcc  
Subject Voting for Alamo

Dear Sirs:

I would very much appreciate being able to vote for Alamo  
Incorporation. I do hope that LAFCO will approve the resolution that  
will allow the citizens of Alamo to vote for incorporation in March  
of 2009. We need to become a city!

Alicia Watson



Claudia Waldron  
<tacsee@sbcglobal.net>

09/10/2008 07:29 AM

Please respond to  
tacsee@sbcglobal.net

To LTexe@lafco.cccounty.us

cc

bcc

Subject Alamo LAFCO Sept. 18th Meeting

Dear LAFCO Commissioners,

After, the August 7Th meeting when the consultants reviewed the favorable findings of the CFA on the possibility of incorporation. I would like to have your board vote to give Alamo folks the opportunity to vote on the possibility of becoming a city.

Thanks for all the time that goes into this matter.

Claudia P Waldron

Claudia P. Waldron  
WALDRON ASSOCIATES  
241 Las Quebradas Lane  
Alamo, Ca, 94507

925-820-5968

925-820-5565 FAX

CA. DEPARTMENT OF INSURANCE 0758816



Linda Carman  
<marinello100@yahoo.com>  
09/10/2008 07:40 AM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation

Hello,

I am an Alamo citizen and I would like LAFCO to approve the resolution for Alamo residents to vote on incorporation in March. This is an important resolution for our area and we should have the right to vote on this matter.

Thank you,  
Linda Carman  
202 Las Quebradas Lane  
Alamo, CA 94507



"Bob Vila"  
<bob@vilaconstruction.com>  
09/10/2008 08:00 AM

To <ltexe@lafco.cccounty.us>  
cc  
bcc  
Subject Alamo Incorporation

Dear LAFCO,

As an Alamo citizen, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

Thank You  
Robert P. Vila  
298 Smith Road  
Alamo, CA 94507



"Waldron, Robert"  
<Robert.Waldron@lfg.com>  
09/10/2008 08:21 AM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject LAFCO Alamo

Please vote to let us have the opportunity to decide if incorporation is right for Alamo. Bob Waldron  
Robert J. Waldron, Jr.  
Sagemark Consulting  
3000 Executive Parkway  
Suite 400  
PO Box 5154  
San Ramon, CA 94583  
Phone: (925) 659-0284  
Fax: (925) 275-0999  
Robert.Waldron@LFG.com  
CA Insurance License #0686859

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"Garger Family"  
<garger@sbcglobal.net>  
09/10/2008 08:32 AM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject FW: Note to LAFCO - now due Sept. 10 by 9AM!

Dear LAFCO:

As an Alamo citizen, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March/

Thank you!

Sari & Dave Garger  
1488 Entrada Verde  
Alamo, CA 94507  
925-938-1827





September 2, 2008

Lou Ann Texeira  
Executive Officer  
651 Pine Street, 6<sup>th</sup> Floor  
Martinez, CA 94553

Dear Madam:

Please enter this correspondence into the public record for the special meeting September 18, at Creekside Church, on Alamo Incorporation.

Alamo Spotlight, a private web site offering the residents of Alamo an opposing voice to the incorporation of their community into a contract-city, hereby challenges the petition submitted with the application by proponents of the Alamo Incorporation Movement (ATM) .

#### THE PETITION

Prior to signing the petition, the petitioners told residents they were signing for a fiscal study to see whether or not Alamo would qualify for incorporation. Petitioners' stated explicitly that signatures would not be an admission of support for Alamo incorporation. Thus, the proponents of incorporation were able to secure over 25% of Alamo residents' signatures in record time. Since LAFCO has now used this petition, along with fiscal and environmental analyses paid for by the proponents of incorporation, many Alamo residents feel they were deceived into signing the petition.

Following are quotes and comments from an article printed in the Oakland Tribune, 11/6/07, by Lea Blevins:

"The petition process itself helped garner support for the movement."- Vicki Koc, President AIM.

"The fact that we were able to get all these signatures so quickly really show that the community of Alamo is poised and ready to move the process forward." – David Bowlby, spokesman for AIM.

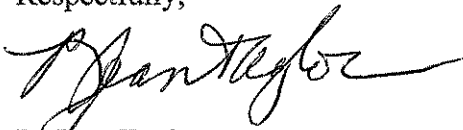
The first step in the lengthy process toward cityhood has been completed for proponents of incorporating Alamo -Lea Blevins

The petition shows support for a state-mandated LAFCO process to determine the feasibility of incorporation and provide voters with the facts – Lea Blevins

ALAMO COMMUNITY FOUNDATION

In addition, Alamo Spotlight also challenges Alamo Community Foundation, a public benefit nonprofit corporation that, after the petition drive, was created to raise tax-deductible donations in support of AIM. While claiming “neutrality”, their costly fundraisers, by their very nature, exclude the majority of Alamo residents.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Jean Taylor". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

R. Jean Taylor  
Editor

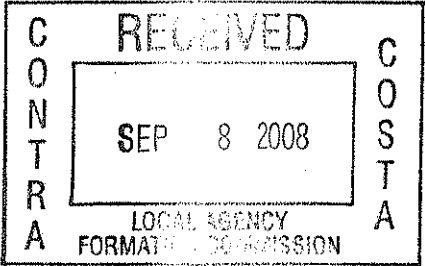
421 Rolling Lane  
Alamo, CA 94507

# WE R ALAMO

DELIVERED BY COURIER SERVICE

September 8, 2008

LAFCO COMMISSIONERS  
Lou Ann Texeira  
Executive Officer  
615 Pine Street, 6<sup>th</sup> Floor  
Martinez, CA 94553

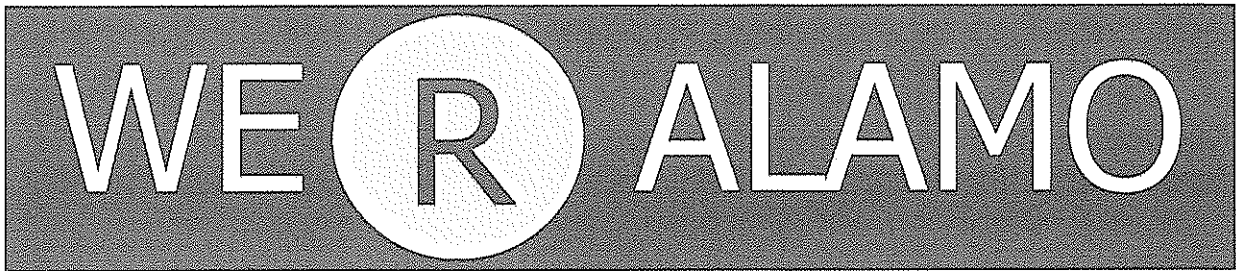


Enclosed herein, please find: (1) a letter dated September 2, 2008, from R. Jean Taylor, Editor of Alamo Spotlight, for submission into the Public Record; and (2) 54 letters from Alamo residents dated September 6, 2008, to be submitted into the Public Record.

Signers\* to "We R Alamo" letter:

1. Suzan Chu
2. Sharon Hahn
3. Sofia A. Tong
4. Ernesto Tong
5. David Taylor
6. Chris Mitchell
7. DeeDee Calloway
8. Karen Rodrigue
9. Nancy Calloway
10. Clifford L. Luengo
11. Carole Martin-Luengo
12. J. Rodrigue
13. Patrick Nunan
14. Janet Nunan
15. Mark Serrano
16. Ed Best
17. Linda Best
18. Kim Dameron
19. James D. Taylor
20. Steve Dameron
21. Alec Maxwell
22. John Jones
23. Holly Noack
24. M.A. Vasquez
25. Raul Vasquez
26. Erica Taylor
27. Linda Thompson
28. Jack Thompson
29. Wm. A. Humphrey
30. Jodi Akin
31. M. Cuenin
32. Curtis S. Wood
33. Bob Coker
34. Cindi Tringali
35. John Thomann, Sr.
36. R. Jean Taylor
37. John Thomann
38. Francine Thomann
39. Vickie Coker
40. R. Killehan
41. Mac Akin
42. Mr. & Mrs. Wm. F. Thompson
43. Michele Lasagna
44. John R. Hansen
45. Martha Hansen
46. Liz Buckley
47. Bernadette Turner
48. Garrett Villacarlos
49. Wendi Cerda
50. Michael Cerda
51. Steve Hawk
52. Teresa Hawk
53. Polly Wold
54. Matt Wold

\*Names may be misspelled due to misinterpretation of signatures.



