FINAL

MUNICIPAL SERVICE REVIEW

VOLUME III—COMMUNITY SERVICES

APPENDIX B:

AGENCY AND SOI OPTIONS MAPS

Report to the
Alameda Local Agency Formation Commission

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P&D Consultants

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GUIDE TO MAPS

This appendix includes service overview maps, agency maps and SOI options maps.

OVERVIEW

Service overview maps provide key facilities and local agency boundaries mapped for street, park and library providers.

Agency maps *generally* depict the boundaries and spheres of influence (SOIs) for local agencies providing or contracting for community services. These maps have been approved by the local agency. Maps for agencies with adopted SOIs have been verified by LAFCo.

Overview and detail maps depicting sphere of influence (SOI) options follow. Each SOI option is numbered to correspond with options as outlined Chapter 8 of the report. These maps are provided for illustrative purposes only, and should not be construed as providing parcel-level accuracy or as reflective of LAFCo decisions.

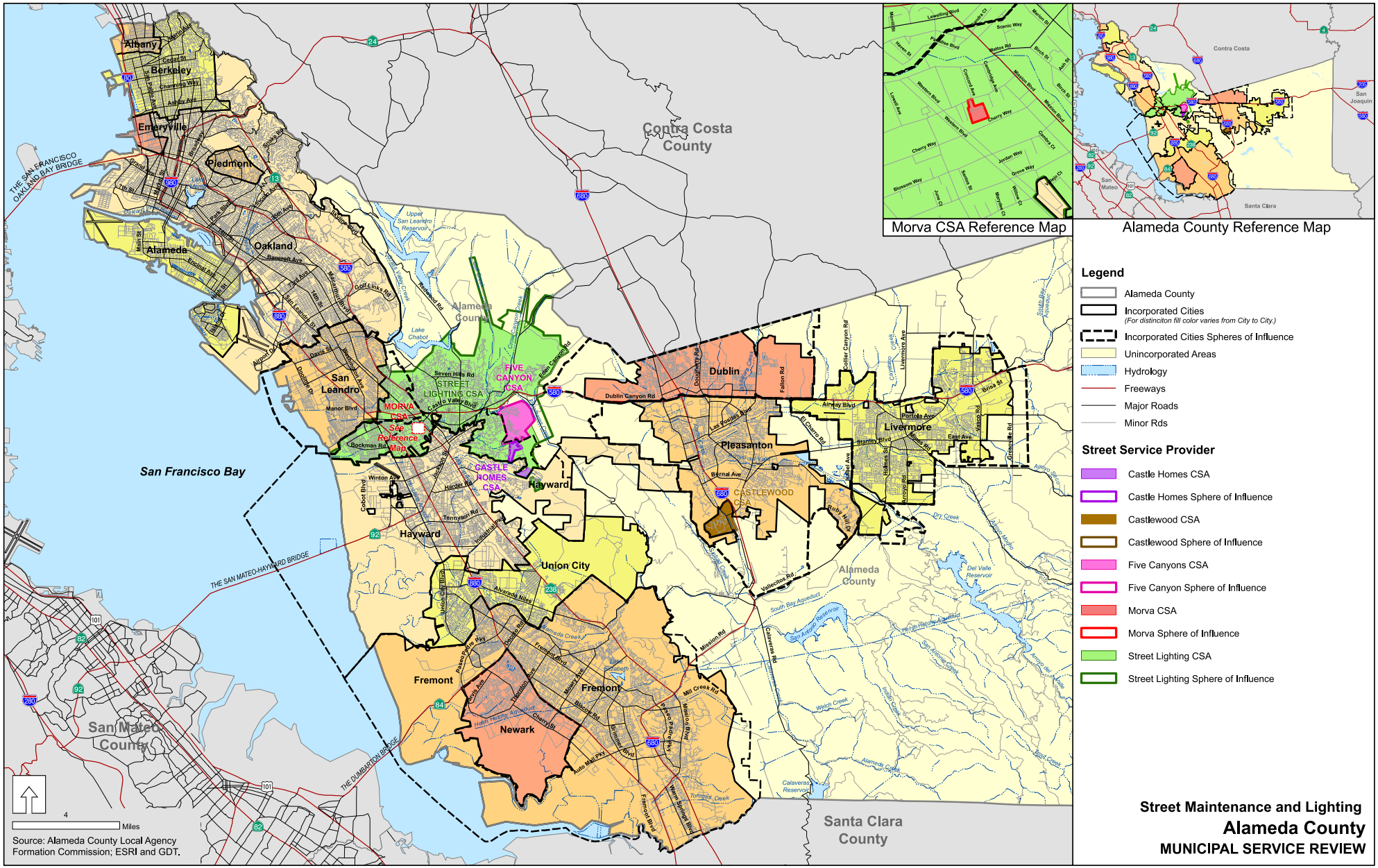
This report and the policy options herein are subject to revision as directed by the Commission.

Not all SOI options have been mapped. For limited purpose agencies, those with only one or no SOI option, options that only include adopting zero, a countywide SOI, a coterminous SOI, or retain existing SOI are not mapped; in these cases, the reader should refer to the agency maps. Option 3 for the Castro Valley and San Lorenzo Library CSAs are not mapped because the ACLD has not determined which areas outside the current boundaries would be included in the CSAs. Among multipurpose agencies for which the only SOI option is to retain the existing SOI (e.g., City of Piedmont), no SOI options are mapped. The reader should refer to the agency map. For Livermore and Pleasanton, the Urban Growth Boundary (UGB) SOI option has not been shaded; however, each city's general plan map of the UGB, city limits, and SOI has been included.

CREDITS

The service overview maps and agency maps were prepared by Enabell Diaz of EDAW and Michelle Brusuelas of b.d. systems with map research provided by Cecelia Griego of Burr Consulting.

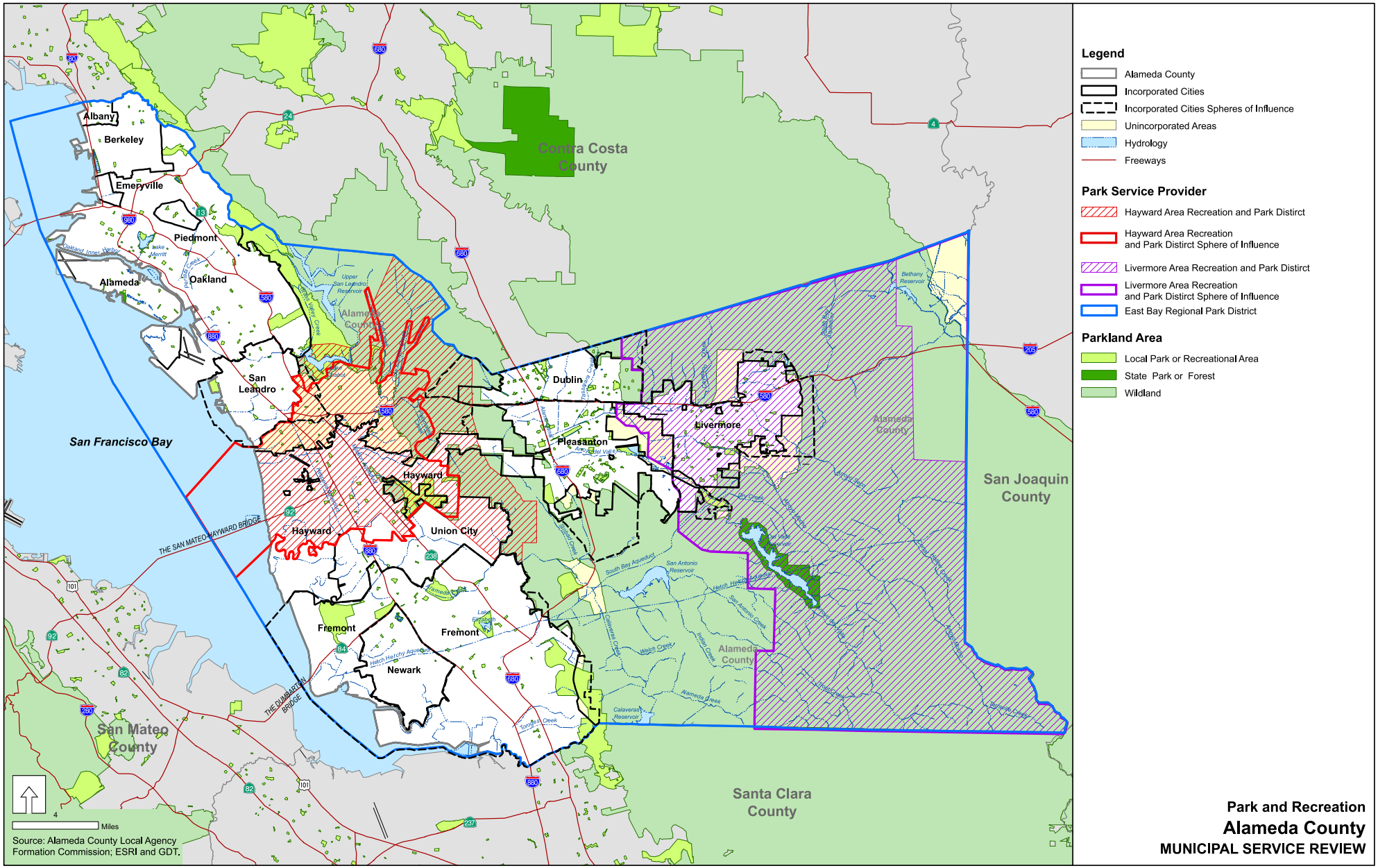
The SOI options maps were prepared by Cecelia Griego and Barbara Graichen of Graichen Consulting. Most of the SOI options have been drawn or digitized on agency maps that were prepared by b.d. systems or EDAW. Certain SOI options have been drawn or digitized based on maps from the LAFCo archives, the Alameda County Assessor, Thomas Brothers, or local agency general plans.

