

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

October 14, 2026
Agenda Item #7

October 14, 2026 (Public Hearing)

LAFCO 26-03

Alamo Police Services Reorganization

APPLICANT

Contra Costa County. The County Board of Supervisors adopted Resolution No. 2026/160 on May 12, 2026, requesting that LAFCO reorganize county service areas that provide enhanced police protection services in the unincorporated Alamo area.

SYNOPSIS

Enhanced police protection services in the unincorporated Alamo area are currently delivered through multiple county service areas (CSAs), notably CSA P-5 (Round Hill), CSA P-2 (Zone B – Alamo), and various CSA P-6 zones.

Under Contra Costa County's application to consolidate these service areas, all remaining parcels within Alamo would be annexed into CSA P-5 (Round Hill). Territory to be annexed into CSA P-5 includes: territory within the existing CSA P-2 (Zone B – Alamo); territory within existing P-6 zones in Alamo; and areas of Alamo not currently within an enhanced police protection CSA. In addition, any Alamo territory that is currently within CSA P-2B (Alamo) would be detached from CSA P-2. Further, territory that is currently within CSA P-2 but not within any CSA P-2 zone, including a specified territory west of Danville and specified parcels in the unincorporated Diablo area, would be detached from CSA P-2.

With the annexation of all Alamo areas to CSA P-5, the proposed detachments from CSA P-2 and dissolutions of CSA P-6 Zones in Alamo would ensure that there are not overlapping police protection county service areas or zones within Alamo. Upon completion of the reorganization by LAFCO and dissolutions of certain zones by the Board of Supervisors following approval of the reorganization, CSA P-5 would become the sole enhanced police protection county service area serving the Alamo community.

The area affected by the proposal comprises approximately 9.9 square miles. The general boundaries are: Las Trampas Regional Park area to the southwest; Walnut Creek (Rossmoor) to the west; unincorporated Castle Hill area of Walnut Creek to the northwest; Walnut Creek to the north; Mount Diablo State Park area to the northeast and east; and unincorporated Diablo to the southeast.

PURPOSE

The proposal is intended to eliminate existing funding disparities among service areas and better align revenue collection with service delivery. If LAFCO approves the County's application, the expanded CSA P-5 would operate under a unified assessment structure, with the current CSA P-5 special tax applied to all annexed areas. Community-wide revenue collections would support enhanced sheriff staffing serving the entire Alamo community. By consolidating all areas into a single county service area, enhanced patrol services could be deployed at large, improving operational flexibility and community coverage.

BACKGROUND

County service areas (CSAs) provide specialized municipal services such as enhanced police protection. Within the unincorporated community of Alamo, enhanced police protection services have historically been delivered through a complex arrangement of multiple CSAs and CSA zones, notably CSA P-5 (Round Hill), CSA P-2 (Zone B – Alamo), and various CSA P-6 Zones. This structure has resulted in fragmented service boundaries, overlapping jurisdictions, and inconsistencies in both service delivery and funding mechanisms.

Certain enhanced police services, such as community event security, school resource officer assignments, business liaison activities, and resident deputy programs, are provided community-wide but are not uniformly funded by all parcels benefiting from these services. Additionally, some areas within Alamo are not included in any CSA providing enhanced police protection, while others are subject to overlapping assessments. These circumstances have led to operational limitations and funding disparities among properties receiving similar levels of service.

Previous Municipal Service Reviews (MSRs) conducted by LAFCO, including the most recent Law Enforcement Services MSR (2011), have identified the need for improved alignment between service delivery and revenue collection for police protection in Alamo and surrounding areas. The proposed reorganization seeks to address these issues by consolidating service areas, thereby enhancing operational flexibility, promoting equity, and supporting unified sheriff staffing for the entire Alamo community.

DISCUSSION

Proposed Reorganization:

The County's application is to annex all remaining parcels within Alamo into CSA P-5 (Round Hill). The territory to be annexed into CSA P-5 includes:

- Territory within the existing CSA P-2 (Zone B - Alamo);
- Territory within existing P-6 Zones in Alamo; and
- Areas of Alamo not currently within an enhanced police protection county service area.

In addition to the annexation into CSA P-5, the County also has applied to detach from CSA P-2 any Alamo territory that is currently within CSA P-2B (Alamo). Upon detachment, all territory within the former CSA P-2 (Zone B – Alamo) would no longer be subject to the special tax levied within CSA P-2 (Zone B – Alamo).

The County further has applied to detach from CSA P-2 that territory currently within CSA P-2 but not within any CSA P-2 zone, including a specified territory west of Danville and specified parcels in the unincorporated Diablo area. These areas do not receive enhanced police protections services through CSA P-2 and are served by other non-County agencies. These detachments are consistent with recommendations included in recent LAFCO Municipal Service Reviews.

Existing P-6 Zones:

There are several existing zones within CSA P-6, as well as the existing CSA P-2A (Alamo) zone. If LAFCO approves the reorganization, the Board of Supervisors will consider related

administrative actions to dissolve the existing P-6 Zones within Alamo, in accordance with Board of Supervisors Resolution No. 2026/160. Upon dissolution of the zones, all territory within any former CSA P-6 Zone in Alamo would no longer be subject to the special tax levied within any CSA P-6 Zone in Alamo. Under state law, the Board of Supervisors establishes and dissolves CSA zones, and LAFCO approval is not authorized or required. These actions would be independent of, but related to, the proposed reorganization.

Factors for Consideration:

Government Code section 56668 sets forth factors the Commission is required to consider in evaluating any reorganization. In the Commission's review and evaluation, no single factor is determinative. In reaching a decision, each is to be evaluated within the context of the overall proposal. These factors are analyzed in Attachment 1. In addition, other factors are discussed below.

Tax Rates:

If LAFCO approves the reorganization, the existing CSA P-5 special tax rate of \$470 per parcel would apply to all Alamo areas (P2B, P6, Hillgrade, east Alamo). Voter approval of this tax rate is not required under Proposition 218. (See *San Bernardino County Fire Protection District v. Page* (2024) 99 Cal.App.5th 791, 809 (reaffirming the longstanding rule that Proposition 218 does not apply to annexations).)