September 6, 2008

**LAFCO Commissioners**

Lou Ann Texeira  
Executive Officer  
615 Pine Street, 6<sup>th</sup> Floor  
Martinez, CA 94553

To LAFCO Staff and Commissioners:

In order to have more time to study the LAFCO Financial Analysis, I respectfully request postponement on a decision either for or against Alamo Incorporation at your meeting scheduled for September 18, 2008, at Creekside Community Church.

Name: *Ruza Chu*

Address: *10 Austin Lane*

Alamo, CA 94507

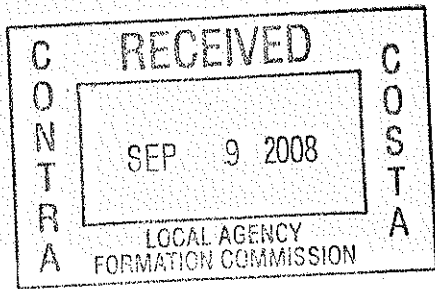
Sept. 8, 2008

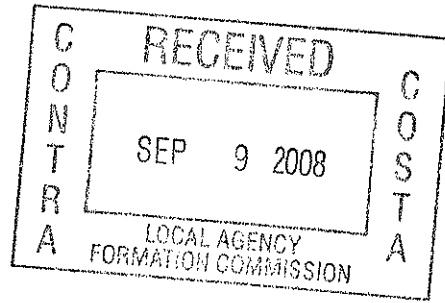
Dear Lataco:

As Alamo citizens, we would like Lataco to approve the resolution that would allow Alamo citizens to vote on Incorporation in March.

Thank you,

Phil and Julie Leibowitz





September 8, 2008

Contra Costa Local Agency Formation Commission  
651 Pine St., Sixth Floor  
Martinez, CA 94553

To Whom It May Concern:

We have lived in Alamo for 30 years and would like LAFCO to allow Alamo citizens to vote on incorporation in March of 2009.

Thank you for your time and consideration.

Sincerely,

Kenneth L. Brown

Joanne L. Brown  
110 St. Alicia Ct.  
Alamo, CA 94507

**David Dolter, AICP**

September 9, 2008

Contra Costa Local Agency Formation Commission  
651 Pine Street, 6th Floor  
Martinez, CA 94553

RE: ALAMO INCORPORATION

Dear Chair and Members of the Commission:

I wholeheartedly support the incorporation of the Town of Alamo. There is no question that the Town has the ability and capabilities to govern itself. It requires your vote to determine whether we have the opportunity to decide whether or not we will do so.

Local self-governance will become increasingly important in the years ahead as coordinated, regional land use and transportation planning seeks to mitigate environmental effects. Currently, Alamo is effectively unrepresented at the table where these policies will be debated and enacted. This is unacceptable, particularly when Alamo residents have constructive ideas they can contribute through their own elected officials.

As a former city manager, planning director and planning commissioner, my bias is, of course, for incorporation. Cityhood works and a vigilant, active community will keep it on track. Please allow us the opportunity to vote on this important matter.

Most respectfully,

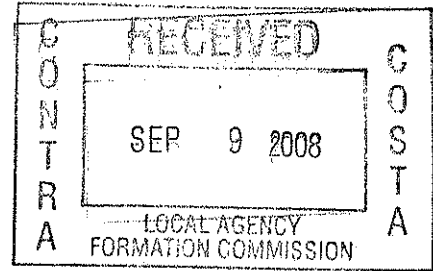
**David Dolter**

Digitally signed by David Dolter  
DN: cn=David Dolter, c=US, o=Legacy Land  
Strategies, Inc., email=ddolter@comcast.net  
Date: 2008.09.09 07:33:31 -07'00'

David Dolter

September 6, 2008

Contra Costa LAFCO  
Attn: Lou Ann Texeira, Executive Officer  
651 Pine Street, Sixth Floor  
Martinez, CA. 94553



RE: Alamo Incorporation (YES!)

Dear Ms. Texeira:

My husband, Chuck and I moved to Alamo in July 1999 when our twins were only 2 years old. Chuck, incidentally, grew up in Alamo, went to all of the local Alamo schools, has lived all around the United States but has chosen to live only blocks away from the backyard(s) of his youth, which feels like paradise to us. **We do not plan to move anytime soon.**

Demographics in Alamo have changed over the years, and along with that has come evolving attitudes, beliefs, and outlooks on what our community could and should be.

Studies produced by LAFCO have shown that Alamo *can* support itself as a town. **Please allow our citizens to review all of the documented facts and be allowed to vote in March 2009 whether or not incorporation should take place.** Thank you!

Sincerely,

Debbie (& Chuck) Carmel  
2620 Lunada Lane  
Alamo, CA. 94507

Cc: Alamo Community Foundation



Patrick.Sutherland@kp.org  
09/08/2008 06:06 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Please allow Alamo citizens to vote on incorporation

Dear LAFCO:

As an Alamo homeowner and registered voter, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

I live at 68 Mayfair Court in Alamo.

Thanks,  
Patrick Sutherland

Patrick Sutherland  
Sr. Financial Consultant, Accounts Payable  
Kaiser Permanente, Financial Services Operation  
Direct: (510) 627-2306 Tie line: 8-447-2306  
Fax: (510) 627-2890  
FSO Website - <http://insidekp.kp.org/fso/>

"We Keep Our Promises"  
Financial Services Operation

**NOTICE TO RECIPIENT:** If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently delete this e-mail and any attachments without reading, forwarding or saving them. Thank you.



"John Lineweaver"  
<john@diabloholdings.com>  
09/08/2008 03:07 PM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject FW: Alamo Citihood Vote

Re-sending previously mis-addressed email, below.

## **John Lineweaver**

**From:** John Lineweaver  
**Sent:** Thursday, September 04, 2008 9:02 AM  
**To:** 'LTexe@lafco.cccounty.us'  
**Subject:** Alamo Citihood Vote

Hello:

I am a 28 year resident of Alamo, and I work in and own a home and a Shopping Center in Alamo. I encourage you to allow Alamo citizens to vote on the proposal for Citihood, and further, that LAFCO NOT include the Tice Valley area within the City Boundaries.

**John Lineweaver**



kim taverite  
<kgtaverrite@pacbell.net>  
09/08/2008 02:53 PM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation

Dear Ms. Texeira,

I have taken the time to become familiar with the issue of incorporation for Alamo, and I ask you to please allow the residents of Alamo to vote on this issue. Only if the issue is placed on the ballot will we have the opportunity to express our interest in shaping the future of our town.

Kind regards,

Kim Taverite  
2640 Royal Oaks Drive  
Alamo, CA 94507



"Theresa Calestini"  
<tcalestini@pleasanton.k12.c  
a.us>

09/08/2008 02:27 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject

History:  This message has been replied to.

It has recently come to my attention that some of the numbers used by the committee to incorporate Alamo may have been under estimated; particularly for services that would be contracted out.

Also, during the informational evening questions were edited to answer only part or avoid answering them all together. Why was this?

I strongly urge that LAFCO reject the idea of incorporating Alamo at this time.

Theresa Calestini  
946 Escondidio Ct.  
Alamo 94507



Patricia Braga  
<pbraga322@sbcglobal.net>

09/08/2008 02:25 PM

Please respond to  
pbraga322@sbcglobal.net

To LTexte@lafco.cccounty.us

cc

bcc

Subject Alamo Incorporation

Commissioners,

Please do NOT approve the resolution that would allow Alamo residents to vote on incorporation in March 2009.

The current study does not appear to address the source of income that will be needed 5 or 10 years in the future.

Thank you for your consideration.

Pat Wickersham  
35 year resident of Alamo



"John Montgomery"  
<jmontgomery@jm-la.com>

09/08/2008 02:16 PM

Please respond to  
<jmontgomery@jm-la.com>

To <LTexe@lafco.cccounty.us>

cc

bcc

Subject Alamo incorporation!

Dear LAFCO:

As an Alamo citizen of 16 years, I would like to encourage LAFCO's board to allow Alamo citizens to vote on incorporation in March. I support the incorporation of Alamo as a township. I attended the LAFCO presentation and was satisfied that Alamo is ready to become its own town.

