

October 13, 2026

Contra Costa LAFCO
40 Muir Road, 1st Floor
Martinez, CA 94553

Attention: **Lou Ann Texeira**, LAFCO Executive Officer

Email: LouAnn.Teixeira@lafco.cccounty.us

Phone: (925) 313-7133

Reference: Proposed Police Services and Parcel Tax Changes for Alamo

Reference: Email from Roger Smith President Alamo Improvement Association (AIA)
Additional Information

Dear Lou Ann Texeira:

I have found a few errors in the information in the email that I sent you on October 11, 2026. I've updated the email - showing the changes in brown.

Prior to enacting any changes to the current parcel taxes, I'm requesting that affected Alamo residents in the **P-2B** police services district have the inherent right to vote on the proposed change to their police services. The proposed massive change (**~700% increase**) in police services cost should not be made by the Local Agency Formation Commission (LAFCO) until numerous items are addressed. Importantly, LAFCO has the **authority** to require a vote on the proposed change to the **P-2B** police services.

The proposed change in police services envisions combining the **P-5** police services with the **P-2B** police services. The change also envisions raising the parcel tax in the **P2-B** Alamo areas **~700%** from **\$67** per year to **\$470** per year (a change of **\$403** per year). The police service rate in the **P-5** area is proposed to stay the same. The proposed change also calls for the elimination of the **P2-B** police service areas, with all police services stationed in the current **P5** service area.

From: **Round Hill Property Owners Association (RHPOA)**
<https://roundhillalamo.com/alamo-sheriff-%26-p5> (copy is attached)

"Alamo is separated into Police Service Areas and Round Hill is part of the P-5 Service area which covers 736 parcels. RHPOA represents 396 of the 736 P-5 parcels. Two Contra Costa County Sheriff's Deputies and the operation of a dedicated police vehicle are funded through a special Country Tax Assessment of \$470 in your annual property tax bill, along with funds provided from the County."

The two police officers and at least one police vehicle are currently **dedicated** to strictly to Round Hill and only to the 396 **P-5** parcels. After an exhaustive search, I was unable to find the physical location of the Round Hill Sheriff's office. The official Round Hill website does not disclose its location. Further, the website does not give the phone number for the Round Hill sheriff's office – interestingly it only provides the phone number for Sheriff David Livingston's office in West Alamo.

Since the current assessment is for the **P-5** parcels includes the cost of dedicated officers and vehicles, keeping the **P-5** police services at **\$470** per parcel is seriously flawed. The change may need to include the existing **\$470** plus the increased amount of **\$403** proposed for the **P2-B** parcels – a total of **\$873** if officers continue to provide even partial **dedicated** services to the Round Hill properties.



Round Hill is a gated community. It makes sense to have dedicated police services for the 396 parcels. However, the increasing costs of the extraordinary police services need to be paid by the **P-5** property owners - not by the 3,400 (actually **3,775** parcels based on the 2023 assessment) **P-2B** property owners in Alamo.

The proposed change indicated by the AIA will negatively affect the Alamo police service on the West side of 680 (also referred to as West Alamo). Currently, this area is served by Sheriff David Livingston from an office near the Safeway building on the West side of 680. Sheriff Livingston is not only the Sherriff, but he's also the Coroner for the service area. According to the email sent from AIA, Sheriff Livingston handles **~3,400 (3,775)** parcels of land which is **~68.5%** of the total Alamo parcels based on the AIA estimates. In comparison, the **P-5** police service area only handles **~396-700** parcels of land or **~8-14%** of the total Alamo parcels. **My mistake - Sherrif Livingston is currently working out of the Martinez - not Alamo.**

The change envisioned by the proposed police services is consolidation of the police services on the East Side of 680 in Roundhill. However, there is a huge problem with this proposed relocation. The AIA has apparently helped to make sure that most (if not all) of the required State of California housing elements will be built in Alamo on the West side of 680. Under the most recent version of the Housing Element, there are 13 individual Alamo parcels in the Sites Inventory and the number of units allocated to these parcels by the County (the number of units the County tells the State will be created on these parcels over the next eight years) is 364. The maximum possible number of units that could be built on these 13 parcels under their proposed General

Plan designations is 575. This current version of the County's Housing Element was submitted and has been approved by the State.