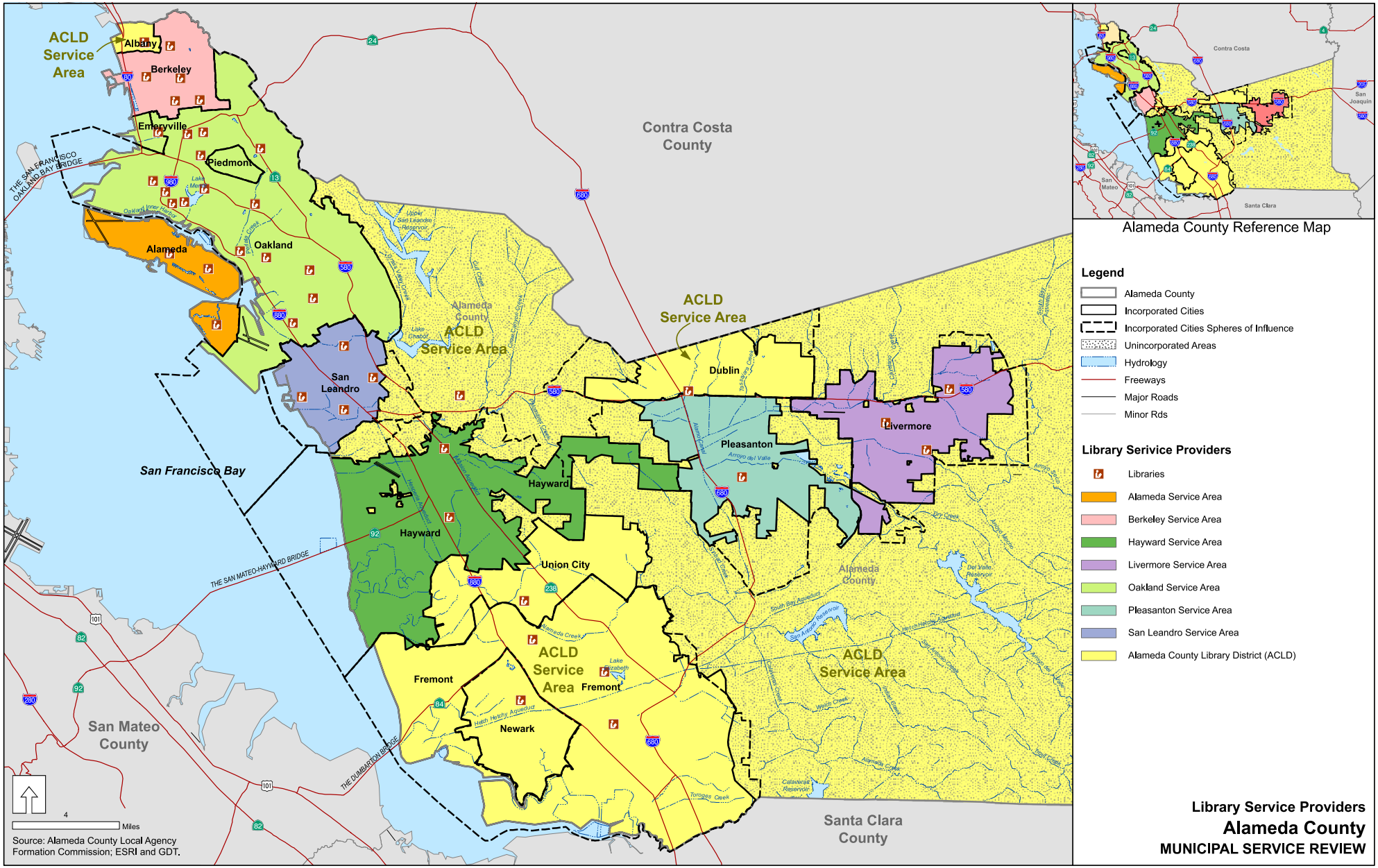


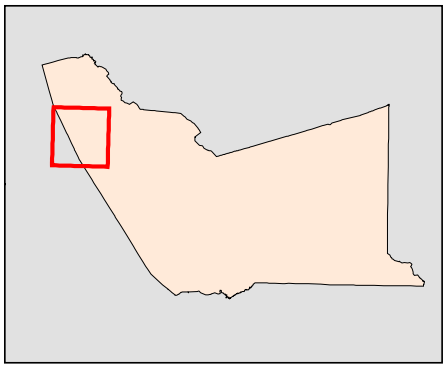
Street Maintenance and Lighting

Alameda County

MUNICIPAL SERVICE REVIEW


Albany
Berkeley
Emeryville
Piedmont
Oakland
Alameda
San Leandro
Dublin
Pleasanton
Livermore
Hayward
Union City
Fremont
Newark
San Francisco Bay
Contra Costa County
Alameda County
San Joaquin County
Santa Clara County
San Mateo County
THE SAN MATEO-HAYWARD BRIDGE
THE DUMBARTON BRIDGE
Legend
Alameda County
Incorporated Cities
Incorporated Cities Spheres of Influence
Unincorporated Areas
Hydrology
Freeways
Park Service Provider
Hayward Area Recreation and Park Distirct
Hayward Area Recreation and Park Distirct Sphere of Influence
Livermore Area Recreation and Park Distirct
Livermore Area Recreation and Park Distirct Sphere of Influence
East Bay Regional Park District
Parkland Area
Local Park or Recreational Area
State Park or Forest
Wildland
4
Miles
Source: Alameda County Local Agency Formation Commission; ESRI and GDT.
Park and Recreation
Alameda County
MUNICIPAL SERVICE REVIEW


ACLD Service Area
Albany
Berkeley
Emeryville
Piedmont
Alameda
Oakland
San Leandro
Hayward
Union City
Fremont
Newark
Dublin
Pleasanton
Livermore
Contra Costa County
San Mateo County
Santa Clara County
San Francisco Bay
THE SAN FRANCISCO OAKLAND BAY BRIDGE
THE SAN MATEO-HAYWARD BRIDGE
THE DUMBARTON BRIDGE
Alameda County ACLD Service Area
ACLD Service Area
Alameda County Reference Map
Legend
Alameda County
Incorporated Cities
Incorporated Cities Spheres of Influence
Unincorporated Areas
Hydrology
Freeways
Major Roads
Minor Rds
Library Serivice Providers
Libraries
Alameda Service Area
Berkeley Service Area
Hayward Service Area
Livermore Service Area
Oakland Service Area
Pleasanton Service Area
San Leandro Service Area
Alameda County Library District (ACLD)
4
Miles
Source: Alameda County Local Agency Formation Commission; ESRI and GDT.
Library Service Providers
Alameda County
MUNICIPAL SERVICE REVIEW

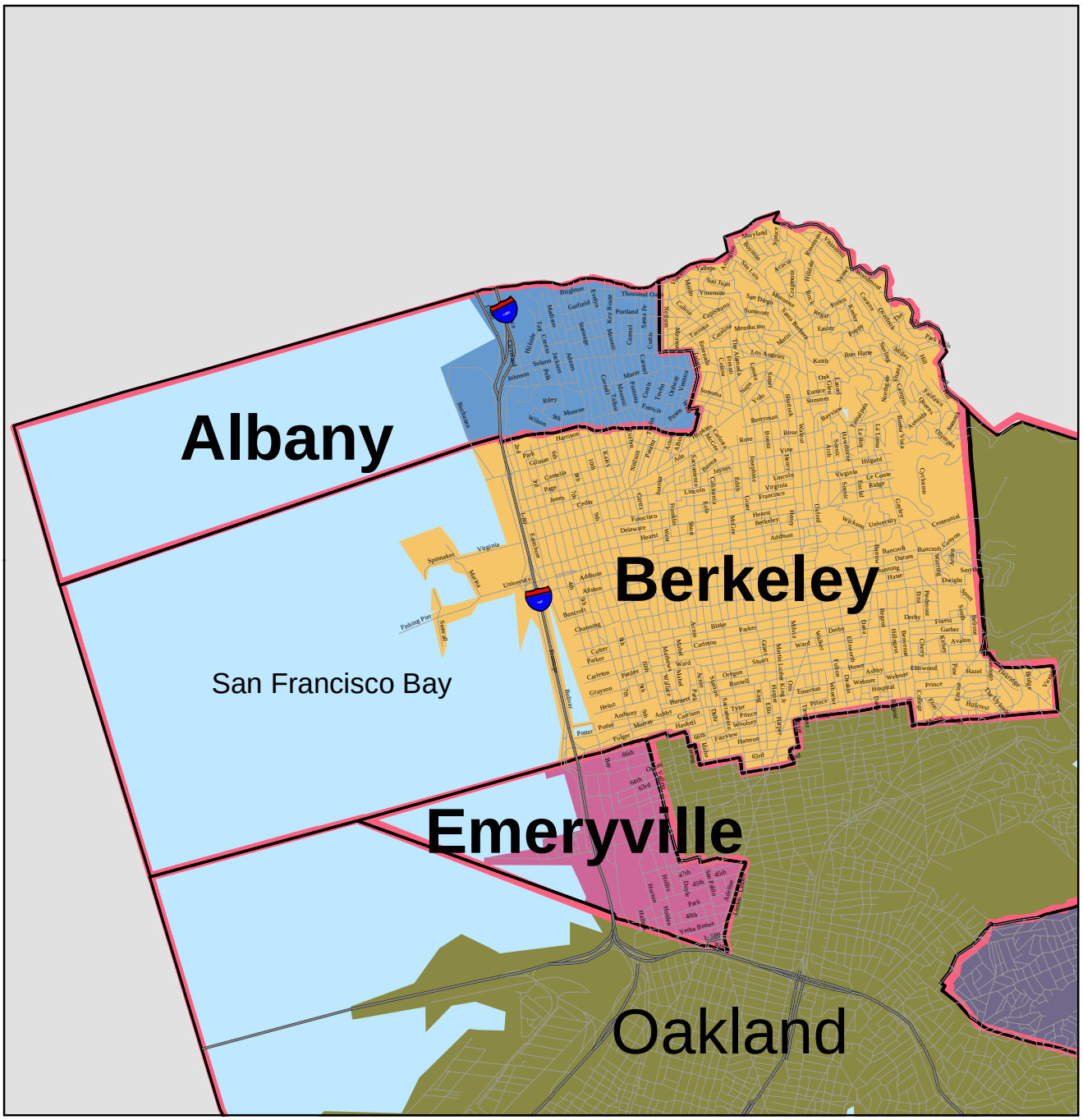


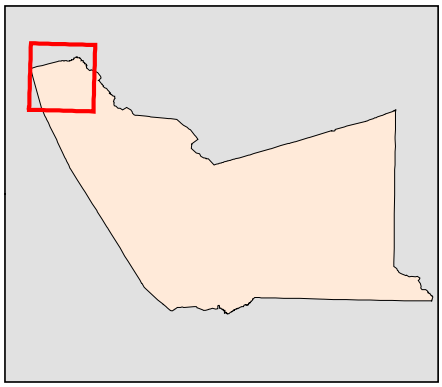
Legend

- Streets
- Interstates
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated

N

0 0.5 1 Miles





Legend

- Streets
- Interstates
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated

N

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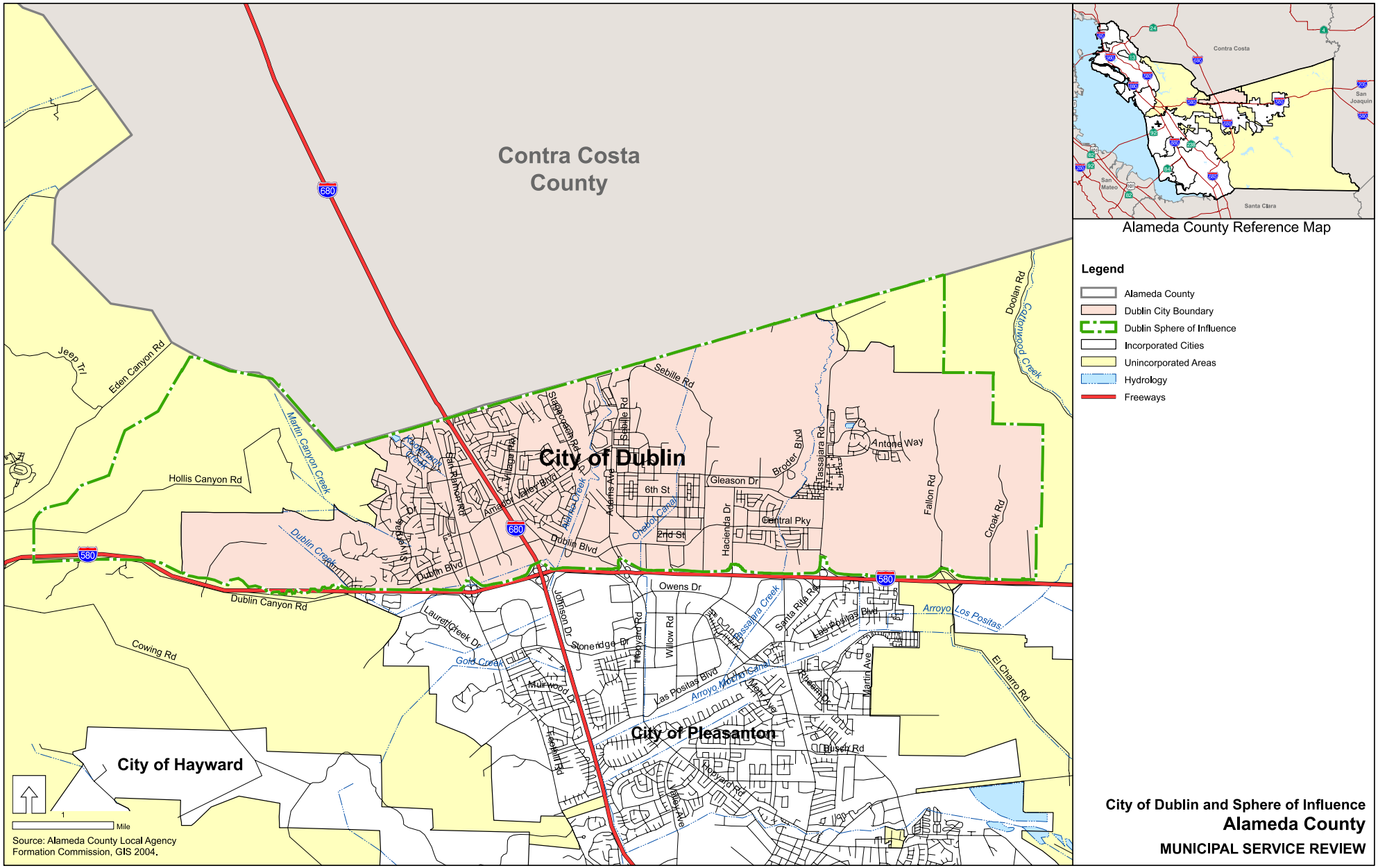
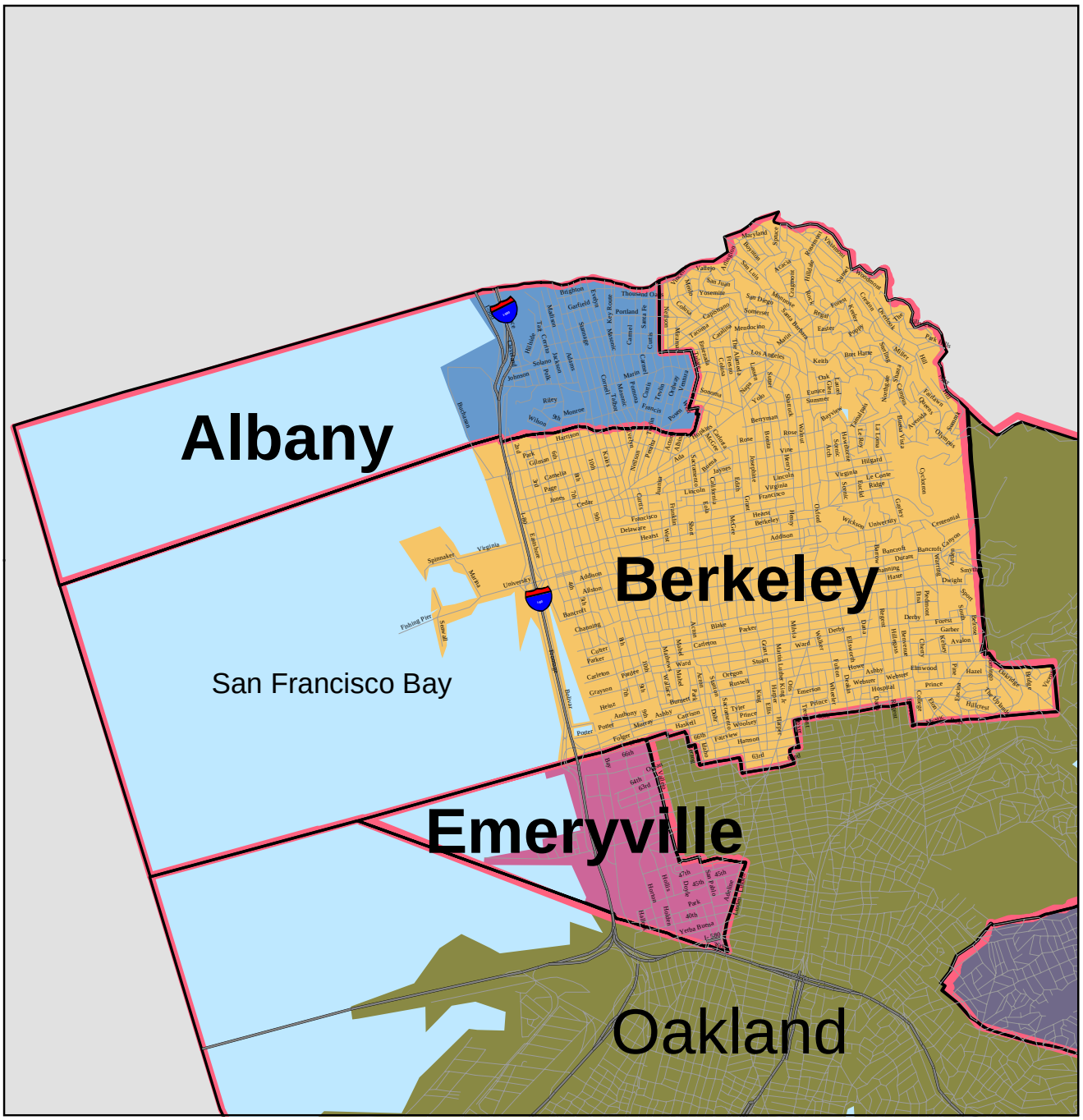
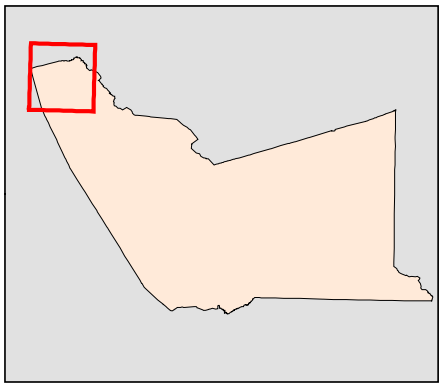

Contra Costa County
City of Dublin
City of Pleasanton
City of Hayward
Alameda County Reference Map
Legend
Alameda County
Dublin City Boundary
Dublin Sphere of Influence
Incorporated Cities
Unincorporated Areas
Hydrology
Freeways
Source: Alameda County Local Agency Formation Commission, GIS 2004.
City of Dublin and Sphere of Influence
Alameda County
MUNICIPAL SERVICE REVIEW





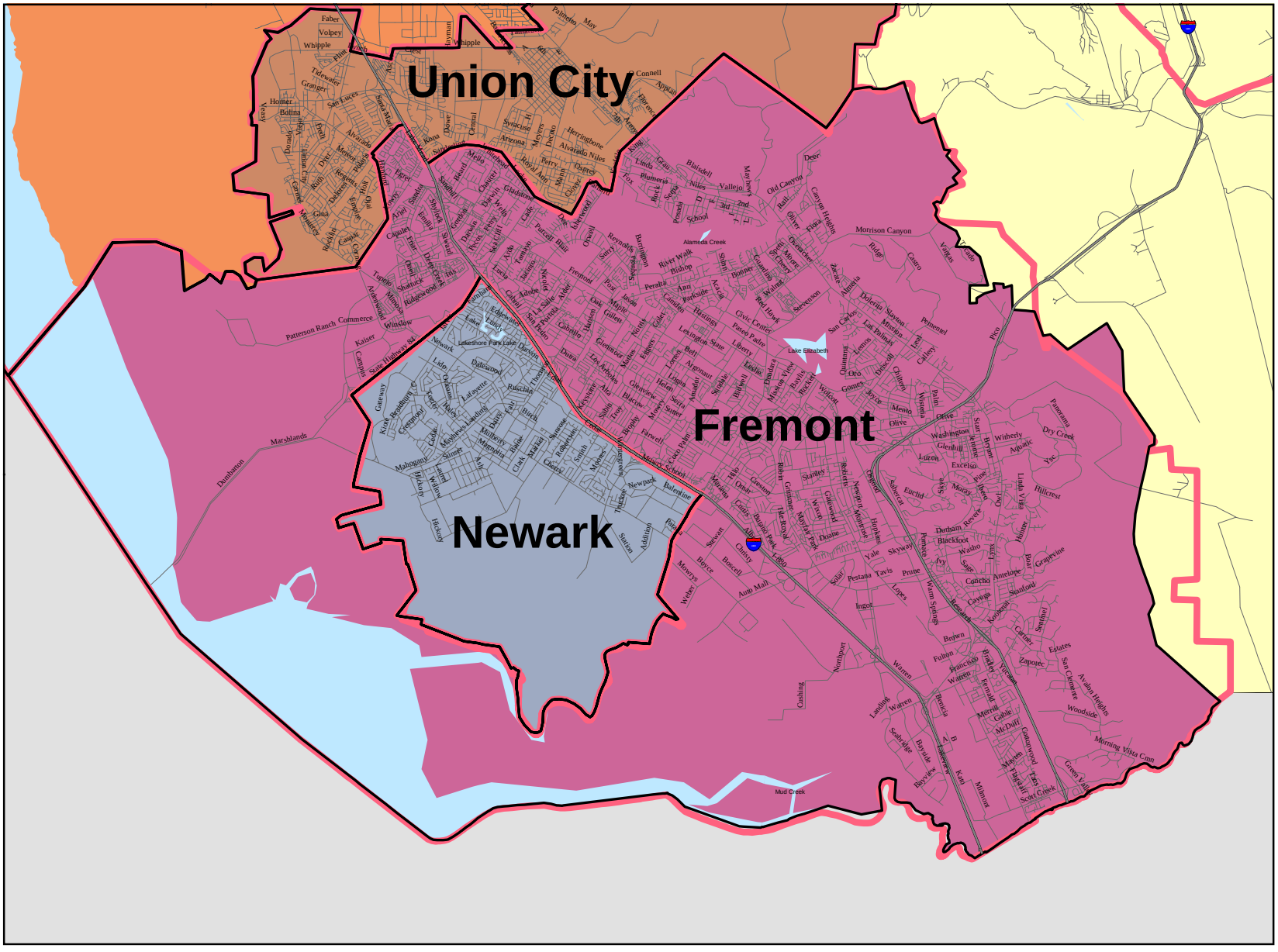
Legend

- Streets
- Interstates
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated

N

0 0.5 1 Miles

FREMONT & NEWARK CITY LIMITS & SOI

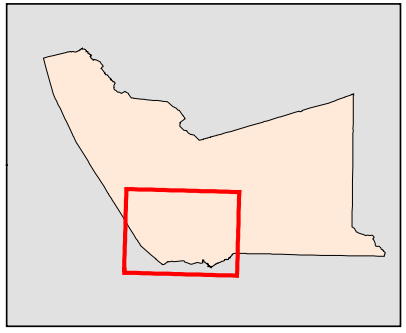


N

0 1 2 Miles

Legend

- Interstates
- Streets
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated



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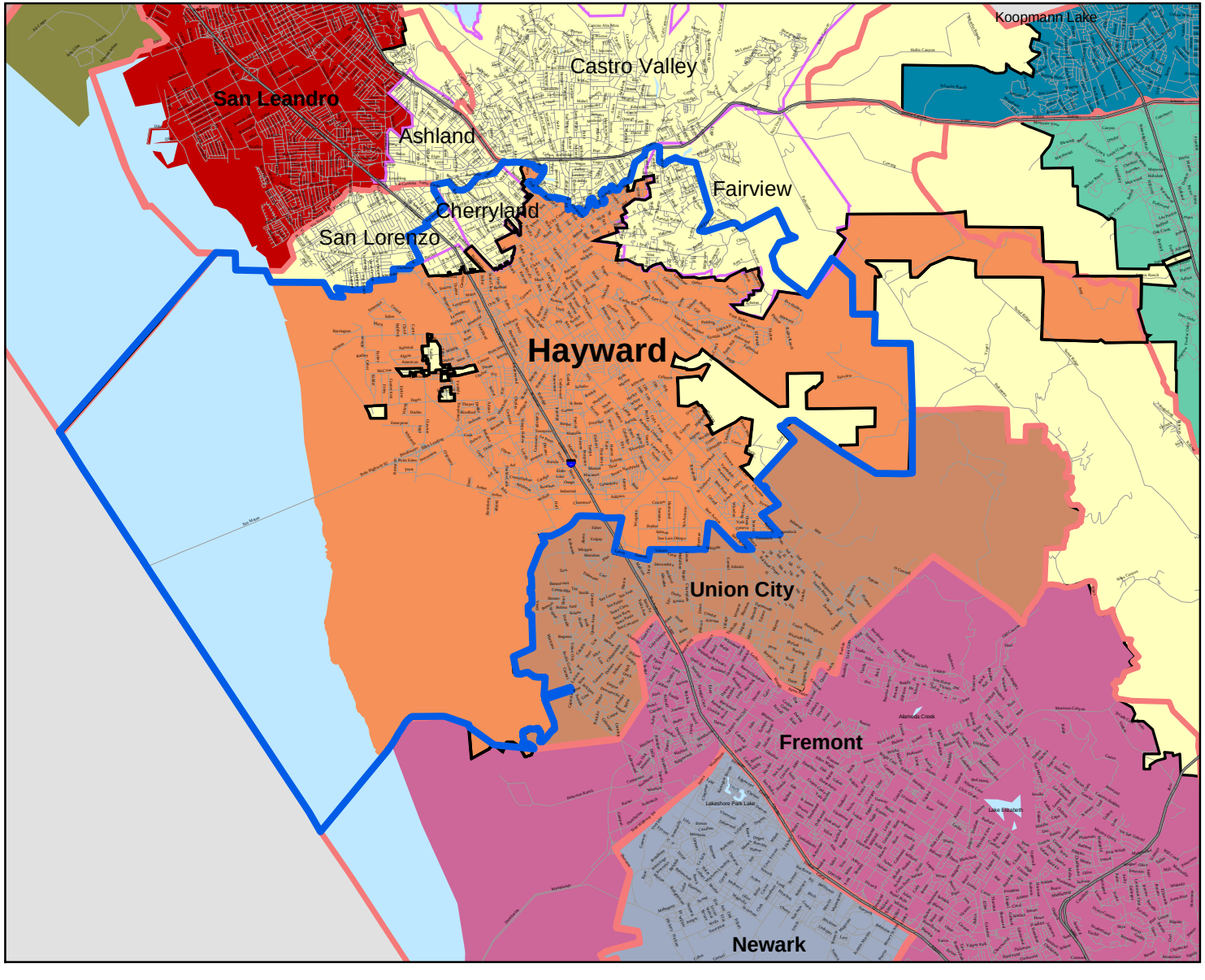
HAYWARD CITY LIMITS & SOI

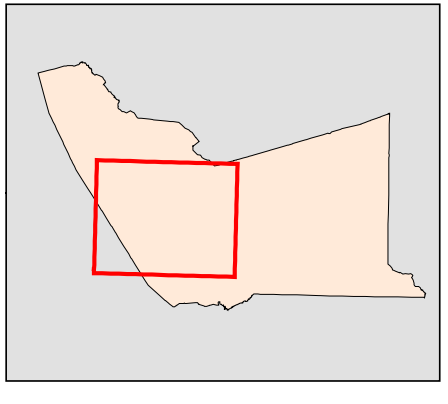


N

0 1.5 3 Miles

Legend

- Streets
- Interstates
- City Limits
- Hayward SOI
- City SOI
- CDP
- Hydrology
- Alameda Unincorporated



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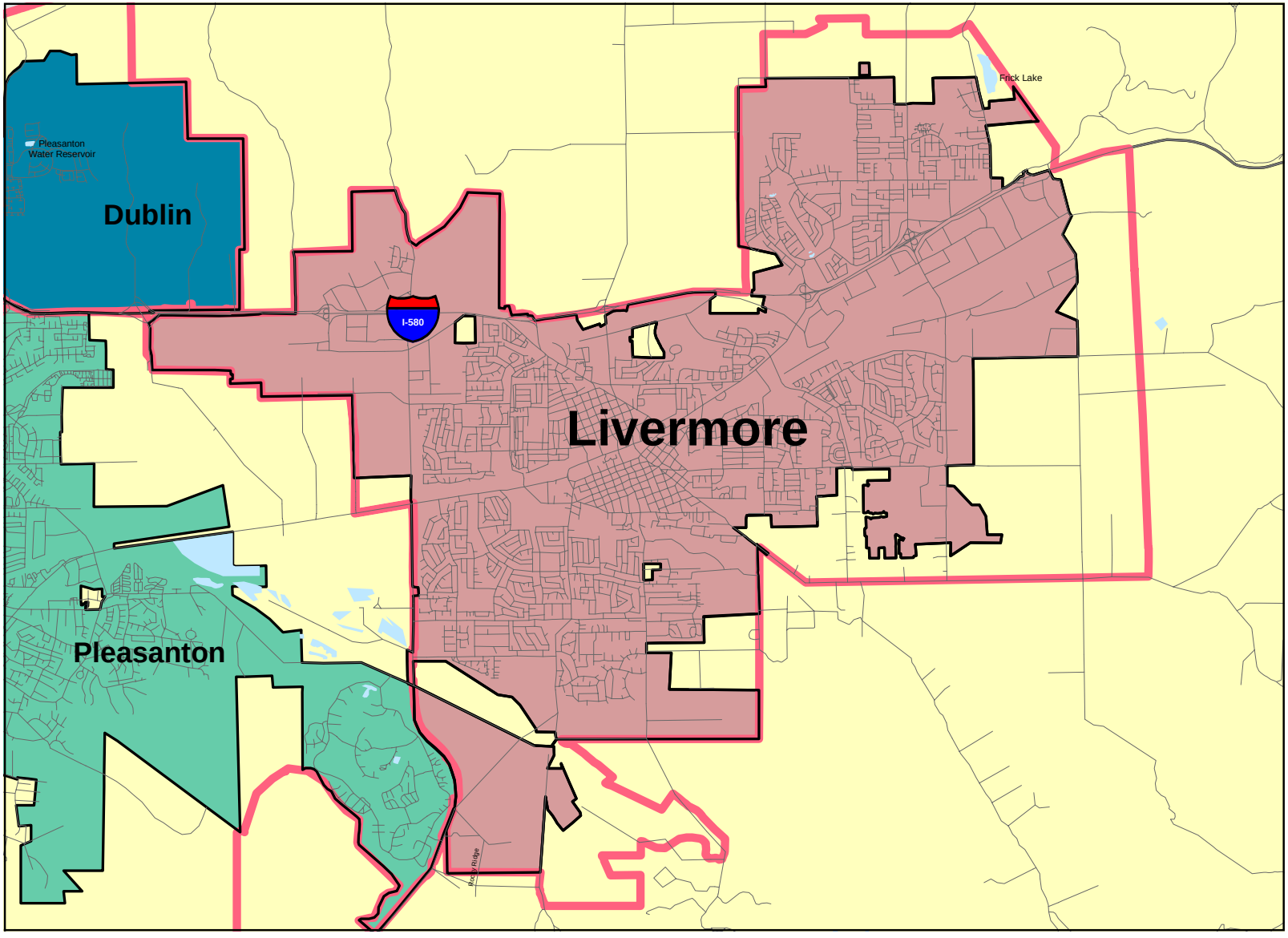
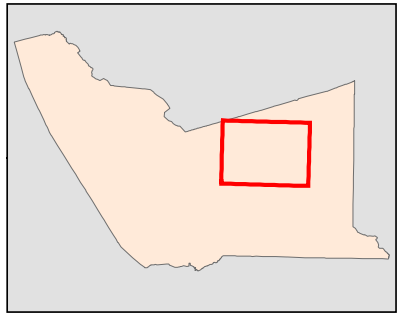