Plan for Providing Services:

Government Code §56653 requires an applicant to submit a plan for providing services within the affected territory. The following elements are in the County's plan for providing services:

Description of the services to be extended to the affected territory by this proposal:

The reorganization of the Alamo area (including P2B, P5, P6 Zones, Hillgrade, east Alamo including Bryan Ranch/Whitegate areas) would result in one Alamo Enhanced Police Services District. Services from the Contra Costa County Sheriff's Office (CCCSO) – Valley Station patrol would extend uniformly, including:

- Patrol/law enforcement across approximately 250 square miles (from Canyon west of Moraga, through Walnut Creek/Brentwood borders, to southern Alameda County line).
- Beat deputy patrols and special district deputies.
- Community services with 1 Community Services Officer and approximately 25 SAVES Volunteers.
- All Alamo residents would receive increased CCCSO policing.

Description of the level and range of the proposed services:

Staffing/Level: Currently Valley Station has 31 sworn officers (1 Lieutenant, 5 Sergeants, 20 Beat Deputies, 5 Special District Deputies), one Community Service Officer, and approximately 25 SAVES volunteers.

Post-reorganization: Add approximately 4 officers (3 Deputies and 1 Sergeant) funded via unified financing (\$470/parcel + 1% property tax) for all of Alamo (P2B, P5, outlying). Removes specific officers from Round Hill P-5 (2 Officers) and Alamo P2B (1 officer). Instead, there would be a total of 7 officers for all of Alamo.

Range: 24/7 patrol, response, community policing. This increases current levels and improves efficiency via single district structure (no service reductions).

Indication of when the services can feasibly be provided to the affected territory:

Initial service integration will begin immediately, with complete staffing levels for the CSA P-5 police service district projected within 18 to 24 months.

Indication of any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal:

There will need to be space expansion of the current Valley Station to accommodate additional staff and vehicles. No roads, sewers or water facility upgrades are required because they already exist as Valley Station resources.

Information with respect to how these services will be financed:

Revenues:

Unified Special Tax Rate: \$470/parcel (except that the tax rate is \$932/parcel for parcels used for commercial recreational purposes; CSA P5 rates) would apply to all Alamo areas.

Plus existing 1% property tax revenue [P2B: ~\$275,518 (2024-25); P5: ~\$320,000 (2024-25)].

The total annual revenue for the proposed reorganized district would be in excess of \$3,000,000. This would fund seven total officers in the new, reorganized CSA P-5.

Costs:

Cost per Deputy: \$431,014.15 average annual cost.

Ongoing operations and maintenance: covered by ongoing special tax + 1% AV revenue (stable, voter-authorized; applies automatically to annexed territory per Gov. Code §57330).

Spheres of Influence:

In Board of Supervisors Resolution No. 2026/160, the County requested that LAFCO make appropriate amendments to the respective spheres of influence concurrently with the Commission's review and determination on the proposed reorganization, as authorized by Government Code section 56428(g). The attached LAFCO resolution of approval amends the respective spheres of influence.

Conditions:

Government Code section 56886 authorizes the Commission to make a reorganization subject to conditions. The attached LAFCO resolution of approval includes the following conditions:

- a. All territory annexed to CSA P-5 shall be subject to the special tax currently in effect, levied, and collected within CSA P-5.
- b. Upon detachment from CSA P-2, all territory within the former CSA P-2 (Zone B – Alamo) shall not be subject to the special tax levied within CSA P-2 (Zone B – Alamo).
- c. The Board of Supervisors shall take action to dissolve all existing CSA P-6 Zones in Alamo. Upon dissolution of the CSA P-6 Zones in Alamo, all territory within any former CSA P-6 Zone in Alamo shall not be subject to the special tax levied within any CSA P-6 Zone in Alamo.
- d. Existing reserves are to be combined into one account.
- e. The CSA P-5 Advisory Committee shall consist of seven members and one alternate. Two members shall be appointed from the existing CSA P-2B Advisory Committee, two from the existing CSA P-5 Advisory Committee, and three shall be at-large appointees.

Commission Proceedings:

Notice – Notice of this proposal was advertised in the East Bay Times through publication of a 1/8-page display ad.

Reconsideration – Following LAFCO’s approval of a proposal, there is a 30-day reconsideration period whereby any person or affected agency may file a written request with the LAFCO Executive Officer requesting amendments to, or reconsideration of, the LAFCO resolution. The request shall state the specific modification to the resolution being requested and shall state what new or different facts that could not have been presented previously are claimed to warrant the reconsideration. Upon a timely receipt, the LAFCO Executive Officer shall place the request on the agenda of the next meeting of the commission for which notice can be given. At that meeting, the commission shall consider the request and receive any oral or written testimony. The Commission may approve the request with or without amendment, wholly, partially, or conditionally, or disapprove the request. (Gov. Code §56895.)

Protest hearing – The subject territory is inhabited, and the proposal is subject to protest proceedings. Following the 30-day reconsideration period, LAFCO will publish a notice in the local newspaper and hold a protest hearing whereby affected landowners and voters within the subject area can file a written protest. If less than 25% of voters or landowners owning less than 25% of the assessed value of land protest, the reorganization is ordered without an election. If at least 25%, but less than 50% of voters, or at least 25% of landowners owning 25% or more of the assessed value of land protest, the reorganization is ordered subject to an election. If a majority of voters protest, the reorganization is terminated.

Environmental Impact:

Contra Costa County, as lead agency, found the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3), based on the determination that there is no possibility that the reorganization may have a significant effect on the environment.

ALTERNATIVES FOR COMMISSION ACTION:

Option 1:

- A. Adopt this report and adopt LAFCO Resolution No. 26-03 approving the reorganization of county service areas that provide enhanced police protection services in the unincorporated Alamo area.
- B. Find that the project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3), based on the determination that there is no possibility that the reorganization may have a significant effect on the environment.

Option 2:

DENY the proposal.

Option 3:

If the Commission needs more information, CONTINUE this matter to a future meeting.

RECOMMENDATION: Approve Option 1.