John & Cynthia Montgomery  
121 South Ave.  
Alamo, CA 94507  
(H) 925-837-8778

**John Montgomery, ASLA**  
John Montgomery Landscape Architects  
Garden Architecture  
Off. 925.820.8884  
Fax 925.820.6455

[www.jm-la.com](http://www.jm-la.com)



gayle christensen  
<gaylechristensen@yahoo.com>

09/08/2008 01:23 PM

Please respond to  
gaylechristensen@yahoo.com

To LTexe@lafco.cccounty.us

cc

bcc

Subject incorporation

Dear Sirs,

As 47 year residents of Alamo, we ask that you support incorporation efforts. Thank you. Gayle and Dave Christensen



Burnmd@aol.com  
09/08/2008 01:08 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation

Dear LAFCO Commissioners,  
I have been an Alamo resident for over thirty years. I believe that the people of Alamo deserve the right to vote on incorporation. We have been denied this option too long. We should be allowed to decide for ourselves how Alamo is governed.

Thank you  
Nancy D. Kaplan  
184 Canyon Vista Pl.  
Alamo, California

---

Pssst...Have you heard the news? [There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.](#)





"Carol Gradin"  
<cgradin@rockcliff.com>  
09/08/2008 12:58 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Re: Vote for Alamo Incorporation

To Whom It May Concern:

As a third generation Alamo native I love Alamo just the way it has always been.

This was until two years ago when I called the Sheriff's department needing police help and the response was "there are only two of us on duty and I am out on Johnston Road near Pleasanton". This was absurd! I made myself feel better thinking it was an isolated case until a few months later I called the Sheriff Department again when someone burglarized my house and the same response was given.

The bizarre "FIX" to Stone Valley Road intersection at Danville Blvd. was a bandaide to the real situation: get the cars back on the freeway and OFF the side streets! That is why they built the I-680 in the first place.....to get the cars OFF the Danville Highway/surface street! I remember being a child before 680 was built...my Mother would say to us children "No we can't stay, we have to get home before the traffic" because we lived off Danville Blvd. and the only way to get to our home was up the old Danville highway! That is the problem AGAIN and the way to fix it is NOT to widen Danville Blvd to accodate those getting off the freeway!!!!

The County Building Department has approved abortions for our beautiful hills including the mess on Roundhill North and Stone Valley Road. I do not know one person living in Alamo that would have allowed such ugly monsterson the side of our beautiful hills. We deserve a Town building department. We desrve to vote for incorporation.

Alamo has come to the point when it deserves it's own Town and the ability to make decisions locally for the good of the immediate community. Please let the citizens of Alamo vote on incorporation!

Alamo creates huge tax revenue for the County and our revenue is not coming back into our immediate community. We need our own LOCAL police department, building department, government, park service, planning for future development. It is time Alamo voted on incorporation.

Thank you for your consideration,  
Carol Gradin  
3100 Lunada Lane  
Alamo, CA

Carol Gradin



Direct: (925) 855-4160  
Mobile: (925) 785-1365  
Efax: (925) 886-4315  
Email: [cgradin@rockcliff.com](mailto:cgradin@rockcliff.com)  
Website: <http://www.carolgradin.com/>



Carol Gradin.vcf





John Donaghue  
<donaghue@mac.com>  
09/08/2008 12:28 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo incorporation

Dear LAFCO:

As an Alamo citizen, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

Thank you.

John Donaghue  
21 Francesca Lane  
Alamo, CA 94507  
925 256 1832



pastedGraphic.tiff



Lafco

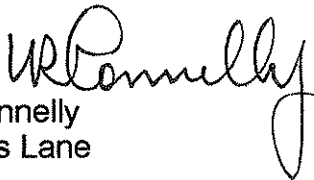
I strongly support the incorporation of Alamo. It is the only way we, Alamo Citizens, can have self Government. Based on the Studies I have seen so far, the Incorporation is "fiscally" feasible.

This gives us the opportunity to elect local representatives to represent us. Further it provides local decision making for land use development of our downtown area in a responsible fashion.

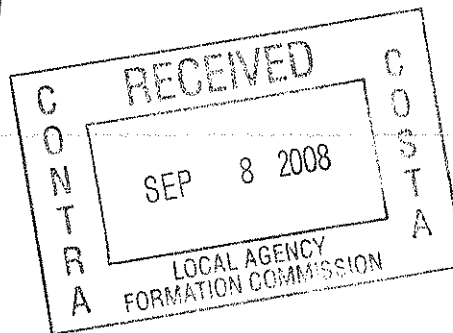
No matter who our "Supervisor" is, their job is much greater than Alamo. They have to balance the needs of the entire County against local needs, like Alamo. A Town Council and Town Government can focus mainly on the needs of Alamo. This is a huge plus for a "rural area" like Alamo.

Please support the Incorporation of Alamo.

Sincerely,



L. R. (Bob) Connelly  
35 Alamo Oaks Lane  
Alamo 94507  
820-6884



---

**From:** postmaster@comcast.net (Webmail Postmaster)  
**To:** cbob799@comcast.net  
**Subject:** Returned mail: User unknown  
**Date:** Thursday, September 04, 2008 10:15:16 AM

---

The following addresses had fatal errors:

[LTexe@lafco.cccounty.us](mailto:LTexe@lafco.cccounty.us): 452 4.1.1 ... temporary failure

**WARNING! Attached message is truncated.**

---

**Attached Message**

**From:** cbob799@comcast.net [[Save Address](#)]  
**To:** LTexe@lafco.cccounty.us  
**Subject:** Alamo Incorporation  
**Date:** Thu, 04 Sep 2008 17:15:14 +0000

----- Forwarded Message: -----

**From:** postmaster@comcast.net (Webmail Postmaster)  
**To:** cbob799@comcast.net  
**Subject:** Returned mail: User unknown  
**Date:** Tue, 2 Sep 2008 19:27:06 +0000

The following addresses had fatal errors:

[LTexe@laco.cccounty.us](mailto:LTexe@laco.cccounty.us): 550 5.1.1 recipient invalid domain  
[MPiepho@bos3.cccounty.us](mailto:MPiepho@bos3.cccounty.us): 550 5.1.1 recipient invalid domain

---

**Attached Message**

**From:** postmaster@comcast.net (Webmail Postmaster) [[Save Address](#)]  
**To:** cbob799@comcast.net  
**Subject:** Returned mail: User unknown  
**Date:** Tue, 2 Sep 2008 19:27:06 +0000

---

**Attached Message**

**From:** cbob799@comcast.net [[Save Address](#)]  
**To:** LTexe@laco.cccounty.us  
**Cc:** MPiepho@bos3.cccounty.us  
**Subject:** Alamo Incorporation  
**Date:** Tue, 02 Sep 2008 19:27:04 +0000

September 8, 2008

Ms. Lou Ann Texeira  
Executive Officer  
Contra Costa Local Agency Formation Commission  
651 Pine Street, 6<sup>th</sup> Floor  
Martinez, CA 94553

VIA FAX 925-646-1228

VIA EMAIL [LTexe@lafco.cccounty.us](mailto:LTexe@lafco.cccounty.us)

Dear Ms. Texeira,

My husband and I have lived in Alamo for 26 years, moving here soon after we married. Our wedding reception was held in Alamo at Round Hill Country Club. Our three children were raised here and attended Alamo schools before venturing off to college. We resided for 13 years on the westside of Alamo, old traditional Alamo; and for the last 13 years we have lived in a newer part of Alamo, on the eastside.

In 1984, shortly after moving here, I became involved in the last incorporation effort in Alamo. That effort was doomed to failure under the laws in place at the time, as with no revenue neutrality provisions in effect, the county was unwilling to lose Alamo's tax base so soon after the rapidly successive incorporations of Danville, Orinda and San Ramon. My lasting impression of that effort is that it wasn't fair, the rules were rigged against Alamo, the LAFCO voted in its self interests. My deepest disappointment was that Alamo incorporation never even made it to the ballot, so that Alamo citizens could decide for themselves their own future.

When I became involved in this current incorporation effort three years ago, the rules had changed. The process was now much more daunting and there were many more hurdles to overcome but it was also more fair. Prove you can make it as a city, and your citizens will at last be able to decide whether they want to manage their own affairs and take control of their own tax revenues. Although I was overwhelmed and frustrated by the LAFCO process for incorporations at first, I have come to realize it protects all parties and all interests in a fair and balanced way.