N

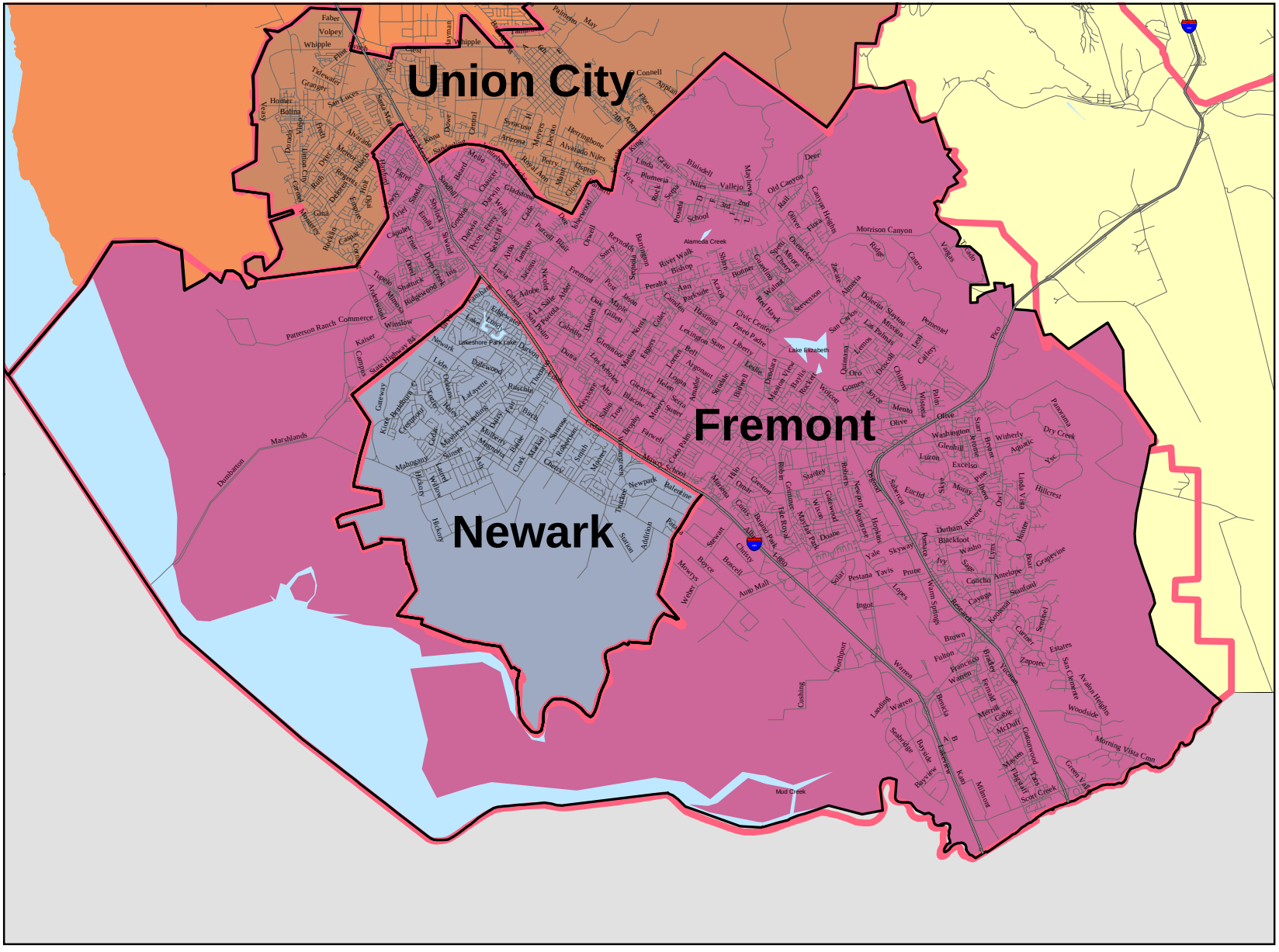
0 0.45 0.9 1.8 Miles

Legend

- Interstates
- Streets
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated



FREMONT & NEWARK CITY LIMITS & SOI

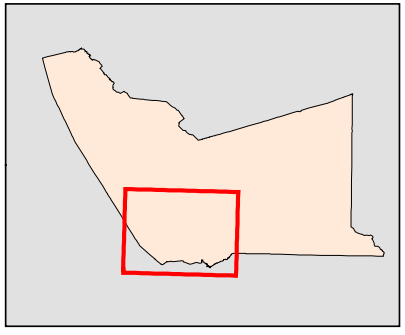


N

0 1 2 Miles

Legend

- Interstates
- Streets
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated



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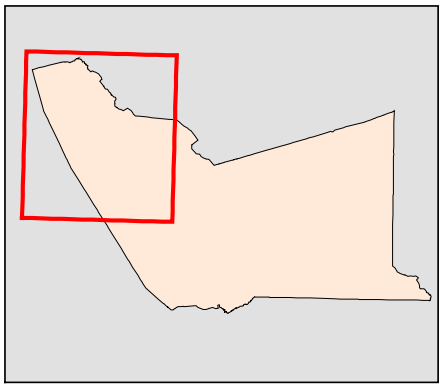

Legend

- Streets
- Interstates
- City Limits
- Oakland SOI
- City SOI
- Hydrology
- Alameda Unincorporated

N

0 1.5 3 Miles

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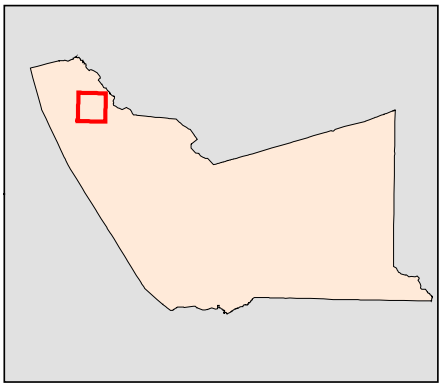
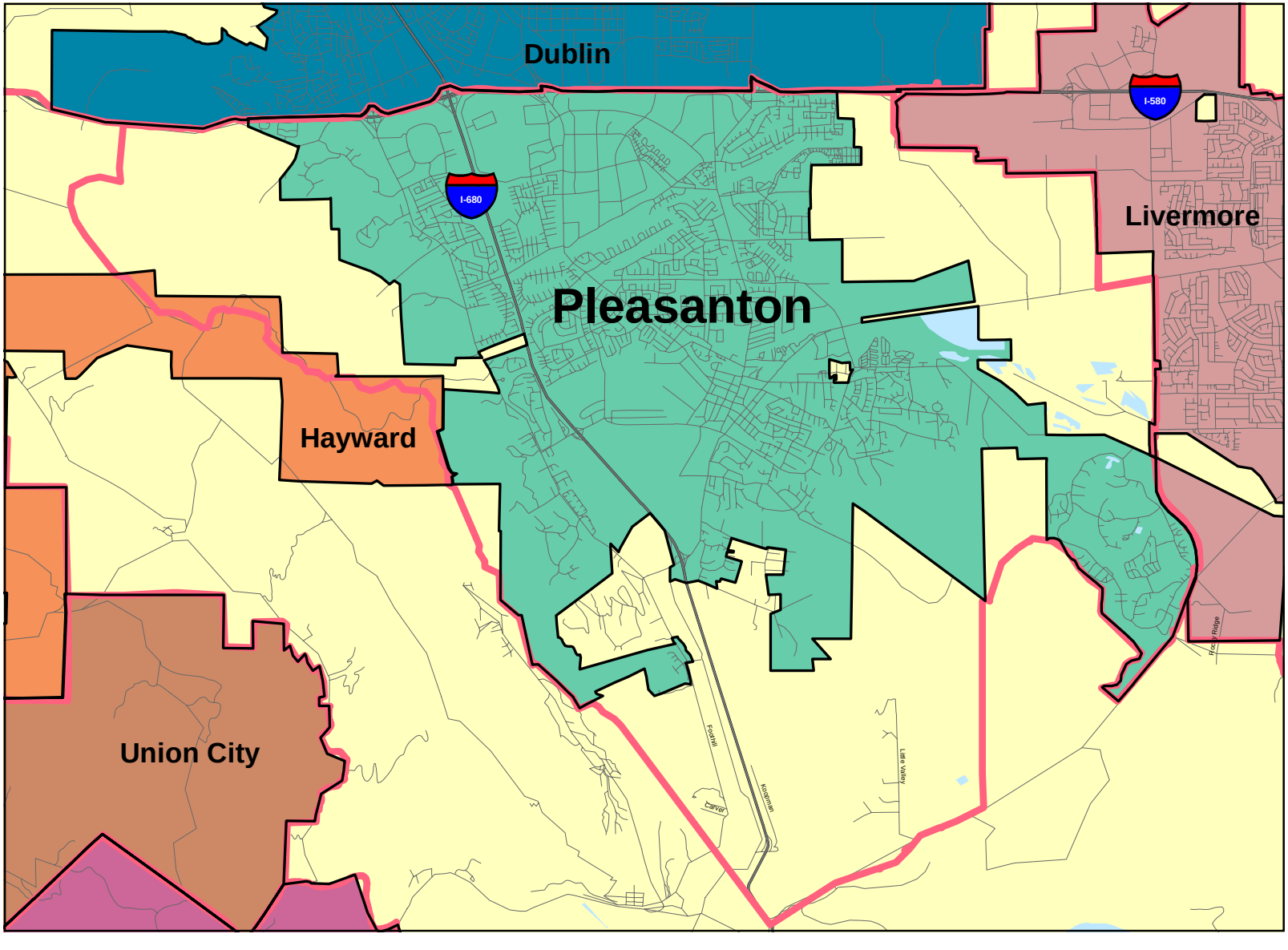


Legend

- Streets
- Interstates
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated

N

0 0.25 0.5 Miles

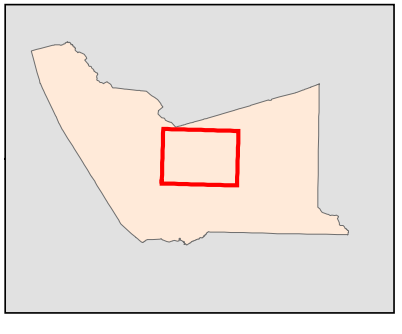


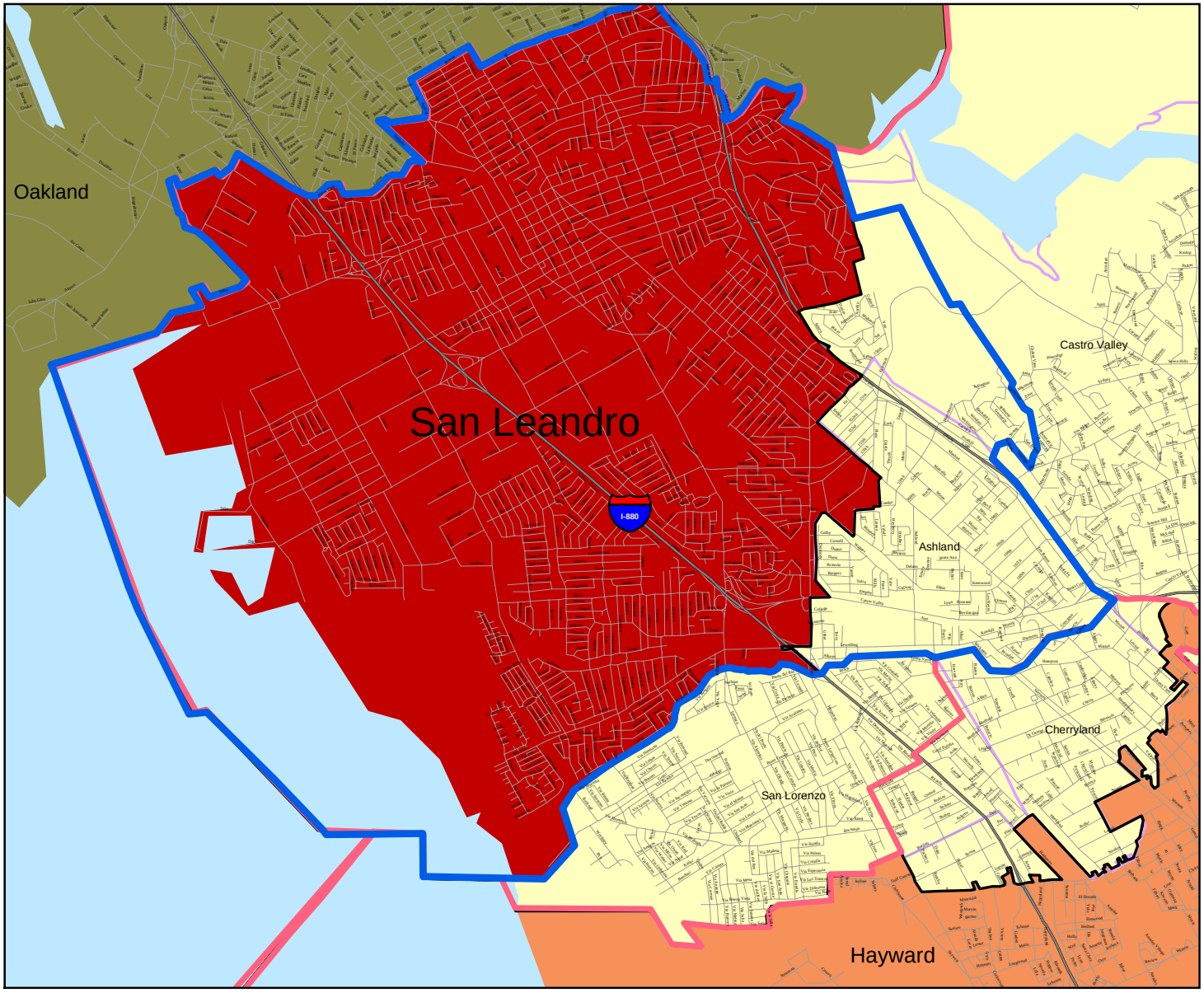
N

0 0.45 0.9 1.8 Miles

Legend

- Interstates
- Streets
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated



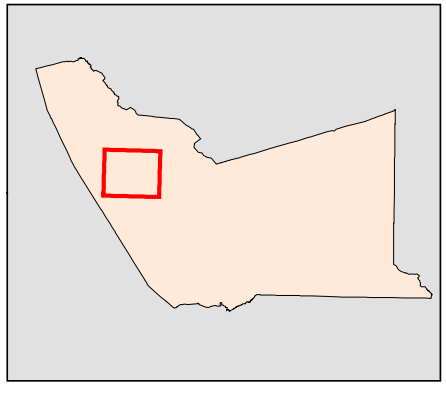


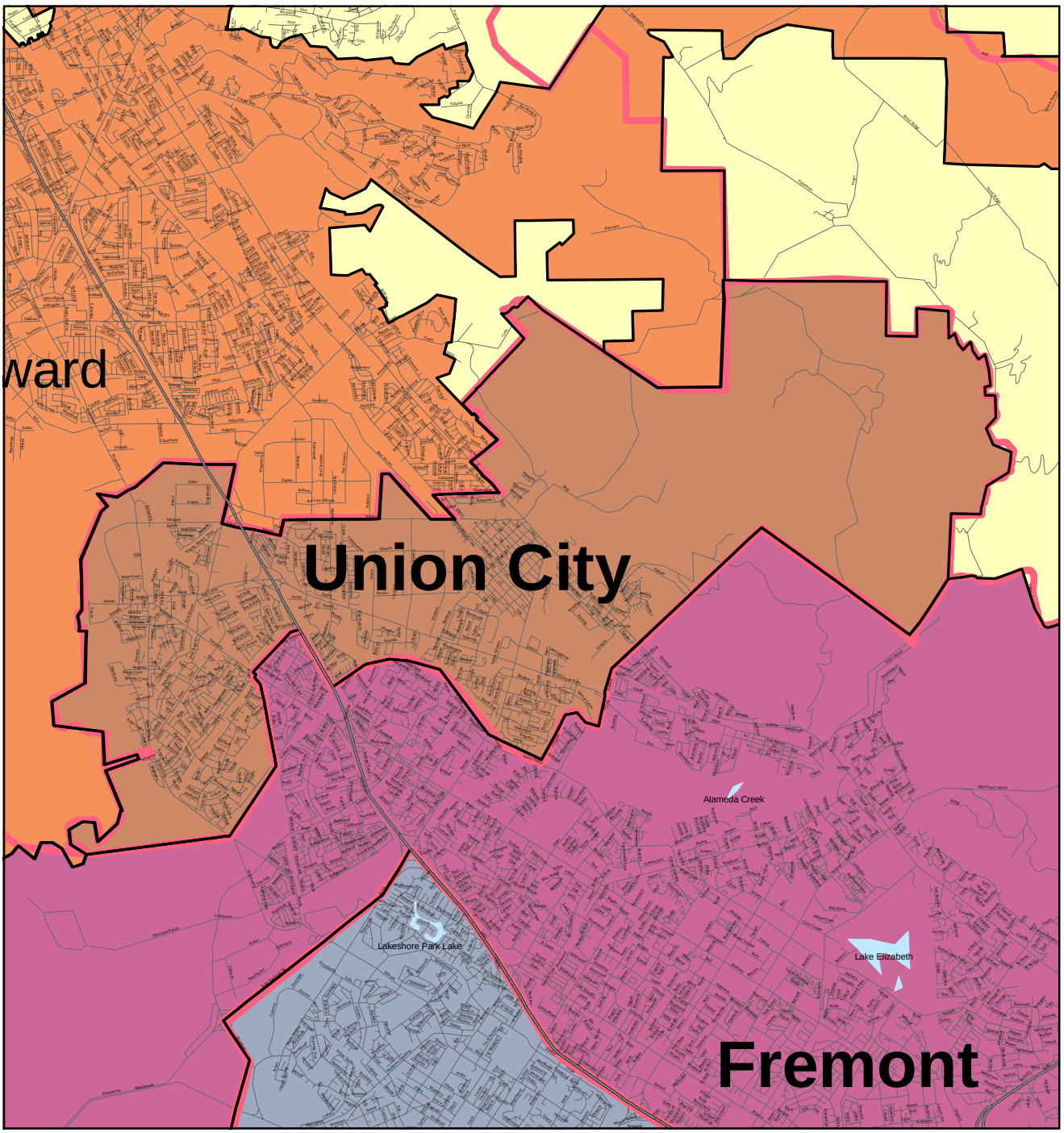
N

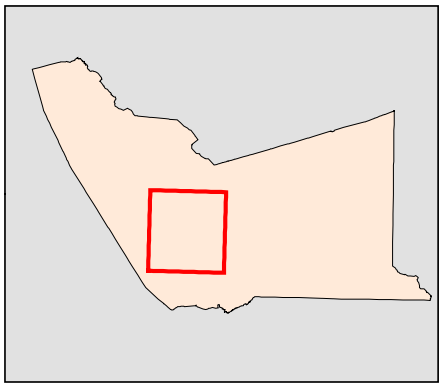
0 0.5 1 Miles

Legend

- Interstates
- Streets
- City Limits
- San Leandro SOI
- City SOI
- CDP
- Hydrology
- Alameda Unincorporated





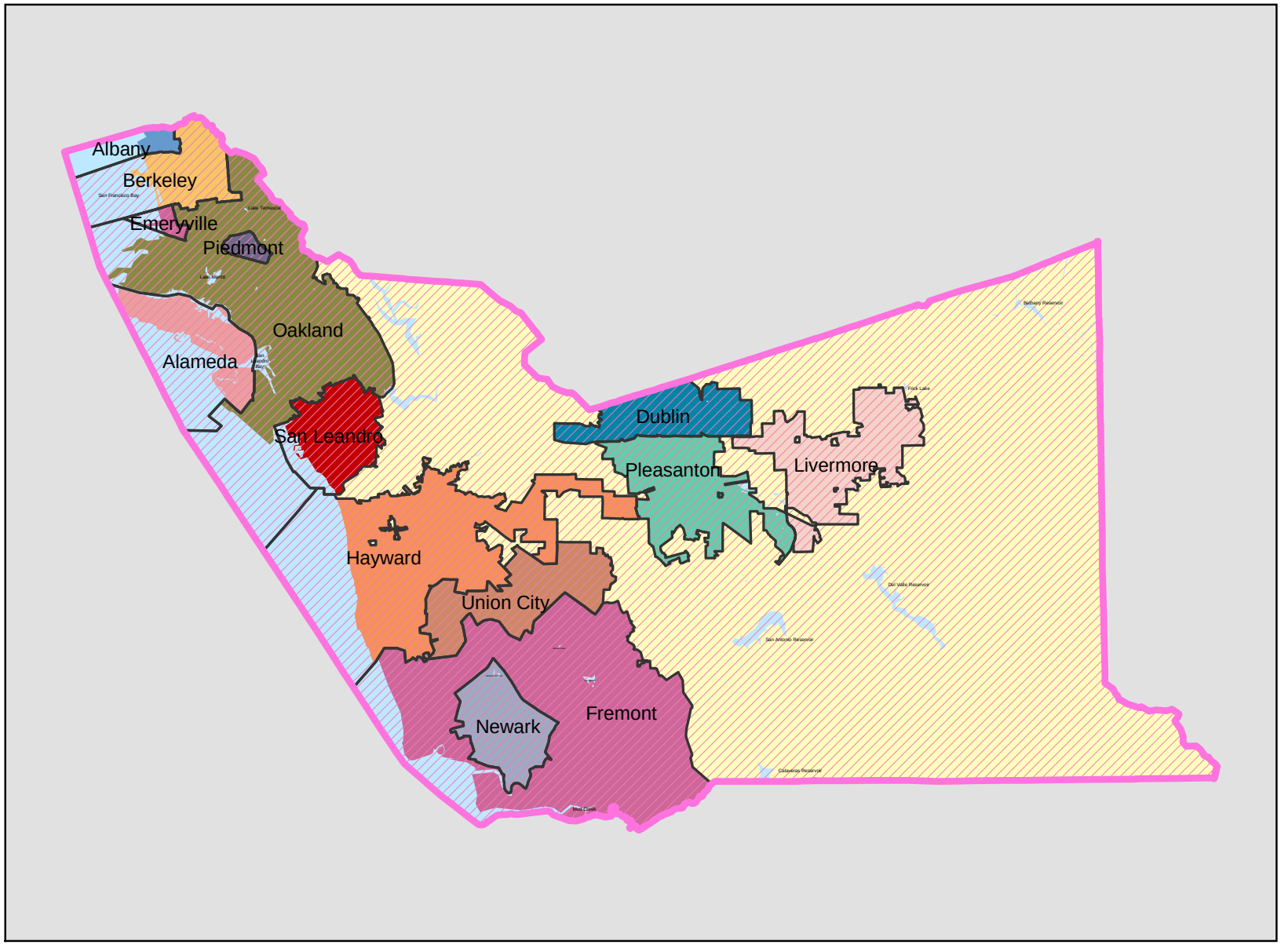


Legend

- Interstates
- Streets
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated

N

0 0.5 1 Miles



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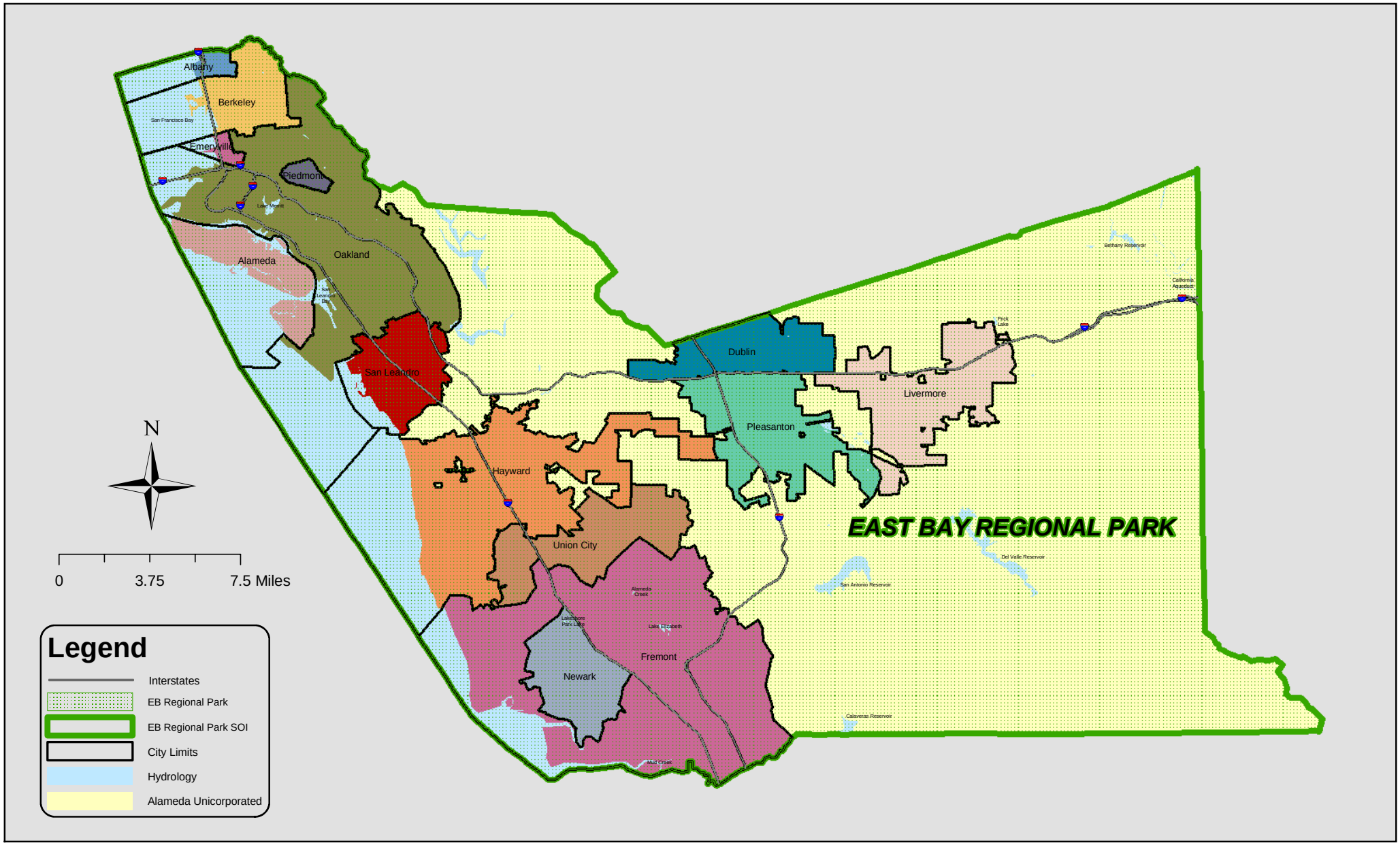
EAST BAY REGIONAL PARK DISTRICT



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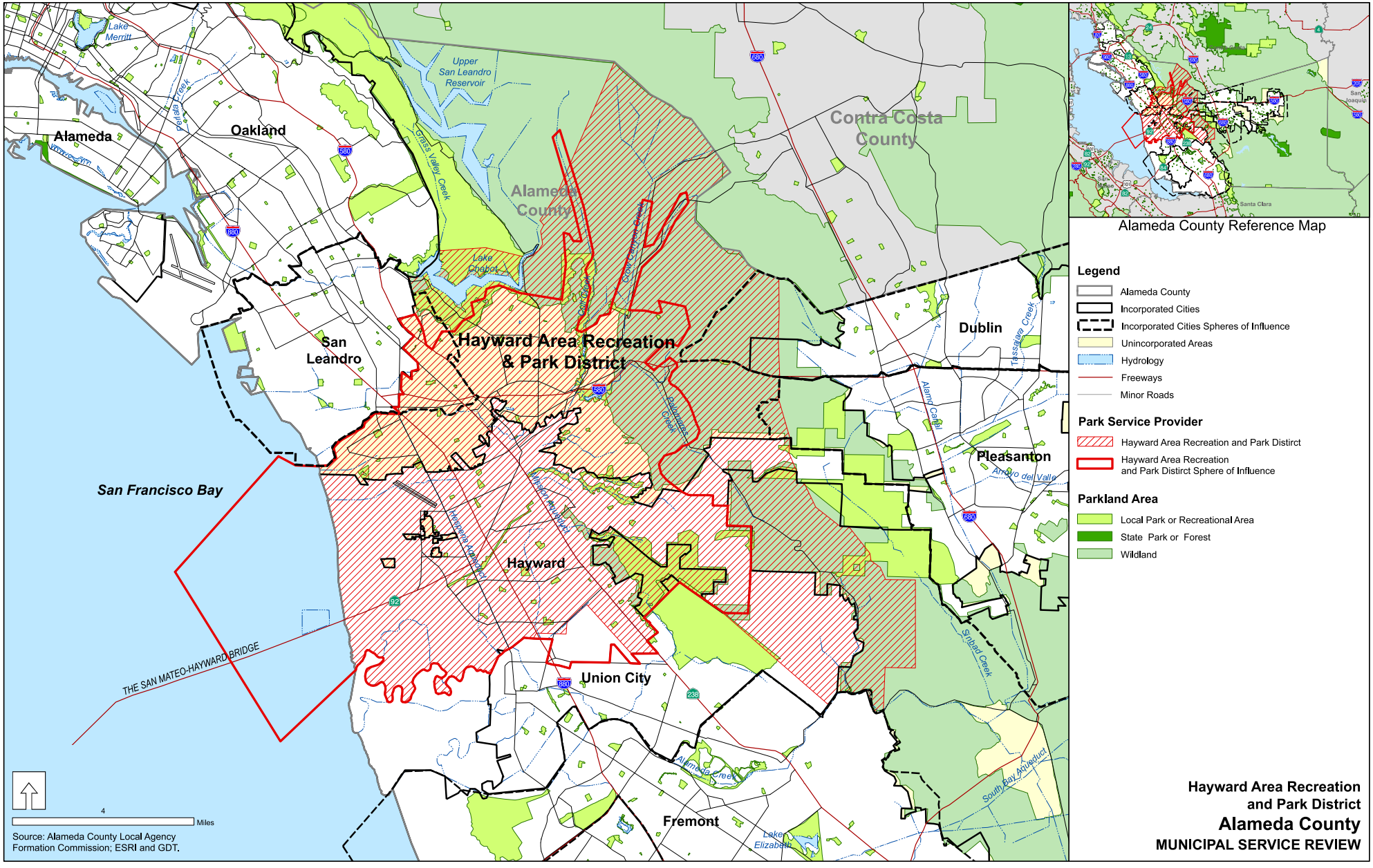
Alameda County Reference Map
Legend
Alameda County
Incorporated Cities
Incorporated Cities Spheres of Influence
Unincorporated Areas
Hydrology
Freeways
Minor Roads
Park Service Provider
Hayward Area Recreation and Park Distirct
Hayward Area Recreation and Park Distirct Sphere of Influence
Parkland Area
Local Park or Recreational Area
State Park or Forest
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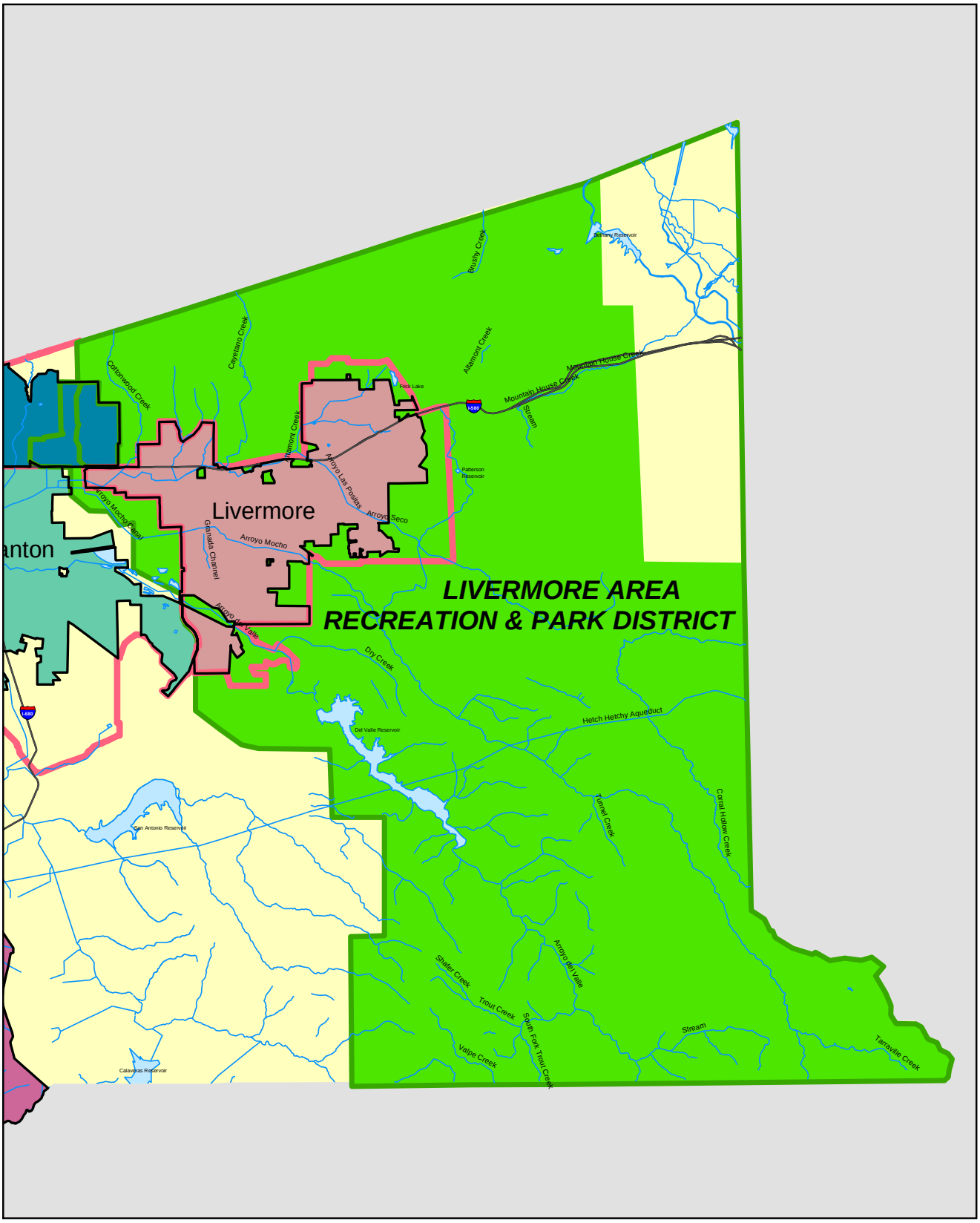
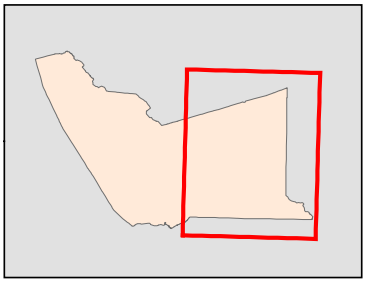
Hayward Area Recreation and Park District
Alameda County
MUNICIPAL SERVICE REVIEW
Alameda
Oakland
San Leandro
Hayward
Union City
Fremont
Pleasanton
Dublin
Contra Costa County
Alameda County
Hayward Area Recreation & Park District
San Francisco Bay
THE SAN MATEO-HAYWARD BRIDGE
Lake Merritt
Upper San Leandro Reservoir
Lake Chabot
Lake Elizabeth
Grass Valley Creek
Alameda Creek
Sinbad Creek
Arroyo del Valle
Tassajara Creek
Alamo Canal
South Bay Aqueduct
Hesperia Aqueduct
Mission Aqueduct
Palomares Creek
Crow Canyon Creek
Cull Creek
Perlata Creek
Santa Clara
4
Miles
Source: Alameda County Local Agency Formation Commission; ESRI and GDT.