Exhibits/Attachments:

Exhibit A – *LAFCO 26-03: Alamo Police Services Reorganization: Detachment from County Service Area P-2 (Danville/Alamo Area)*

Exhibit B – *LAFCO 26-03: Alamo Police Services Reorganization: County Service Area P-2 SOI Amendment - Remove from SOI*

Exhibit C – *LAFCO 26-03: Alamo Police Services Reorganization: Annexation to County Service Area P-5 (Round Hill)*

Exhibit D – *LAFCO 26-03: Alamo Police Services Reorganization: County Service Area P-5 (Round Hill) SOI Amendment - Add to SOI*

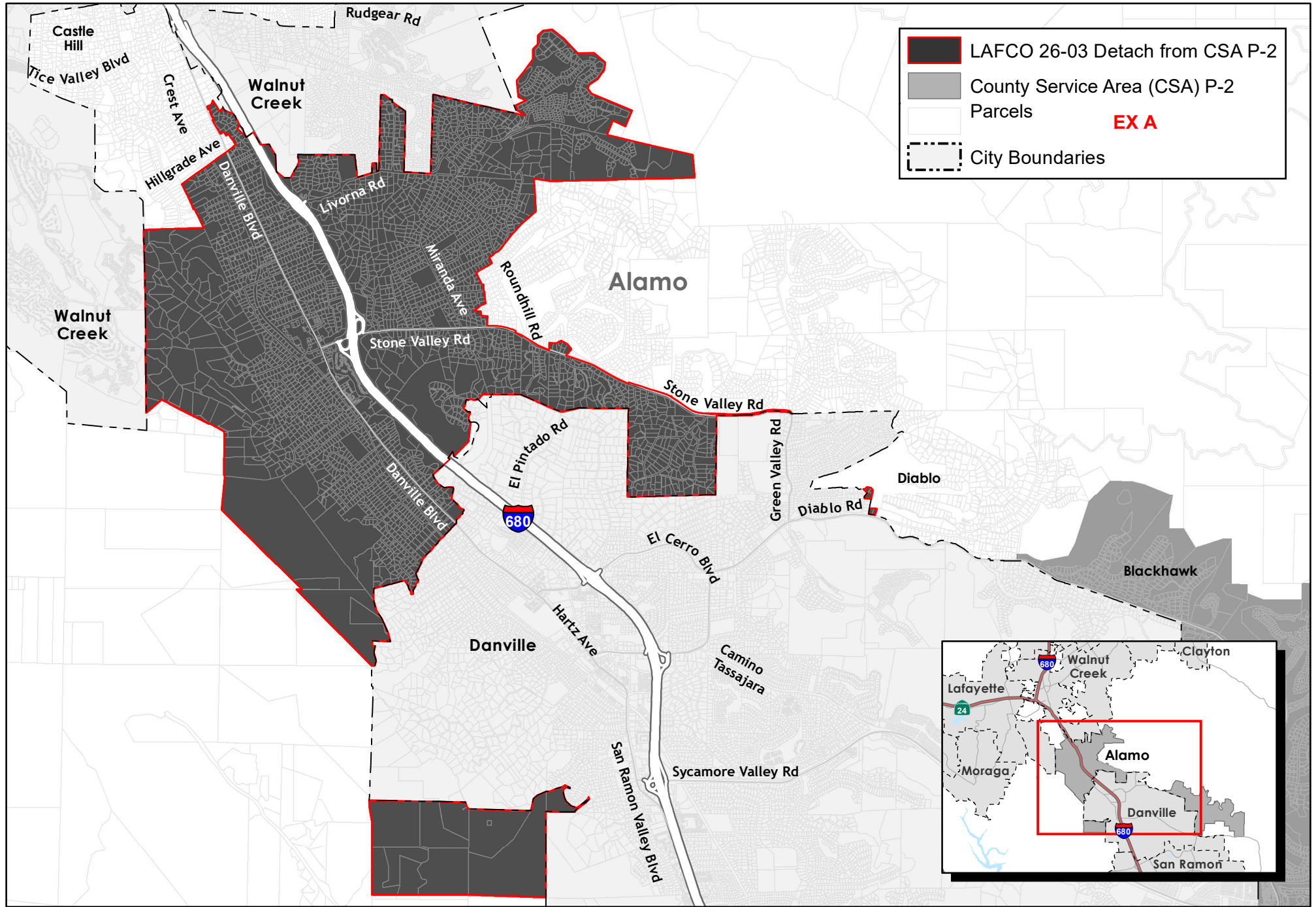
Attachment 1 – *Factors for Consideration (California Government Code §56668)*

Attachment 2 – *Resolution No. 26-03 CC LAFCO Determinations & Approval of the Alamo Police Services Reorganization*

Attachment 3 – *10/04/2026 Correspondence from Alamo Citizen R. Padden to D2 Supervisor Candace Andersen*

Attachment 4 – *10/08/2026 Correspondence from Alamo Citizen S. Burke to Lou Ann Texeira & CC LAFCO Commission*

LAFCO 26-03: Alamo Police Services Reorganization: Detachment from County Service Area P-2 (Danville/Alamo Area)