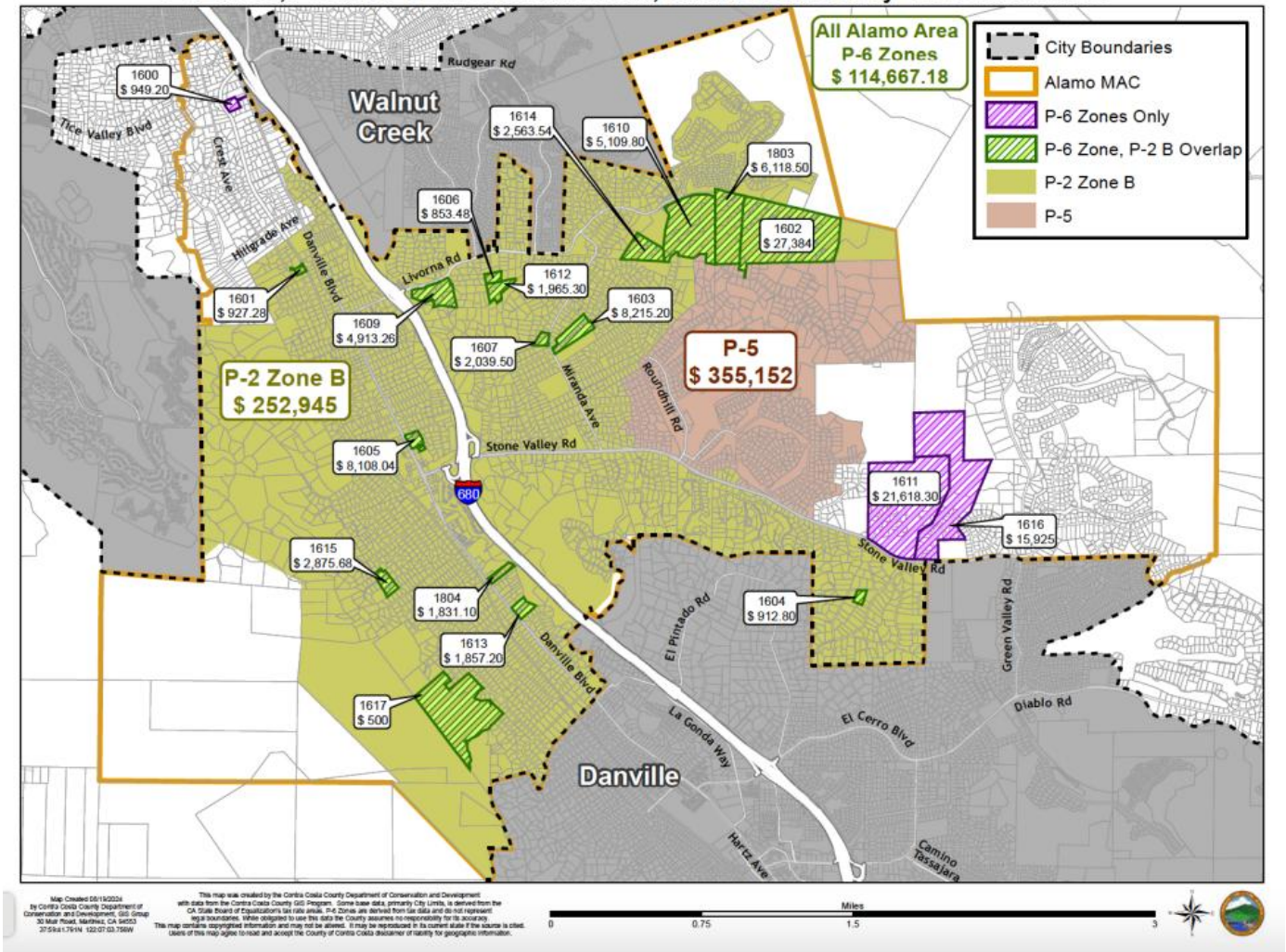


The map shows the proposed land use designations for Alamo. Please note that all the State required new high-density housing for Alamo is shown only on the West side of 680 as a result of AIA changes. The MUM areas are Mixed Use Medium density, the RMH are Residential Medium High density and the RM are Residential Medium density.

The West Alamo police station is located at the northwest corner of the purple MUM area. Danville Boulevard is the only major entrance to the projected new housing projects. For the most part, Danville Boulevard is a single lane road. Often traffic on 680 and Danville Boulevard become very heavy, slow and congested. One can you imagine the amount of time it will take a police officer coming from Roundhill to respond to a critical emergency in West Alamo during certain times of the day.

During construction of the new housing units in West Alamo, police services will be required. After the construction, the additional housing units will require additional police services. The additional housing units will equate to about the number of housing units in the current **P-5** location. Therefore, it really would make sense to have Sheriff David Livingston and his staff in West Alamo. ,000 dollars per year for police services. The proposed change would have them paying ~\$1,598,000 per year. One has to ask where the balance of **\$1,371,000 per year projected to be spent?**

P-2 Zone B, P-5 and P-6 Zones in Alamo Area, Contra Costa County - 2023 Assessment



The above map shows the current (as of 2023) P-2, P-5 and P-6 police service zones in Alamo and the County 2023 property assessments in these areas.

This document shows that there are significant problems with the proposed police services and parcel tax changes for Alamo. These problems need to properly and fully addressed prior to proceeding with the proposed changes.

As previously stated, prior to enacting any changes to the current parcel taxes, I'm requesting that affected Alamo residents have the inherent right to vote on the proposed change to their police services. The proposed massive change (~700% increase) should not be made by the Local Agency Formation Commission (LAFCO) until numerous items are addressed. Importantly, LAFCO has the authority to require this vote request.

Thank you for your consideration of requiring a vote prior to implementing the proposed police services and parcel tax as proposed by the Alamo Improvement Association (AIA). Please email or call if you have any questions.

Regards,

Stephen J. Waters

[REDACTED]

Alamo, CA 94507

[REDACTED]

(925) [REDACTED]

Cc: Sheriff David Livingston (I do not have Sheriff Livingston's email address – please forward)
Mr. Roger Smith (AIA President)
Ms. Candace Anderson - Chair of the Contra Costa County Board of Supervisors