The consultant hired and supervised by Contra Costa LAFCO has submitted his report and proclaimed the Town of Alamo as a financially feasible entity. The incorporation proponents have met with the county's representatives and appropriately agreed that the county deserves a fair share lump sum of Alamo's future tax revenues. The process should now play out and LAFCO commissioners should vote to place the issue of Alamo incorporation on the ballot so that Alamo voters at long last can decide for themselves whether they wish to incorporate or not.

Sharon Burke  
294 Barrington Lane  
Alamo, CA 94507



Tom Souza  
<tsouza@sansomepacific.com>

09/08/2008 11:46 AM

To Lou Ann Texeira <LTexe@lafco.cccounty.us>

cc

bcc

Subject Voting on incorporation- Town of Alamo

Dear LAFCO-

As Alamo residents, we would like LAFCO to allow Alamo citizens to vote on the incorporation of Alamo in the March 2009 election.

Thank you.

Tom and Amy Souza  
81 Stephanie Lane  
Alamo, CA



"Waldron, Peter"  
<Peter.Waldron@lfg.com>  
09/08/2008 11:32 AM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject

Dear LAFCO:

As an Alamo citizen & an American with the freedom to vote, I would like LAFCO to allow Alamo citizens to vote on

incorporation in March, I think that it is only fair that we as American in the United States have the right to vote for what we want. Thank you.

**Peter T Waldron**  
**Private Wealth Advisor**

### **WALDRON WEALTH ADVISORS**

Northern California Lincoln Financial Advisors & Sagemark Consulting

Work: 925-659-0383

Fax: 925-275-0999

[Peter.Waldron@LFG.com](mailto:Peter.Waldron@LFG.com)

3000 Executive Parkway, Suite 400

PO Box 5154

San Ramon, CA 94583-4254

CA Insurance license #0E47827

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CAROL ATWATER  
<pncath2o@sbcglobal.net>  
09/08/2008 11:13 AM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation vote

Dear LAFCO Members,

We are 33 year residents of Alamo. We request that you approve the motion to allow Alamo residents to vote for incorporation in March.

Thank you,

Pat and Carol Atwater

386 James Bowie Ct.



"Tim Joyce"  
<tim@joycecapitalgroup.com  
>  
09/08/2008 11:07 AM

To <ltexe@lafco.cccounty.us>  
cc  
bcc  
Subject Alamo resolution

As a citizen and taxpayer of Alamo, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on the issue of incorporation in March of 2009.

Thanks.



Gary and Scott  
<spigmh@sbcglobal.net>

09/08/2008 10:57 AM

Please respond to  
spigmh@sbcglobal.net

To LTexe@lafco.cccounty.us

cc

bcc

Subject Alamo Incorporation

Ms Texeira:

While I have not yet decided whether incorporation is a good idea for Alamo, I am concerned that the study that was done does not fully consider the impact of the current devaluation of properties.

The change in property values nationally is unprecedented and significant. It is so significant that it has to call into question some of the projections for both future development, sales taxes, transfer taxes and real estates tax revenue.

Should LAFCO require a pressure testing the results of the financial feasibility study assuming a 10%, 15% and 20% drop in values to see if it might affect the conclusions?

Gary Holtzer  
Alamo, CA



Chip Erickson  
<cerickson@sansomepacific.com>

09/08/2008 10:52 AM

To <LTexe@lafco.cccounty.us>

cc Tom Souza <tsouza@sansomepacific.com>, Kristine Cox  
<kristine.cox@comcast.net>, Chuck Steel  
<chucksteel21@gmail.com>

bcc

Subject Alamo Inc.

Dear LAFCO:

As Alamo citizens, we would like LAFCO to allow Alamo citizens to vote on incorporation in March.

Chip and Susan Erickson  
Ramona Way - Alamo



"Kevin Casci"  
<kcasci@coastlinemg.com>  
09/08/2008 10:44 AM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject Alamo

Dear LAFCO:

As an Alamo citizen, I would like LAFCO to allow Alamo citizens to vote on incorporation in March".

Thanks for helping Alamo determine its own future!

Kevin Casci  
224 Harrington Ct  
Alamo, CA 94507



"Don Copland"  
<DCopland@cbnorcal.com>  
09/08/2008 10:42 AM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo vote

My wife and I have been residents of Alamo for over 25 years, and we urge you to allow Alamo citizens the right for a vote on cityhood. We are in favor of Alamo becoming a city. Don and Trudi Copland 2350 Heritage Oaks Dr. Alamo 831-1006



Allen Makely  
<acmakely@yahoo.com>  
09/08/2008 10:26 AM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation

LAFCO Commissioners:

For the last 31 years I have been a citizen of Alamo . I have been a consistent volunteer for youth, education and civic activities. I have been aware of the events and people working for the incorporation of Alamo . After the very positive results of the LAFCO studies I have become a strong supporter of incorporation.

Alamo is a unique community and as such has governmental needs that often differ from many communities in Contra Costa County . I believe that our best interests will be served by electing our own governing body,

As a Republican I also believe that generally the best government is one that is closest to the citizens being served.

Thank you for your consideration.

Sincerely,

Allen C. Makely



Sandy Markus  
<s\_markus@yahoo.com>  
09/08/2008 10:12 AM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Please let Alamo vote on incorporation in March

Dear LAFCO:

As an Alamo citizen, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

Thank you for hearing my request.

Sandra K. Markus  
3090 Sandstone Road  
Alamo, CA 94507

925 820-8833



"Christine Campbell"  
<clc1462@gmail.com>  
09/08/2008 10:00 AM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation

Dear Lafco members

Please approve the resolution for Alamo so that we may vote on Incorporation!

Thank you!

Christy Campbell  
1462 PASEo Nogales  
Alamo



"Bill Freeborn"  
<bill@billfreeborn.com>  
09/08/2008 09:54 AM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject Alamo incorporation

I just wanted to drop you a note to let you know that I feel incorporation is a very good thing for Alamo and its citizens.

**Bill Freeborn**  
**Private Mortgage Banker**  
**Private Mortgage Advisors, LLC.**  
Desk 925-791-2535  
Cell 925-766-6068  
Fax 925-955-1602



Louis Lucibello  
<loulucib@pacbell.net>

09/08/2008 09:47 AM

Please respond to  
loulucib@pacbell.net

To LTexe@lafco.cccounty.us

cc

bcc

Subject Fw: Alamo Vote

Looks like I sent my email to an incorrect address. Please see attached regarding my opinion on Alaom Incorporation. Thanks.

*Lou Lucibello*

--- On Thu, 9/4/08, Louis Lucibello <loulucib@pacbell.net> wrote:

From: Louis Lucibello <loulucib@pacbell.net>

Subject: Alamo Vote

To: LTexe@lafco.cccounty.us

Date: Thursday, September 4, 2008, 9:36 AM

Dear LAFCO,

I attended the Alamo meeting several weeks ago where the results of the LAFCO sponsored study on Alamo incorporation were reviewed. I was impressed by the results and feel that a thorough evaluation was done.

I ask for your support in allowing Alamo citizens to vote on a ballot for incorporation. The study results warrant Alamo residents voting on this.

Thank you

*Lou Lucibello*

*824 Miranda Creek Court*

*Alamo, CA*



"Mary Ann Osborne"  
<molokaimemories@comcast  
.net>

09/08/2008 08:52 AM

To <LTexe@lafco.cccounty.us>

cc

bcc

Subject Let Alamo Choose!

LAFCO,

We request that your agency approve the opportunity for Alamo residents to decide on incorporation.

Thank you,

Fred and Mary Ann Osborne

2530 Round Hill Drive

Alamo, CA 94507



jlovesflwrs@aol.com  
09/08/2008 07:58 AM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject Please Approve Vote to Incorporate Alamo

Dear Lafco: As Alamo citizens, we would like Lafco to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

Thank you, Phil and Julie Leibowitz

Looking for spoilers and reviews on the new TV season? [Get AOL's ultimate guide to fall TV.](#)



James Riccio  
<ricconsulting@sbcglobal.net  
>

09/07/2008 10:57 PM

Please respond to  
ricconsulting@sbcglobal.net

To LTexe@lafco.cccounty.us

cc James L Riccio <RICConsulting@sbcglobal.net>

bcc

Subject Alamo Incorporation

Gentlemen:

As an Alamo citizen, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

Thank you kindly for your attention in this regard.