Map created 09/16/2026
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
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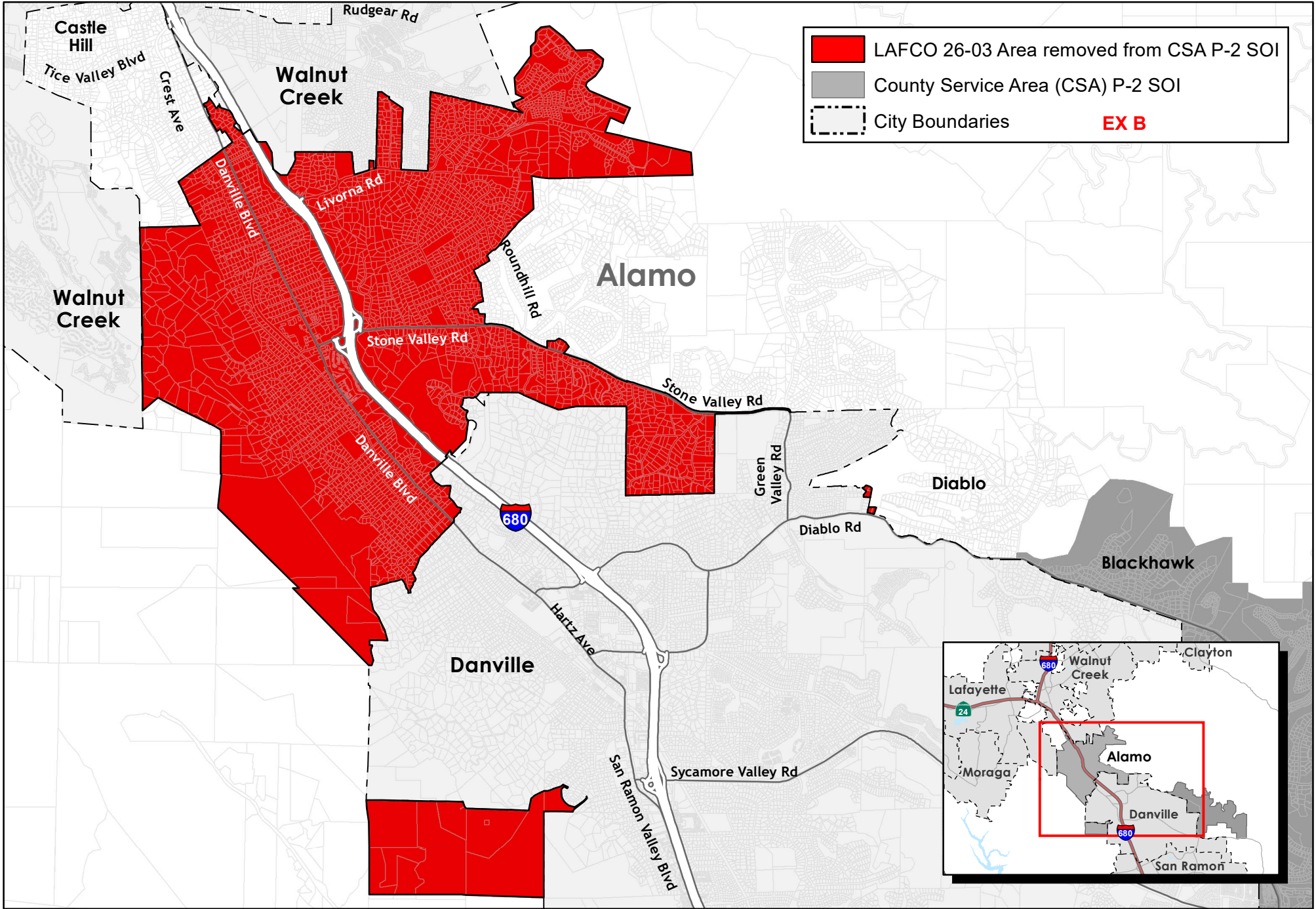
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LAFCO 26-03: Alamo Police Services Reorganization: County Service Area P-2 SOI Amendment - Remove from SOI



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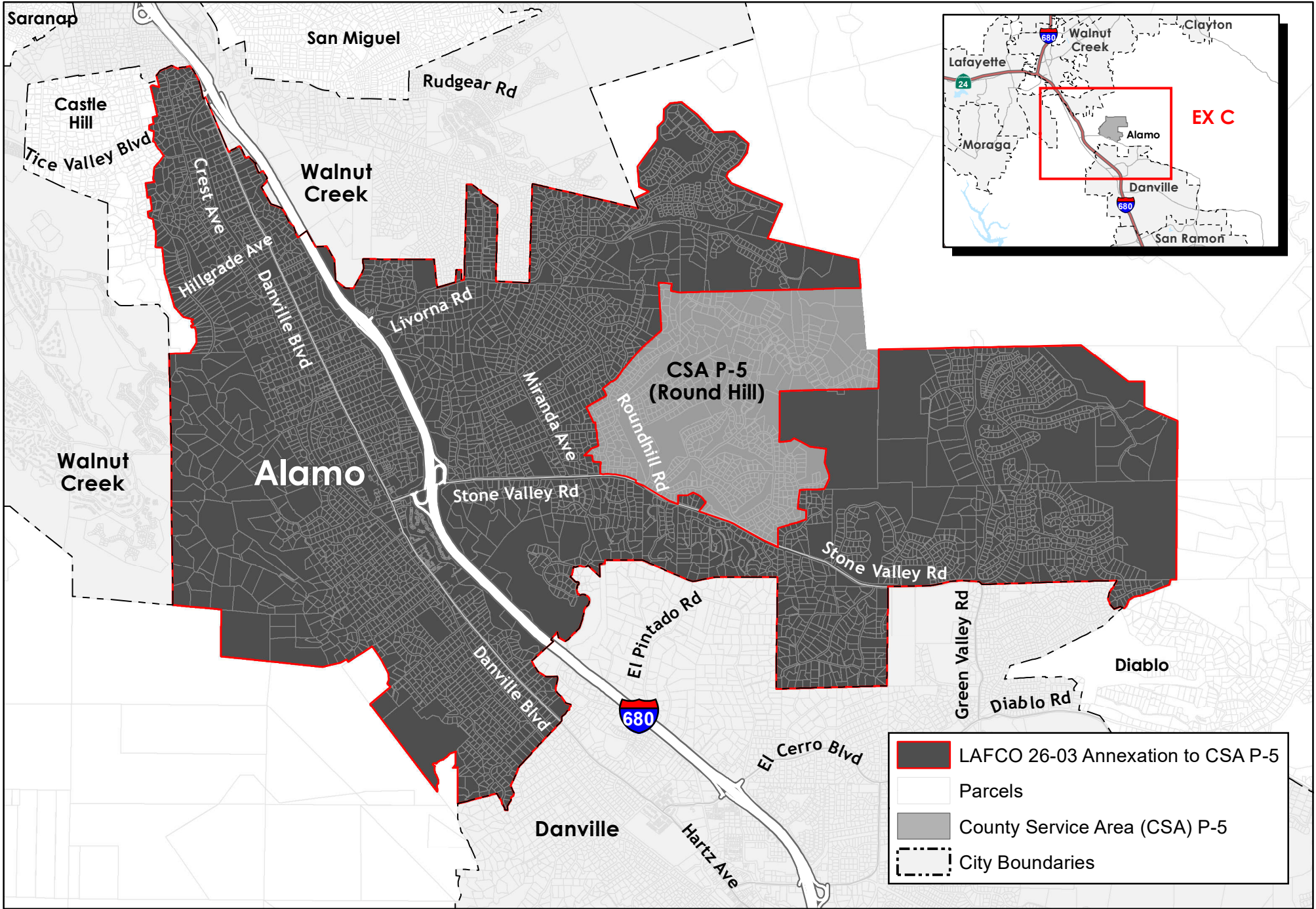
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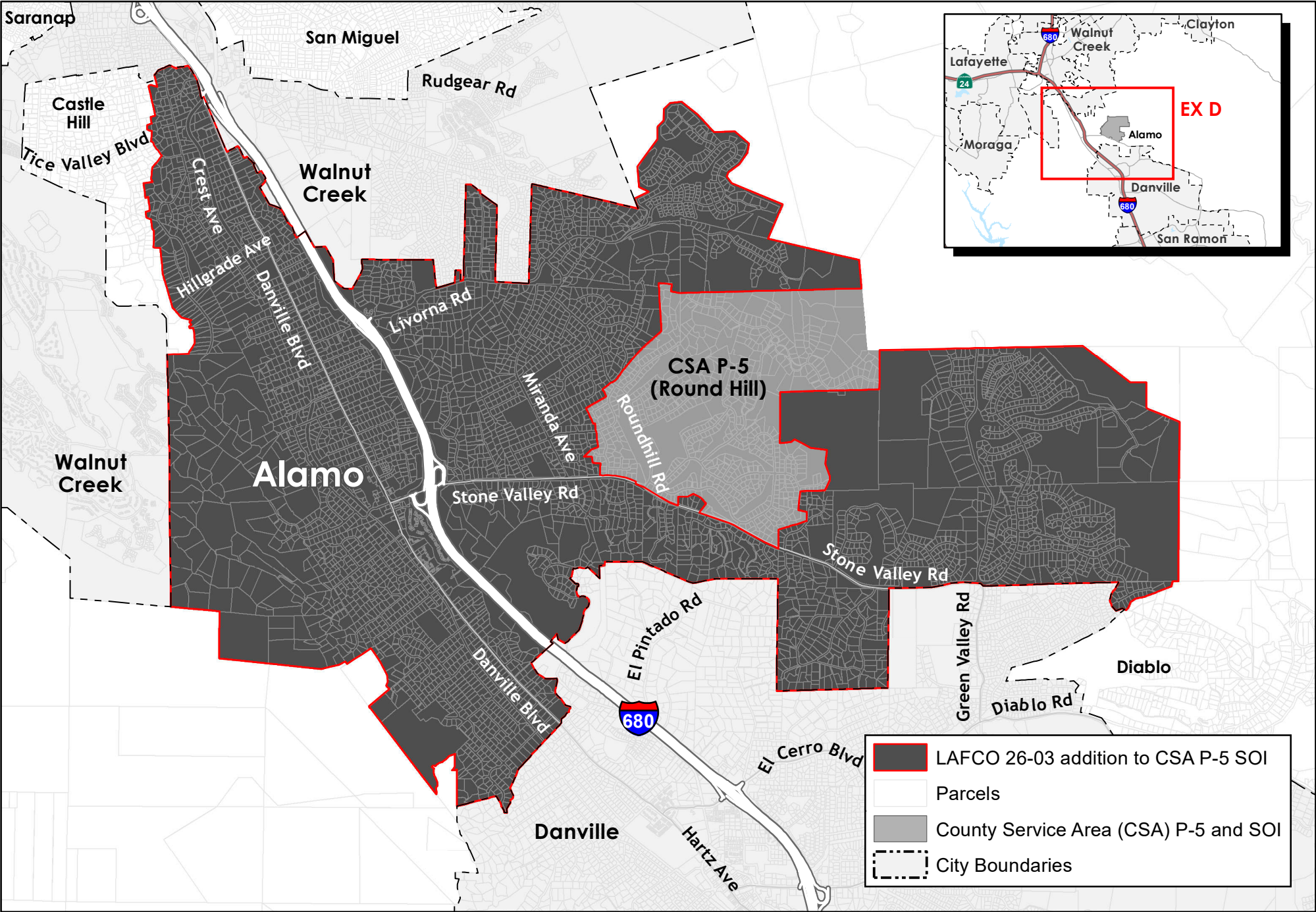
LAFCO 26-03: Alamo Police Services Reorganization: Annexation to County Service Area P-5 (Round Hill)



