

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

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