Sincerely,

Mr. & Mrs. James Riccio  
177 Dean Road  
Alamo, CA 94507-2753



Marilyn Mccurdy  
<marilyn.mccurdy@sbcglobal.net>

09/07/2008 10:16 PM

Please respond to  
marilyn.mccurdy@sbcglobal.net  
t

To LTexe@lafco.cccounty.us

cc

bcc

Subject Alamo Incorporation

To whom it may concern:

As a long time Alamo resident, I urge you to support the resolution that would enable Alamo residents to vote on the issue of incorporation in March, 2009.

Thank you.

Sincerely,

Marilyn McCurdy



bongrhim@comcast.net  
09/07/2008 10:15 PM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation

Dear LAFCO:

As an Alamo citizen, I would like LAFCO to approve the resolution that would allow Alamo citizens to vote on incorporation in March.

Bong Rhim  
154 Marks Rd.  
Alamo, CA 94507



Shannon Lanzone  
<shanlan@sbcglobal.net>  
09/07/2008 10:13 PM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject I Support Alamo Incorporation!

I just wanted to let the LAFCO commissioners know that my husband and I whole heartedly support Alamo Incorporation, and encourage you to support a resolution allowing my fellow Alamo residents to vote on the issue of incorporation.

Thank you,  
Shannon Lanzone  
4105 Stone Valley Oaks Drive  
Alamo, CA 94507



brlmd  
<brlmd@sbcglobal.net>  
09/07/2008 09:38 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation

Please vote favorably to allow Alamo residents the opportunity to vote on incorporation.

Regards,  
Bruce Locke, MD  
1624 Litina Lane  
Alamo  
Bruce Locke  
[brlmd@sbcglobal.net](mailto:brlmd@sbcglobal.net)



"Alamo Community  
Foundation"  
<info@alamocommunity.org>  
09/07/2008 09:07 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Voting on Alamo Incorporation

Dear LAFCO.

I am a citizen of Alamo. I want to express my desire for Alamo residents to have the right to vote on Alamo incorporation in March." Thank you so much for consideration of this request.

Thank you,  
Linda Carman  
marinello100@yahoo.com



untitled-[2]



"Hal Bailey"  
<halbailey@mphb.net>  
09/07/2008 09:30 AM

To <ltexe@lafco.cccounty.us>  
cc <aim@alamoinc.org>  
bcc

Subject An overview of Position Statements

Dear Lou Ann,

During these first days of September, I worked with various groups of neighbors within the Diablo Vista region that includes the boundaries of the proposed Town of Alamo. In overview, I will consolidate the positions so you may see how they integrate into definition of a regional incorporation so commissioners can understand the broader considerations of neighbors.

Commissioners' Summary: In general, a majority of residents in the Diablo Vista region, as Saranap/Rudgear to Diablo Road, see our region as a political entity requiring a strong stage for political voice. In the absence of such a regional, citizen-led government, the Town of Alamo as proposed does not provide that result and further establishes segmented politics within our region. To that end, several perspectives have developed:

1. Opposition has formed to AIM's incorporation proposal for an autonomous, independent town council that will define a local government within a segment of our region without obligation to consider the will, interests and advisory of regional residents. Opposition sees no difference in such a council when compared to a Municipal Advisory Council due to the autonomy of both councils' operations.
2. Definition of the AIM incorporation proposal has major support among regional voters and focuses on defining the proposed government's structure, operations, staffing, services, commissions, committees and taskforce creation for rational voter consideration in an incorporation election. Without such definition, once again, a majority of voters see no differences between present autonomy of the county government versus the proposed government, thus are very likely not to vote in any incorporation election.
3. Annexation is a major consideration by our region because neighborhoods see themselves as one regional political entity. Saranap, Tice Valley, Rudgear, and various Walnut Creek and Danville neighborhoods see any regional government boundaries including their neighborhoods. Please note that discussions with governments that currently contain neighborhoods or have sphere of influence are in progress between governments and neighborhoods.
4. Exclusion is a response by neighborhoods to the lack of definition of government in the AIM incorporation proposal. P-5 as Round Hill neighborhoods have a slight majority that would like their neighborhoods excluded from the boundaries of the Town of Alamo as described in the AIM application. They see their neighborhoods as a special services district with expansion of P-5 boundaries and constitution to allow for their overall planning of their own future.
5. The Alamo Business District owners (as an investment trust), investors, and major corporations see their district as a special district excluded from the Town of Alamo as proposed by AIM. The individuals that comprise AIM have had a long-term attitude toward controlling the business district that has led to stagnation of business in the district. With a special district planned for Hemme to Ridgewood, 680 to the Iron Horse Trail, rejuvenation of the business district would create a MALL surrounded by high-density luxury residential, hospitality, professional and commercial facilities.

Definition of Incorporation is KEY: In each position above, the cause of such consideration is the lack of definition in AIM's incorporation proposal. Each group cannot find definition of a government structure, operations, services, staffing, commissions, committees and taskforces that would afford such position supporters methods to gain consideration of their needs and interests within the Town of Alamo. As voters, the common comment is "a pig in a poke" for the lack of definition of government for blind consideration by very savvy, well-informed voters in our region. As a result, most voters see the proposed

Town of Alamo as another autonomous level of government that must be dealt with in the same manner as the county, Danville, Walnut Creek and Lafayette.

It is expected that the commissioners would define the city government in an incorporation proposal to be considered by region voters to include:

1. Specified voice for residents and their neighborhoods through commissions and committees and specific definition of structure, operations, and staffing to achieve such direct, immediate involvement of residents and their neighborhoods in such a government.
2. Specified annexation, the costs of such annexations as required additional income for services, and the defined methods to achieve such annexations within the proposed boundaries of the Town of Alamo, or the more preferred City of Diablo Vista.
3. Specified continuance of HOAs, including any districts serving such neighborhoods, with Round Hill being an example and definition of those specifications within the incorporation proposal.
4. Specified economic zones within the incorporation proposals overall boundaries to include the Alamo business district, Round Hill commercial/hospitality district, Tice Valley/Saranap commercial district and Monte Vista/Oak Hill commercial/recreational district.

Groups proposing such further definition: Within the Town of Alamo boundaries proposed by AIM, approximately 6300 voters comprise the various group relationships supporting definition of government. Such groups were confirmed by e-exchanges within neighborhoods and by private, commercial polling to determine preferences. These groups' primary organization is a casual relationship within neighborhoods and among neighborhoods or the HOAs and district groups. Resident counsel within neighborhoods and districts provide legal viewpoint and review including recommendations of actions and inactions. There is no current intention of any and all groups to be present at the September 18, 2008 LAFCO meeting and only certain opposition groups plan presentation at such a meeting. For the most part, as it was at the August 7, 2008 meeting, various counsel will be present to document the commentary and results on behalf of neighborhoods.

Establishing regulatory, legislative and legal recourse: Various counsel have advised neighborhoods that your claim of legal recourse in your notice published on the AIM website is limited. Access to regulatory, legislative and legal actions are not limited by LAFCO or the laws governing LAFCO establishment according to such counsel. Actions by Contra Costa LAFCO commissioners are subject to review including conflicts of interest established by conflicting roles between LAFCO and Contra Costa governments. But in the matter of service to your claims of legal recourse, the intention of this summary and any actual position papers submitted will be to establish a right of full recourse to LAFCO decisions and any decisions by any government resulting from LAFCO decisions.

Majority viewpoint on Municipal Advisory Council establishment: It is the general opinion by a majority of regional neighbors that the current definition of a Contra Costa County MAC has no ability to be representative of any region or community and operates solely as a buffer for the autonomous decisions of Contra Costa County Board of Supervisors. If such a MAC were established within the Diablo Vista region, that council would be ignored and all actions, including legal actions, would be directed to Contra Costa County government and Districts 2 & 3. A definition of a SuperMAC has been considered potentially a resolution of MAC relationships within their regions and communities and would act much like the San Ramon Regional Planning Commission for the Diablo Vista region. A grouping of incorporation opposition supporters is investigating such a SuperMAC as an option to incorporation.

This courtesy is provided to Contra Costa LAFCO commissioners as informational overview of regional attitudes and interests and is not a request for action or results by its author or any relationship of the author.