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LAFCO 26-03: Alamo Police Services Reorganization: County Service Area P-5 (Round Hill) SOI Amendment - Add to SOI



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Factors for Consideration (California Government Code §56668)

FACTOR	COMMENTS
(a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.	The subject area includes the unincorporated Alamo community. The area comprises 9.9± square miles. The area encompasses primarily residential uses. The population is approximately 13,854.
(b) The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.	Previous Municipal Service Reviews (MSRs) conducted by LAFCO, including the most recent Law Enforcement Services MSR (2011), have identified the need for improved alignment between service delivery and revenue collection for police protection in Alamo and surrounding areas. The reorganization seeks to address these issues by consolidating service areas, thereby enhancing operational flexibility, promoting equity, and supporting unified sheriff staffing for the entire Alamo community.
(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.	It is not anticipated that the reorganization would affect adjacent areas or the local government structure of the county other than its effect on the relevant county service areas.
(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377. <i>(Note: Section 56377 encourages preservation of agricultural and open space lands)</i>	The subject area includes primarily residential uses. The reorganization would have no effect on development or on policies and priorities in Section 56377.
(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.	The subject area includes primarily residential uses. The reorganization would have no effect on agricultural lands.
(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.	The parcels that comprise the subject territory have specific boundary lines that are certain and identifiable.
(h) The proposal's consistency with city or county general and specific plans.	The reorganization will have no effect on the County General Plan.
(i) The sphere of influence (SOI) of any local agency which may be applicable to the proposal being reviewed.	The reorganization includes amendments to the spheres of influence of the respective county service areas.

FACTOR	COMMENTS
(j) The comments of any affected local agency or other public agency.	The reorganization involves county service areas only.
(k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.	The proposal is intended to eliminate existing funding disparities among service areas and better align revenue collection with service delivery. The expanded CSA P-5 would operate under a unified assessment structure, with the current CSA P-5 special tax applied to all annexed areas. Community-wide revenue collections would support enhanced sheriff staffing serving the entire Alamo community.
(n) Any information or comments from the landowner or owners, voters, or residents of the affected territory.	In accordance with LAFCO statutes, Contra Costa LAFCO published a display ad in the local newspaper. LAFCO received several comments from interested parties with questions, which LAFCO staff responded to.
(o) Any information relating to existing land use designations.	The subject area includes primarily residential uses. No changes to the present or planned land uses will result from this reorganization.
(p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.	The reorganization will have no effect on environmental justice in that the effects of pollution will not be disproportionately borne by any particular populations or communities.

Note:

Subsections (g) - regional transportation plan, (l) water supplies, (m) achieving respective fair shares of regional housing needs, and (q) local hazard mitigation plan are not applicable to this proposal.

RESOLUTION NO. 26-03

**RESOLUTION OF THE
CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
MAKING DETERMINATIONS AND APPROVING THE
ALAMO POLICE SERVICES REORGANIZATION**

Recitals

- A. On May 12, 2026, the Board of Supervisors of the County of Contra Costa (the “County”) adopted Resolution No. 2026/160, initiating proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for the reorganization of county service areas providing enhanced police protection services in the unincorporated Alamo area.
- B. Enhanced police protection services within the unincorporated Alamo area are currently provided through multiple county service areas (“CSAs”) and CSA zones, including CSA P-5 (Round Hill), CSA P-2 (Zone B - Alamo), and various CSA P-6 Zones, resulting in fragmented service boundaries and funding structures.
- C. CSA P-5 (Round Hill) is an existing county service area established to fund enhanced police protection services within a defined portion of the unincorporated community of Alamo (ZIP Code 94507). Certain enhanced services—such as community event security, school resource officer services, business liaison services, and resident deputy services—are currently provided community-wide through CSA P-2 (Zone B - Alamo), although revenue to support those services is not collected from all benefiting parcels within Alamo. Various CSA P-6 Zones exist throughout Alamo, often overlapping with other county service areas providing enhanced police protection services. Some portions of Alamo are not included in any of the county service areas providing enhanced police protection services.
- D. The existence of multiple enhanced police protection county service areas within Alamo limits operational flexibility and creates funding disparities among properties receiving similar levels of service.
- E. The Alamo Police Services Reorganization would annex all remaining parcels within Alamo into CSA P-5 (Round Hill), including territory currently within CSA P-2 (Zone B - Alamo) or existing CSA P-6 Zones in Alamo, and areas in Alamo not currently within an enhanced police protection county service area.

- F. The Alamo Police Services Reorganization would include actions recommended in recent Contra Costa Local Agency Formation Commission Municipal Service Reviews related to police protection services provided in the Alamo and surrounding areas.
- G. Upon completion of the Alamo Police Services Reorganization, CSA P-5 would become the sole enhanced police protection county service area serving the Alamo community, thereby unifying service delivery under a single service area and allowing for at-large patrol deployment throughout the community. The expanded CSA P-5 would operate under a unified assessment structure, with the existing CSA P-5 special tax applied to all annexed areas, and community-wide revenue collections would support enhanced sheriff staffing serving the entire Alamo community.
- H. The County, as applicant, has delivered an executed indemnification agreement between the County and Contra Costa LAFCO providing for the County as applicant to indemnify LAFCO against any expenses arising from any legal actions challenging the Alamo Police Services Reorganization.
- I. At the time and in the manner required by law, the Executive Officer gave public notice of the Commission's consideration of this proposal. Notice of the Commission's hearing regarding this proposal was advertised in the East Bay Times.
- J. A public hearing was held by the Commission on October 14, 2026, and at the hearing the Commission heard and received oral and written comments.

NOW, THEREFORE, the Contra Costa Local Agency Formation Commission does hereby resolve, determine and order as follows:

- 1. The foregoing recitals are true and correct and are incorporated by reference.
- 2. The matter before the Commission is the proposed reorganization of county service areas providing enhanced police protection services in the unincorporated Alamo area.
- 3. The Commission is a Responsible Agency under the California Environmental Quality Act (CEQA), and in accordance with CEQA, the Commission finds the proposed reorganization is categorically exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3), based on the determination that there is no possibility that the reorganization may have a significant effect on the environment.
- 4. The Commission determines that the proposed reorganization of county service areas providing enhanced police protection services in the unincorporated Alamo area is in the

best interest of the affected area and the total organization of local government agencies in Contra Costa County.

5. The subject proposal is assigned the distinctive short-form designation and description:

ALAMO POLICE SERVICES REORGANIZATION

6. The reorganization of county service areas providing enhanced police protection services in the unincorporated Alamo area includes the following:
 - a. Detachment from CSA P-2 of that territory currently within CSA P-2 (Zone B – Alamo), as set forth in Exhibit A, attached hereto and incorporated by reference.
 - b. Detachment from CSA P-2 of that territory currently within CSA P-2 but not within any CSA P-2 zone, including that specified territory west of Danville and those specified parcels in the unincorporated Diablo area, as set forth in Exhibit A attached hereto and incorporated by reference.
 - c. Annexation to CSA P-5 of all parcels in the unincorporated Alamo area not already within CSA P-5, as set forth in Exhibit C, attached hereto and incorporated by reference.
7. Maps of the affected territory are set forth in Exhibits A and D, attached hereto and incorporated by reference.
8. The principal reasons for the proposed reorganization of county service areas providing enhanced police protection services in the unincorporated Alamo area, in addition to those set forth in the recitals above, are to eliminate funding disparities, align revenue collection with service delivery and improve the efficiency and equity of enhanced sheriff services in Alamo.
9. In reviewing this proposal, the Commission has considered the factors specified in Government Code section 56668.
10. The proposed reorganization is not consistent with the current spheres of influence for county service areas providing enhanced police protection services in the unincorporated Alamo area. Government Code section 56428(g) authorizes the Commission to amend the spheres of influence concurrently with the Commission’s review and determination on the proposed reorganization.