As prepared:

Harald A. Bailey  
Member, CDSI Research Fellowship

North America and Asia  
+1.925.943.1170  
[halbailey@mphb.net](mailto:halbailey@mphb.net)

At residence:  
1700 Cervato Circle  
Alamo CA 94507-1075



Nancy Dommes  
<ndommes@yahoo.com>

09/05/2008 11:42 AM

Please respond to  
ndommes@yahoo.com

To LTexte@lafco.cccounty.us

cc

bcc

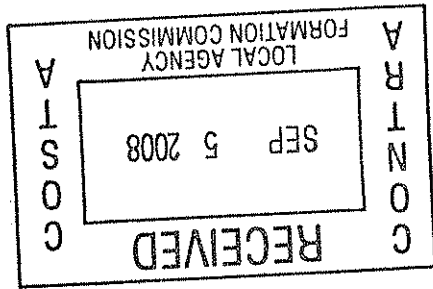
Subject Alamo Incorporation

Dear LAFCO Board:

We encourage you to favorably vote to accept the study results regarding Alamo Incorporation which will result in allowing our community to vote the incorporation issue for itself.

Thank you,

Paul and Nancy Dommes



10 Barbee Lane  
Alamo, CA 94507  
September 2, 2008

LAFCO

651 Pine Street, 6th Floor  
Martinez, CA 94553

Subject: Proposed Incorporation of the Town of Alamo

Comments on the Public Review Draft of the Comprehensive Fiscal Analysis

To LAFCO Staff and Commissioners,

I attended the informational meeting presenting the subject draft, and have reviewed the report. The sections on law enforcement and road funds appeared to be inadequately substantiated and I looked at those in more detail. I have the following comments:

1. LAW ENFORCEMENT COSTS

**The Sheriff's estimate of law enforcement costs should be given serious consideration.**

This comment is based on the following statements in the document:

Page 17: *Transfer of Services is assumed at an "existing level of service",*

And later in the same paragraph:

*law enforcement service would be anticipated to receive a certain level of enhancement due to dedication of service under contract, dependent upon the new city's desired requirements, and an enhancement of traffic control services as this function will transfer from the California Highway Patrol (CHP) to the new city*

Page 19: *The entire law enforcement function, including traffic control and accident investigation will be enhanced as the contracted dedicated service level is expected to exceed the existing service level currently provided.*

Page 40: *the forecast model assumes contracting with the County as the most cost effective approach to providing law enforcement to the proposed city*

*The County of Contra Costa Sheriff's Department provided estimated net costs for providing all law enforcement services, including limited traffic enforcement and accident investigation, to the Alamo community, at the "existing" level of service. The costs are based on FY 07/08 departmental costs. The FY 07/08 estimated costs for providing these services total \$2,746,991 for Boundary Alternative 1*

The Sheriff's Department also provided a breakdown of labor and benefit costs for each level of sworn personnel, patrol deputy, sergeant, and lieutenant, and all other support costs related to providing the existing level of service.

The ratio of sworn personnel per 1,000 of population is approximately 0.73 personnel for Boundary Alternative 1

However, the Sheriff's Department has indicated that in order to effectively service the proposed incorporation area on a dedicated basis, additional service level enhancements may be necessary. These additional enhancements would effectively increase the sworn personnel by an additional five deputies and two sergeants for each boundary alternative for a potential cost of approximately \$1,200,000 annually. This level of enhancement would raise the total sworn personnel to 19.3, and the ratio of sworn personnel per 1,000 of population to 1.16, for Boundary Alternative 1,

Page 41: the "existing" service level for Alamo compares closely with Lafayette, Moraga and Orinda. Lafayette and Orinda are current County Sheriff contract cities. Additionally, the adjacent County Sheriff contract Town of Danville's sworn personnel per 1,000 of population ratio of 0.73 aligns very closely with the Alamo "existing" service level.

## DISCUSSION

Reading these statements it appears that the Sheriff and the report authors have different opinions of the effect of the "dedicated service" that will result from incorporation. The authors say that service will be enhanced because the dedicated service level will exceed the existing service level, however the sheriff expects that: *to effectively service the proposed incorporation area on a dedicated basis, additional service level enhancements may be necessary (costing) \$1,200,000 annually*

The authors ignore the sheriff's opinion, apparently because Orinda, Moraga and Lafayette use a sworn personnel to population ratio similar to the level they suggest for Alamo. If it is good enough for Orinda it should be good enough for Alamo!

Currently Alamo pays high taxes because Alamo residents want a high level of policing. The Sheriff expects that the cost of maintaining effective service will increase after incorporation. The authors claim enhanced policing at the same cost. **This huge discrepancy must be resolved before the fiscal analysis can be considered credible.**

**2. ROAD FUND. The road fund should build up a reserve at a rate adequate to perform "special maintenance" when required. The fiscal analysis should estimate an appropriate rate.**

Page 4

The forecasted Road Fund revenues minus expenditures for the same time period average an approximate \$126,412 annual surplus. The cumulative Road Fund surplus over the term of the projections is \$1,264,116. The annual ratio of available reserve funds to expenditures ranges from 77% increasing to 115% and is expected to level out over the 10 year forecast.

Page 13:

The forecast model does not include significant long term special road maintenance, such as asphalt overlays, major storm drain repairs, and damaged and deteriorated road reconstruction in the routine maintenance forecast as these are considered capital improvement projects. The major source of road capital improvement revenue for the proposed city will be the County's Measure C competitive grant program, and accumulated reserves.

Page 41

*The forecast model does not include significant long term special maintenance, such as slurry sealing, asphalt overlays, major storm drain repairs, and damaged and deteriorated road reconstruction as these are considered capital improvement projects as previously addressed in the CFA.*

Page 42

*For FY 06/07 and FY 07/08, the County has identified completed and planned expenditures of over \$1,700,000 in major street rehabilitation projects, including slurry and chip sealing. This significant amount of recent capital improvement maintenance has greatly improved the existing road infrastructure to a level that will allow for adequate time for the proposed city to develop and fund a reasonable long term pavement maintenance program. As a practical matter, it can be anticipated that no major road capital maintenance should be required for at least 10 years, with the possible exception of some areas of slurry seal coating within the next five to seven years. Generally, this type of maintenance is funded from Measure C/J, State, or Federal competitive grant funds that are not included in the CFA.*

#### DISCUSSION

The study has limited its time horizon to 10 years, and assumed that any *significant long term special road maintenance* is not required during this time, or will be paid for by Measure C/J competitive grant funds. It does recognize that the city should *develop and fund a reasonable long term pavement maintenance program*. In my opinion the report should address whether the \$126,000 per year road fund surplus is an appropriate amount to budget for such a program.

Very truly yours,



Chris Rayner



Doris Penico  
<penico@speakeasy.net>  
09/04/2008 01:13 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo, CA incorporation

Hello,

Victor and I have resided in Alamo, CA at 3036 Stonegate Drive for eight years now. We fully support Alamo incorporating.

Thank you.

Doris & Victor Penico



"Steve Block"  
<steveblock8@gmail.com>

09/04/2008 01:13 PM

To LTexte@lafco.cccounty.us

cc

bcc

Subject Fwd: Alamo Incorporation

Dear LAFCO members:

We support LAFCO allowing Alamo citizens to vote on incorporation next spring. Thanks.

Steve and Betsy Block  
Alamo



JOMUSTANG66@aol.com  
09/04/2008 10:37 AM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation

Dear Sirs:

I strongly support the incorporation of Alamo. In past years, I felt it was not the time to do this. However, NOW I feel the time is right and I appreciate all the hard work of he Commission.  
Joanne McCarthy

---

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"Dianne Tinnes"  
<dtinnes@att.net>  
09/04/2008 09:23 AM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject Alamo Incorporation

To: LAFCO

I have lived in Alamo for 28 years and am very much in favor of Alamo Incorporation. Please allow Alamo citizens to vote on Incorporation in March.

Thank you for the good work that you do for our County.

Dianne Tinnes  
200 Wayne Ave.  
Alamo, Ca



"Jacque"  
<jacqueschubert@comcast.net>

09/04/2008 07:40 AM

Please respond to  
<jacqueschubert@comcast.net>

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject Alamo Incorporation

Dear LAFCO: I am an Alamo, CA resident and after the favorable County consultants report, I would like you to allow Alamo citizens to vote for incorporation in March 2009. Thank you. Jacqueline Schubert, 108 Lackland Court, Alamo, CA 94507.