11. The spheres of influence for county service areas providing enhanced police protection services in the unincorporated Alamo area are amended as follows:
 - a. The CSA P-2 sphere of influence is amended by removing: (i) that territory currently within CSA P-2 (Zone B – Alamo) and (ii) that territory currently within CSA P-2 but not within any CSA P-2 zone, as set forth in Exhibit B, attached hereto and incorporated by reference. With the above-requested detachments, the resulting CSA P-2 sphere of influence will remain coterminous with the CSA P-2 boundary.
 - b. The CSA P-5 sphere of influence is amended by adding all parcels in the unincorporated Alamo area not already within CSA P-5, as set forth in Exhibit D, attached hereto and incorporated by reference. With the above-requested annexation, the resulting CSA P-5 sphere of influence will remain coterminous with the CSA P-5 boundary.
12. Approval of the Alamo Police Services Reorganization is subject to the following terms and conditions:
 - a. All territory annexed to CSA P-5 shall be subject to the special tax currently in effect, levied, and collected within CSA P-5.
 - b. Upon detachment from CSA P-2, all territory within the former CSA P-2 (Zone B – Alamo) shall not be subject to the special tax levied within CSA P-2 (Zone B – Alamo).
 - c. The Board of Supervisors shall take action to dissolve all existing CSA P-6 Zones in Alamo. Upon dissolution of the CSA P-6 Zones in Alamo, all territory within any former CSA P-6 Zone in Alamo shall not be subject to the special tax levied within any CSA P-6 Zone in Alamo.
 - d. Existing reserves are to be combined into one account.
 - e. The CSA P-5 Advisory Committee shall consist of seven members and one alternate. Two members shall be appointed from the existing CSA P-2B Advisory Committee, two from the existing CSA P-5 Advisory Committee, and three shall be at-large appointees.
13. The effective date of the reorganization shall be the date of filing the LAFCO Certificate of Completion of the proposal.

14. This proposal is subject to a 30-day request for reconsideration period pursuant to Government Code section 56895.
15. The subject territory is inhabited and is subject to a protest hearing to be conducted no less than 30 days following the Commission's approval of the proposal.
16. Following the Commission's approval and the 30-day reconsideration period, the Executive Officer will conduct a protest hearing pursuant to Government Code section 57000 et seq.

PASSED AND ADOPTED on October 14, 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Gabriel Quinto, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated.

Dated: October 14, 2026

Lou Ann Texeira, Executive Officer

10-14-2026

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October 4, 2026

Contra Costa Local Agency Formation Commission (LAFCO)
Supervisor Candace Andersen, District 2
 Contra Costa County

Re: Proposed Consolidation of Alamo Police Services into CSA P-5

Dear Commissioners and Supervisor Andersen:

I am writing as an Alamo resident to express serious concerns regarding the proposed consolidation of Alamo's existing police service areas into CSA P-5 and the associated expansion of dedicated police staffing and parcel tax.

I strongly support effective law enforcement and maintaining Alamo as a safe community. However, before residents are asked to accept a significant and ongoing increase in the cost of enhanced police services, I believe the County should first demonstrate that the additional staffing is necessary and that the proposed level of service represents an appropriate and cost-effective response to an identified public-safety need.

Under the current proposal, Alamo would move from its existing structure to a single police district that could support approximately seven dedicated deputies. Property owners currently within P2B who pay \$67 annually would see their assessment increase to \$470 per parcel—an increase of \$403 per year.

That raises a fundamental question:

What documented public-safety problem requires Alamo to more than double its dedicated police staffing?

Alamo is fortunate to be a relatively safe community. Before committing residents to millions of dollars in additional ongoing police expenditures, the County should provide objective data demonstrating the need for this expansion.

At a minimum, residents should be provided with:

1. Alamo's calls for service and crime statistics for the past five years, separated by serious crimes, property crimes, traffic incidents and non-criminal calls for service.
2. Current average and priority response times in Alamo and how those response times compare with established Sheriff's Department service standards.
3. Documentation of instances in which insufficient staffing has resulted in unacceptable response times or an inability to adequately serve Alamo residents.
4. A workload analysis demonstrating why **seven dedicated deputies** is the appropriate staffing level rather than four, five or six.

5. The measurable improvement residents should expect from the additional expenditure, including anticipated improvements in response times, crime prevention and investigative services.

Consolidation and Increased Staffing Are Separate Questions

There may be legitimate administrative reasons to simplify Alamo's current patchwork of P2B, P5, P6 and other police service areas. A single district could potentially provide more uniform administration and coverage.

But administrative consolidation does not, by itself, establish that Alamo requires seven dedicated deputies or that every property owner should therefore pay a \$470 annual assessment.

These should be treated as two separate policy decisions.

If consolidation makes sense, the County should explain why consolidation cannot occur at a lower staffing level and corresponding lower cost.

Residents should be presented with alternatives—for example, consolidation with four, five, six and seven dedicated deputies—with the cost and expected service benefit of each alternative clearly identified.

Alamo Already Receives Law Enforcement Services

It is also important that residents understand that this proposal is not a choice between having police protection and having no police protection.

Alamo already receives baseline law-enforcement services from the Contra Costa County Sheriff's Office. In addition, existing special police districts provide dedicated deputies, and the community has invested in crime-prevention technology, including license-plate recognition cameras.

These resources should be considered when determining the appropriate level of additional dedicated staffing.

Technology, targeted patrols, neighborhood security programs and Sheriff's Department resources may provide opportunities to improve public safety without automatically committing the community to the maximum proposed staffing level.

The Financial Commitment Deserves Careful Scrutiny

The County has estimated the current average cost of a deputy at approximately \$431,000 annually when salaries, benefits and related costs are included.

Increasing dedicated staffing therefore represents a substantial recurring financial commitment.

The relevant question should not simply be whether additional police presence would be beneficial. Additional police presence will almost always provide some benefit.

The appropriate question is:

Does the measurable improvement in public safety justify the additional cost, and has the County demonstrated that seven dedicated deputies represent the appropriate level of service for Alamo?

I do not believe that question has been adequately answered.

Residents Should Have a Meaningful Voice

This proposal would create a long-term restructuring of enhanced police services throughout Alamo and substantially increase the annual assessment for thousands of property owners.

A decision of this magnitude deserves broad community participation and complete transparency.

Residents should not have to demonstrate opposition after the fact simply to obtain an opportunity to vote on a substantial change in how enhanced police services are funded and delivered.

Before LAFCO approves the proposed reorganization, I respectfully request that the Commission require the County to provide residents with a detailed needs assessment, crime and response-time data, alternative staffing models and the corresponding parcel assessment required for each alternative.

If the County can demonstrate through objective evidence that additional staffing is necessary, Alamo residents can then make an informed decision about the level of enhanced police services they want and are willing to fund.

Request to LAFCO

For these reasons, I respectfully ask LAFCO **not to approve the proposed reorganization in its current form at the October 14 hearing.**

Instead, I ask that LAFCO require further analysis and community discussion before moving forward, including:

- A documented public-safety and staffing needs assessment;
- Current and historical crime, calls-for-service and response-time data;
- Alternative staffing levels and their respective costs;
- An explanation of why seven dedicated deputies are necessary;
- Clear identification of the measurable improvements residents should expect for the additional expenditure; and

- A meaningful opportunity for Alamo residents to express their preference regarding both the level of enhanced police service and the corresponding tax burden.