"George Van Fossen"  
<gvfconsulting@sbcglobal.net>

09/03/2008 11:50 AM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject FW: Alamo Incorporation

**From:** George Van Fossen [mailto:gvfconsulting@sbcglobal.net]  
**Sent:** Wednesday, September 03, 2008 11:20 AM  
**To:** 'LTexe@lafco.cccounty.us'  
**Subject:** Alamo Incorporation

As a resident of Alamo, I fully support the incorporation of Alamo as a new city in Contra Costa County. I believe it is important that we as citizens have direct control of the boundaries we live. I believe we can do a better job of managing the overall interests of our specific area than the County Board of Supervisors.

I regret that I cannot attend the meeting on Sept 18<sup>th</sup> to show support for Alamo Incorporation as I will be out of town.

I appreciate the work that LAFCO is doing in evaluating the pros and cons for Incorporation.

Sincerely

George Van Fossen  
90 Sara Lane  
Alamo, CA 94507.



Rob Rosen  
<robrosen@pacbell.net>  
09/02/2008 09:53 PM

To LTexe@lafco.cccounty.us  
cc Martha Husak <mhr@pacbell.net>  
bcc  
Subject Alamo Incorporation

To Whom it May Concern:

As nine-year Alamo residents, my wife and I support incorporation of Alamo. We believe it is in our best interest to control our own destiny and are gratified that the recently-completed study validates the concept by verifying that projected revenues will enable ongoing operation of Alamo as an independent entity. Thank you for working with our citizenship to enable the path forward.

Rob Rosen  
Martha Husak  
920 Kirkcrest Rd  
Alamo, CA 94507  
(925) 314-9174



scavalli  
<stepercavalli@gmail.com>

09/02/2008 05:47 PM

Please respond to  
stepercavalli@gmail.com

To LTexe@lafco.cccounty.us

cc

bcc

Subject alamo incorporation has my support

thank you... steve cavalli, resident of alamo



Carol Hyman  
<carolrhyman@hotmail.com>  
09/02/2008 12:43 PM

To <ltexe@lafco.cccounty.us>  
cc  
bcc  
Subject Alamo Incorporation

I support Alamo incorporation, having made a donation to promote this effort.  
We need to be in charge of our own affairs, and this is our answer. We have a dedicated group of people who agree with me.  
Carol Hyman

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TeresaMaguire@aol.com

09/02/2008 12:00 PM

To LTexe@lafco.cccounty.us

cc

bcc

Subject Alamo Incorporation

My name is Teresa Maguire Schutzman and I have been a resident of Alamo for the past 17 years. I am writing to let you know that I support the Alamo Incorporation effort and believe that incorporation is in the best interests of our community.

Thank you,  
Teresa Schutzman  
1615 Litina Drive  
Alamo, CA

---

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"Jenny Ackerman"  
<ackerpoy@comcast.net>  
09/02/2008 11:49 AM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject Alamo Incorporation

Dear LAFCO Representatives,

Thank you for the extensive work you've done to establish Alamo's viability as a town. This e-mail is to affirm our enthusiastic support of our town's incorporation. We look forward to having a voice in Alamo's future!

Sincerely,

Jennifer Poyer and Randy Ackerman  
162 Via Copla, Alamo



"Joe Rubay"  
<Rubay@usa.com>

09/02/2008 11:33 AM

Please respond to  
<rubay@usa.com>

To <LTexe@Lafco.cccounty.us>

cc

bcc

Subject In Support of Alamo Incorporation

Contra Costa LAFCO,

I first moved to Alamo in 1973 and as a long time resident I fully support incorporation.

Local control of Alamo would improve the town overall and provide the residents a better sense of community.

Thank you for your consideration of this matter.

Sincerely,

Joseph A. Rubay  
188 Erselia Trail  
Alamo, CA 94507



Jennifer Winn  
<jennifer@winnperformance.com>

09/02/2008 10:10 AM

To Contra Costa LAFCO <LTexe@lafco.cccounty.us>

cc

bcc

Subject In support of Alamo Incorporation

I am writing to express my strong support of Alamo incorporating.  
Sincerely,  
Jennifer Winn  
3153 Via Larga  
Alamo, CA  
(925) 314-9631

Alamo Incorporation News

The Town of Alamo website now has the LAFCO Alamo Incorporation Hearing Notice. This hearing is scheduled for Thursday, September 18, 2008 at 4:30 p.m. at the Creekside Community Church, located at 1350 Danville Blvd. in Alamo, CA. Public input is welcome.

If you support the Incorporation of the Town of Alamo it's important that you take a few minutes to express your support by contacting LAFCO before the meeting. Your opinions are a vital part of the approval process.

Here is the contact information for the Local Agency Formation Commission:  
Contra Costa LAFCO  
651 Pine Street, Sixth Floor  
Martinez, CA 94553

FAX:  
(925) 646-1228

Email:  
LTexe@lafco.cccounty.us

Thank you!



"Layne Statner"  
<lstatner@pacbell.net>  
09/02/2008 09:46 AM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject Support for Town of Alamo

Hello,

I just wanted to express our support for the incorporation efforts underway for Alamo.

As residents of Alamo for 8 years, we are excited to be able to place the destiny of Alamo into local control and see Alamo develop its own brand. For us, the absence of anything but the most **\*minimal\*** incremental improvements to Alamo infrastructure under county supervision, and the absence of any long-term vision and unique architectural feel representing Alamo, are the key drivers.

Thank you for your efforts on our behalf.

Layne and Lisa Statner  
42 Shandelin Court  
Alamo, CA 94507





Paul Barker  
<prb123@sbcglobal.net>  
09/01/2008 10:48 PM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject [BULK] Strongly support Alamo incorporation!

Dear sir/madam;

I am a 36 year resident of Alamo. **I strongly support Alamo's incorporation.**

For too many years, the County had veto power over our lives based on desires to use Alamo's significant property taxes to fund programs that rarely benefited Alamo residents. For decades Alamo was treated as a cash cow and was regularly ignored when development proposals were made as certain "special interests" had undue influence over many county decisions (campaign contributions from developers to Supervisors being only the most visible method).

In effect, it was taxation without representation and drastically reduced our quality of life. I can't recall any Supervisor ever living in our community in the entire time I've lived her. The current Supervisor is a total joke flunky living off her father's name and has no understanding what our community desires - she lives in Discovery Bay and should stay there!

And with such pathetic "representation", horrific decisions were foisted upon my community. Instead of being treated as the upscale community we are, we have had absurd proposal after absurd proposal shoved down our throats. Plans for high density housing (in a community that has minimum half acre lots) were repeatedly recommended and required stiff community opposition to modify them or shoot them down (if we had been incorporated, the developers would never have even proposed such egregious projects). "Planned communities" that traded mildly used "amenities" like a few parks in exchange for high density construction were approved, helping to destroy the rural character of our community. Alamo exchanged ranch land and cattle for "planned communities" with rarely used sidewalks and gutters - the very "amenities" that caused many downstream residents grief from increased runoff and faster velocity water. Those sidewalks and curb and gutter merely "concordized" our community to our great disgust. Developments like Roundhill North carved up the steep hillsides - they were approved over strong local objection and the few rules and requirements imposed were simply ignored by the developers. Notably, almost no comparable development has been approved in nearby communities on their hillsides and the few proposals that were submitted were faced with strong opposition and quickly withdrawn. But in unincorporated County lands like Alamo, it was carte blanche, so long as that meant more property taxes headed to County coffers with no requirement to spend those taxes inside Alamo.

And for decades the roads in Alamo were abysmal, despite needing very little attention due to good ground conditions. Potholes were incompetently patched by County crews (patches often created surfaces that worse than the original road). Roads weren't swept. Ditches weren't maintained. Only if conditions got so bad as to endanger public health was anything done. The only landscaping in the community was paid by special tax districts. Time after time, the County

allowed development to cut trees without any appropriate relandscaping. And if there were requirements, specimen Oaks that took hundreds of years to grow were often replaced with a few 5 gallon species unadapted to our climate - many died quickly and were never replaced as the County didn't care - nobody in Martinez lived here and so why should they bother? And those few inappropriate species that lived denied native species their natural habitat.

All in all, the County's oversight of the affairs of Alamo have been a travesty of incompetence and neglect. And it's long since past the time we should have control over our destiny.

LAFCO has clear evidence that Alamo meets all the needed requirements for incorporation. Revenues are robust with significant reserves even when using very conservative assumptions. Community support is overwhelming. What more is needed?

**The time for taxation without representation is over! LAFCO should approve out application for incorporation without delay.**

Sincerely,

Paul Barker



SMCINROY@aol.com  
09/01/2008 08:59 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation

As an Alamo resident for 15 years, I am in support of Alamo incorporating.

Sincerely,

Sherri McInroy

---

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Hoskins201@aol.com  
09/01/2008 08:35 PM

To LTexte@lafco.cccounty.us  
cc  
bcc  
Subject Alamo Incorporation

As 41 year residents of Alamo, we support incorporation.

Thank you for your attention,

Sally and Bill Hoskins  
201 Hemme Avenue  
Alamo CA

It's only a deal if it's where *you* want to go. Find your travel deal [here](#).



"Denise Villalon"  
<villalon69@earthlink.net>  
09/01/2008 07:40 PM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject Alamo Incorporation

We have been homeowners at two different addresses in Alamo since 1994. We love the rural ambience and uniqueness of our community. Having said that, we would like to see our town be governed by it's own citizenry and have a legal, enforceable say over it's destiny (without driving all the way to Martinez). An incorporated Alamo would empower it's residents to become more involved, better citizens. That's what living in America is all about and what we're trying to teach our children.

Sincerely,

William and Denise Villalon  
361 Tracy Way  
Alamo



"Tim Tinnes"  
<ttinnes@att.net>  
09/01/2008 06:18 PM

To <LTexe@lafco.cccounty.us>  
cc  
bcc  
Subject Alamo Incorporation

I am a 29 year resident of Alamo. I am in full support of incorporation. Please make that recommendation to the board of supervisors.



GreenWJ@aol.com  
09/01/2008 05:04 PM

To LTexe@lafco.cccounty.us  
cc  
bcc  
Subject We support Alamo incorporation

Dear Sirs:

We support Alamo incorporation. We have resided in Alamo since 1986 and know this town very, very well. We strongly believe that the incorporation of Alamo will benefit our community both immediately as well as far into the future.

During our 28 years here in Alamo we have witnessed or been affected by a number of incidents and developments that we know would have been more adequately and fairly addressed had Alamo controlled its own destiny. It's past time for the citizens of Alamo to have their own say on their own community.

Please take the necessary steps to ensure Alamo's incorporation.

Sincerely,

Bill and Trisha Green  
32 Lunada Glen  
Alamo, Ca 94507-2614

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It's only a deal if it's where *you* want to go. Find your travel deal [here](#).



"Chris Suter"  
<chris.suter@comcast.net>

09/01/2008 04:55 PM

To <LTexe@lafco.cccounty.us>

cc

bcc

Subject AGAINST ALAMO INCORPORATION

Ms. Teixeira,

As a longtime resident of Alamo, I am very concerned about the financial numbers being used in the Alamo Incorporation study.

I find it very unlikely that the sales taxes generated in Alamo were \$110 million in gross sales to represent \$1.1 million in revenue for the town. If this is a true figure, I would like to know from where? There is almost no business in Alamo and many of the ones that are there are service businesses that do not pay sales taxes.

The premise that there will be a "surplus" of funds after the first year assumes no unusual/catastrophic events. The surplus is so small it equates to a dollar or two in the hands of the average citizen. One relatively minor earthquake or flood that damages a bridge or other major infrastructure piece will wipe out the surplus and any future revenues for years to come.

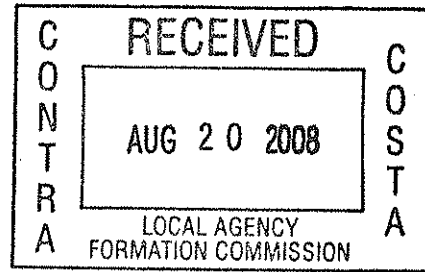
In addition the road infrastructure is extensive and will need major work. While the County may struggle to perform this work, Alamo cannot possible do it unless the City passes an additional tax, as Lafayette and Orinda have both tried to do.

As I see this effort, as well intentioned as it is, it will result in a grave loss of revenue to the County that it cannot afford and a very small City that cannot operate for very long without raising taxes as well.

Pleas put some degree of sanity back into this process and deny this request!!! Alamo, CANNOT AFFORD THIS INCORPORATION EFFORT.

Chris and Ann Suter  
184 vernal Drive  
Alamo, CA 94507

LAFCO Commissioners  
651 Pine Street- 6<sup>th</sup> Floor  
Martinez, Ca 94553



Dear Commissioners;

We have lived in Alamo for the past 17 years and have been proud to raise our children in such a beautiful, family-oriented community. Over this period, we have seen the community grow, while struggling to maintain its quiet, elegant ambience. The growth issues have become more complex and the disputes more frequent over the years and the ability of the community to get these issues fully addressed within the county governance structure has become very difficult. Specifically, we have seen city centers (Danville, Pleasant Hill and Pleasanton) greatly, while Alamo has remained in the 1960's.

We were very pleased that the LAFCO analysis of the Alamo Incorporation financial structure reveals that Alamo has the tax base to function well as a standalone community. We are excited that there is projected to be a tax surplus available to enhance our community with a better town center and/or additional park and recreation facilities.

We wholeheartedly encourage the Commissioners to endorse the pending proposal for Alamo incorporation so that we can unite our community under a local government to tackle the challenges of the future.

Sincerely,

Ed and Kathy Chiverton

  
374 BRYAN DRIVE - ALAMO



# Making Alamo Our Town!

August 17, 2008

[www.alamoinc.org](http://www.alamoinc.org)

*David Bowlby*

*Sharon Burke*

*Dave Dolter*

*Mike Gibson*

*Steve Goodman*

*Steve Mick*

*Nancy Kaplan*

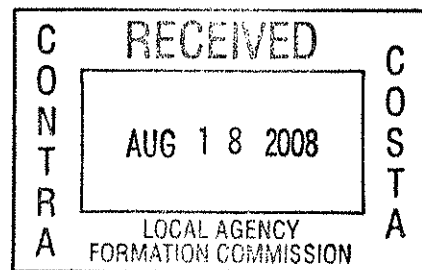
*Chris Kenber*

*Vicki Koc*

*Randy Nahas*

*Kent Strazza*

**Commission Directors  
Local Agency Formation Commission  
651 Pine Street, 6<sup>th</sup> Floor  
Martinez, CA**



**Dear LAFCO Directors:**

Over the past three years, the Alamo Incorporation Movement has worked to make Alamo incorporation a reality. During that time, we have received excellent and professional support from your Executive Officer, Lou Ann Teixeira and her staff. The studies conducted for LAFCO have unequivocally confirmed that an incorporated Alamo is financially viable and capable of generating reserves well in excess of LAFCO's policy requirements on a consistent basis over the long term.

The County of Contra Costa has also been very helpful and we are pleased to have signed a Revenue Neutrality Agreement with the County that resolves all tax revenue issues between the County and the potential town of Alamo. We are grateful for the professional and practical approach to these negotiations undertaken by Lisa Driscoll and her staff at the County.

We have also received outstanding support from the Alamo community and we want to remind you of that support as you consider the question of Alamo incorporation at your September 18 meeting.

- Members of the AIM committee personally donated along with other donors to fund the Initial Feasibility Analysis that supported the financial practicality of Alamo incorporation and the initial information campaign.



- Close to 100 volunteers combined to collect over 3100 signed petitions from Alamo voters supporting LAFCO studies of incorporation in under two months.
- A further and separate community effort involving over 30 volunteers and over 250 Alamo donors to date raised over \$150,000 in just six months to fund the LAFCO studies.
- In total, over 1000 Alamo voters have been involved in the incorporation effort to date in one way or another.
- Finally, a consolidated group of these volunteers is ready to fund and conduct an incorporation election campaign, if you decide to approve it.

As a part of this complicated and lengthy process, Alamo has started to build a real community, one that it is capable of managing its own future through its own elected town council.

You will receive much positive individual input from Alamo voters before and at your 9/18 meeting. However, we, as the committee responsible for bringing this issue before you, want to make it clear that there is a significant majority of Alamo voters who want to see this incorporation succeed and who have worked for many months in educating, and fundraising to see that happen. Based upon the Alamo community's support, and, critically, the studies that unequivocally confirm the viability of a Town of Alamo, we urge a positive LAFCO vote on 9/18.

Thank you for your support and consideration,

Vicki Koc

Vicki Koc  
President  
Alamo Incorporation Movement

Cc: Lou Ann Texeira, LAFCO Executive Officer