This should not be viewed as opposition to law enforcement. It is a request for **fiscal responsibility, transparency and evidence-based decision-making**.

Alamo residents value the Sheriff's Department and want to maintain a safe community. At the same time, additional taxation and a major expansion of dedicated staffing should be supported by demonstrated need rather than simply the assumption that more staffing is necessarily better.

First demonstrate the need. Then determine the appropriate staffing level. Then allow Alamo residents to make an informed decision about what they are willing to fund.

Thank you for your consideration.

Sincerely,

Rick Padden
Alamo Resident

Dear Lou Ann,

These are my comments on the proposed Alamo Police Consolidation which will be heard by the Commission on October 14.

As you know, I served on Contra Costa LAFCO as the alternate public member from 2009 to 2017. I was very involved with the Police Services Municipal Service Review in 2011 and supplied several pages of comments and suggestions. This was the first time that Alamo's unique situation in having three County Service Areas providing police services was identified and what possible solutions there might be to streamline this government structure. Although this MSR is now 15 years old, the problematic situation it describes still exists and has only been exacerbated due to the creation of P6 zones layered on top of a CSA P2 zone as well as on top of CSA P6. This has created the current situation where Alamo taxpayer homeowners are paying 21 different enhanced police services taxes, as well as the basic allocation of the 1% property tax to the County which covers basic Sheriff services. Where you live in Alamo and when your home was built determines what police taxes you pay and what services you receive. This situation is untenable.

The modern day boundaries of Alamo have been determined since 2010, when the Board of Supervisors created the Alamo Municipal Advisory Council and adopted a boundary which mirrors the zip code boundary which is the most sensible boundary to use. Prior to the 1990s, North Alamo above Hillgrade had Walnut Creek addresses; East Alamo east of Round Hill Country Club had Danville addresses; there was not a single US census that included all of Alamo or provided a correct total of Alamo residents, with the census sometimes including one of these areas and sometimes not; the Elections Department assigned North Alamo Walnut Creek precinct numbers and East Alamo Danville precinct numbers; Public Works called North Alamo roads unincorporated Walnut Creek and East Alamo unincorporated Danville roads. This led to much confusion about what is Alamo? but since 2010, the County has been unified behind the Alamo MAC boundary which has been used for the new consolidated police district. When I was on LAFCO in 2012, with Lou Ann's leadership, all of this Alamo boundary was annexed into County Service Area R-7, taking in Round Hill Country Club, which had declined to join R-7 when it was created in 1970 although Round Hill residents used R-7 parks and services. LAFCOs were created to resolve boundary and service mismatches like this.

I live in North Alamo above Hillgrade Avenue, which means I am currently paying no enhanced police tax. My neighborhood dates to 1947 so is not part of any enhanced police services district except the 1% basic allocation to CSA P6. I consider myself a freeloader on the rest of Alamo and its two enhanced police CSAs, P5 and P2. I belong to Round Hill CC, and enjoy extra police protection when I frequently visit the club although I do not pay into CSA P5. Round Hill homeowners pay for that extra protection, not club members, and there is only a small overlap between Round Hill homeowners and Round Hill club members. I shop in downtown Alamo and enjoy the resident deputy services provided by CSA P2, although I do not pay into CSA P2. I frequently attend Alamo events like the Christmas lighting and the Easter Egg hunt, and like Livorna Park concerts where CSA P2 provides additional security but I do not pay for that. I researched the northern boundary of CSA P2, which is only 1/10 of a mile south of my home and which was created in 1970 when CSA P2 was created. It exactly mirrors an 1874 ranch boundary which was used to delineate the long gone Central School District from the also long gone Alamo School District. It was chosen by the proponents of CSA P2 in 1969 as the boundary because the metes and bounds were already written down so it saved them money. Of all government representatives, LAFCO commissioners should understand that a 150 year old boundary between two 300 acre ranches should not apply to the modern community of Alamo in 2026. All of the residents of East Alamo east of Round Hill are similarly freeloaders, in my opinion, unless they never leave their home, never use Alamo parks, never drive through Alamo, never attend an Alamo event, never shop or eat in Alamo. They do not pay for police services they are receiving.

Alamo's basic police protection is provided by the Sheriff's Beat 13, which stretches more than 30 square miles from Alamo to Camino Tassajara to Vasco Road to the Alameda County border. These officers are never guaranteed to be in Alamo at any given time but take calls from this entire area. Only the CSA P2 and P5 officers are dedicated to Alamo, and they sometimes provide services outside their boundary area because of the nature of policing. This proposal means all of Alamo will receive equitable police services and pay the same tax.

When CSA P2 was created in 1970, it included Alamo (below Hillgrade) and also included Alamo Oaks (which was already subdivided) in East Alamo but not further east because those areas were uninhabited ranches at the time. It included Danville, which was unincorporated at the time and which actually took the lead in forming CSA P-2, with six of the first seven Board members for P2 coming from Danville. Round Hill Country Club was being built and homes were being actively developed and sold at the time. The proposed P2 boundaries initially included Round Hill. The developer of Round Hill decided to create Round Hill's own police CSA and not be included in CSA P2 because he was still selling homes and he thought it would be an additional selling point to have added police protection in his new subdivision and that it would enhance the property values of his subdivision. Sixty years later, the Committee members of Round Hill P5 have taken the lead to correct this old inequitable situation by offering to include all of Alamo in their district with the same tax. State law allows this procedure without a public vote in the interest of good government. If you vote for this proposal, you will be voting to get rid of 20 tax districts and government entities and replace it with only one. That is what LAFCO was created for. Fourteen years ago, LAFCO took the first step to include all of Alamo in Alamo CSAs by annexing Round Hill Country Club into CSA R-7. This is the last step to consider Alamo one community, with one level of service, with Alamo's CSAs providing the same services to all of Alamo.

Both the 2011 Police Services MSR and the 2025 MSR for Miscellaneous County Service Areas included a recommendation for Alamo police CSAs to consolidate. Your commission should honor the advice contained in your MSRs and approve this application as submitted by Contra Costa County.

Thank you for your consideration.

Sincerely yours,

Sharon Burke

Alamo, CA 94507