Legend

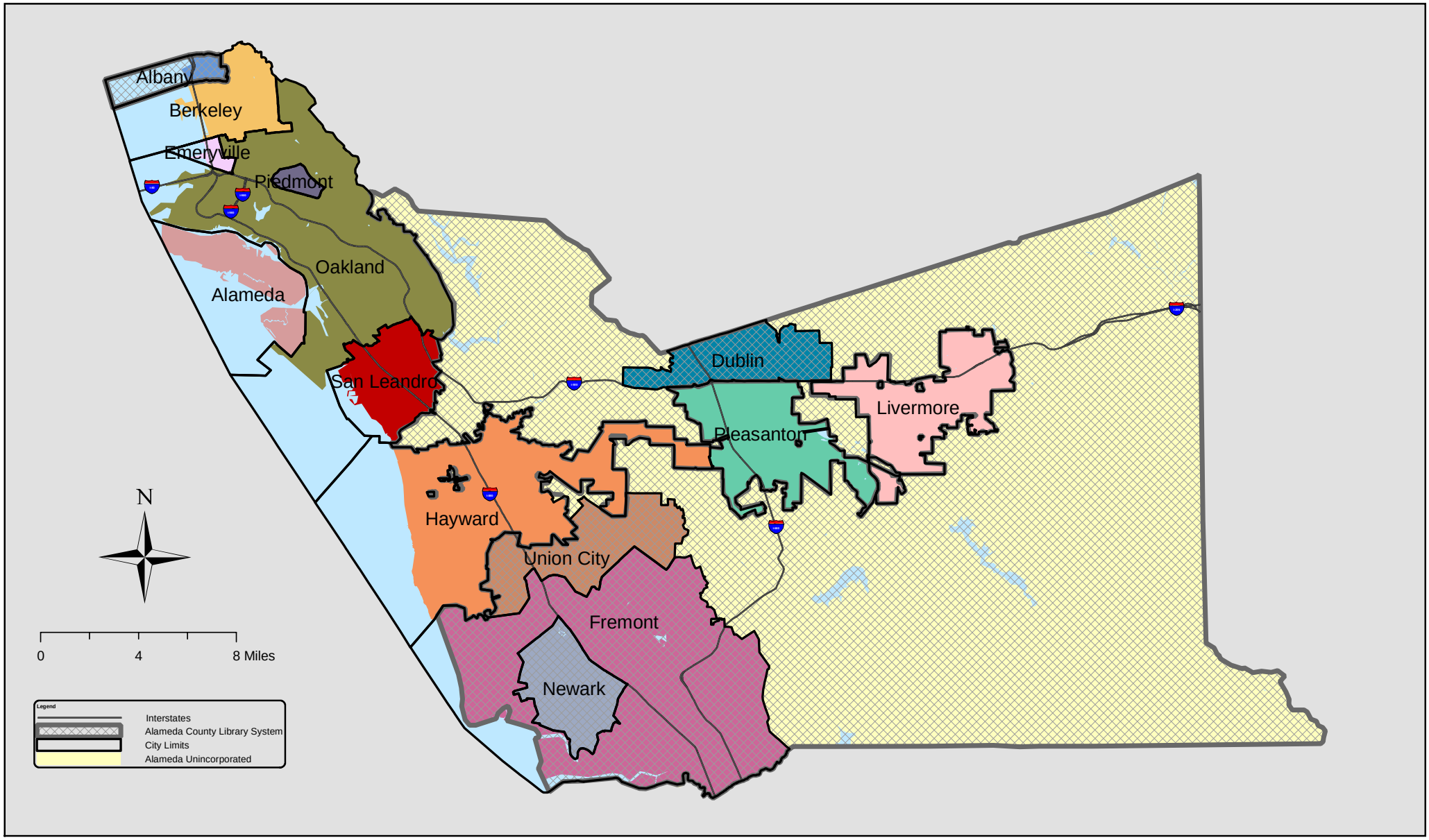
- Interstates
- Livermore Area Rec Park
- Livermore_Rec_Park_SOI
- City Limits
- City SOI
- Hydrology
- Alameda Unincorporated

N

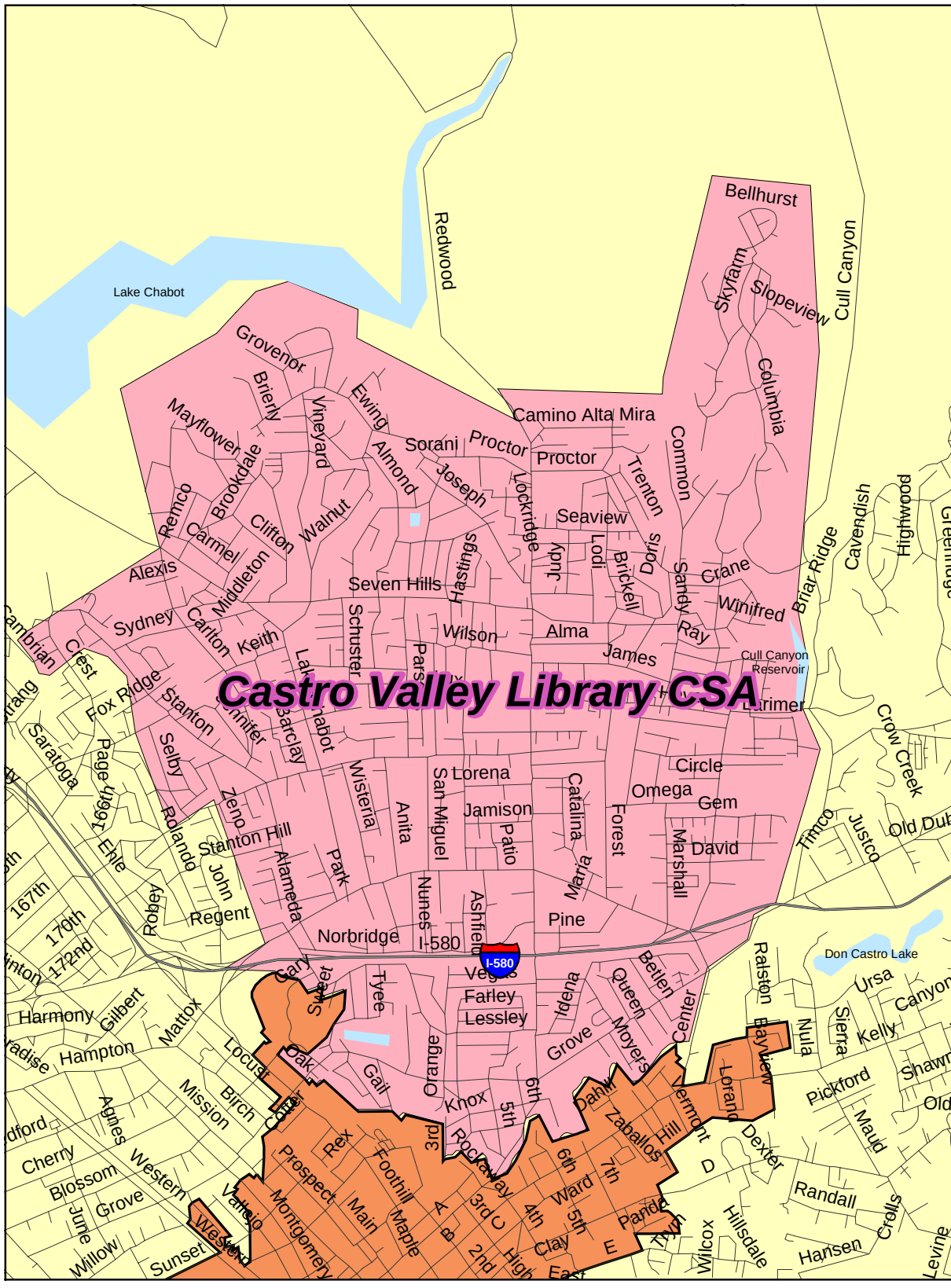
0 1 2 4 Miles

LAFCO Mapping Project --- b.d. Systems, Spatial Division / May 27, 2004

Alameda County Library District



LAFCO Mapping Project --- b.d. Systems, Spatial Division / April 20, 2004


Castro Valley Library CSA
Lake Chabot
Redwood
Bellhurst
Skyfarm
Skyview
Cull Canyon
Columbia
Grovenor
Brierly
Vineyard
Ewing
Almond
Sorani
Proctor
Camino Alta Mira
Common
Trenton
Lockridge
Joseph
Mayflower
Brookdale
Remco
Carmel
Clifton
Walnut
Alexis
Middleton
Seaview
Judy
Lodi
Brickell
Doris
Sandy Ray
Crane
Winifred
Briar Ridge
Cavendish
Highwood
Greenridge
Seven Hills
Hastings
Wilson
Alma
James
Cull Canyon Reservoir
Sydney
Carlton
Keith
Schuster
Crest
Fox Ridge
Stanton
Selby
Saratoga
Page
Ashley
Enie
Rolando
Zeno
Stanton Hill
Alameda
Park
Wisteria
Anita
San Miguel
Lorena
Jamison
Patio
Catalina
Forest
Circle
Omega
Gem
David
Marshall
Marie
Pine
Norbridge
I-580
Nunes
Ashfield
Vesper
Farley
Lessley
Tyee
Gail
Orange
Grove
Idena
Queen
Moyers
Center
Betler
Ralston
Don Castro Lake
Ursa
Canyon
Sierra
Kelly
Nula
Bayview
Shawn
Pickford
Maud
Old
Lorand
Vermont
Dexter
Hill
Zaballos
Dahlia
Knox
5th
6th
7th
Ward
4th
Clay
High
East
Rockaway
3rd
2nd
A
B
C
D
E
F
Parrott
Wilcox
Hillsdale
Hansen
Randall
Crellis
Levine
Rex
Prospect
Foothill
Main
Maple
Montgomery
Valle
Western
Cherry
Blossom
Grove
June
Willow
Sunset
Agnes
Mission
Birch
Locust
Oak
Cedar
Harmony
Gilbert
Mattox
Hampton
Adford
Redwood
Lark
Carr
Jean
Crow Creek
Timco
Justco
Old Dubl
167th
170th
172nd
Robey
Regent
John
Linton
Ehle
Page
Saratoga
Selby
Jennifer
Barclay
Labot
Lark
Parsley
Wilson
Hastings
Judy
Lodi
Brickell
Doris
Sandy Ray
Crane
Winifred
Briar Ridge
Cavendish
Highwood
Greenridge
Cull Canyon Reservoir
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David
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Ashfield
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Don Castro Lake
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Bayview
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Lorand
Vermont
Dexter
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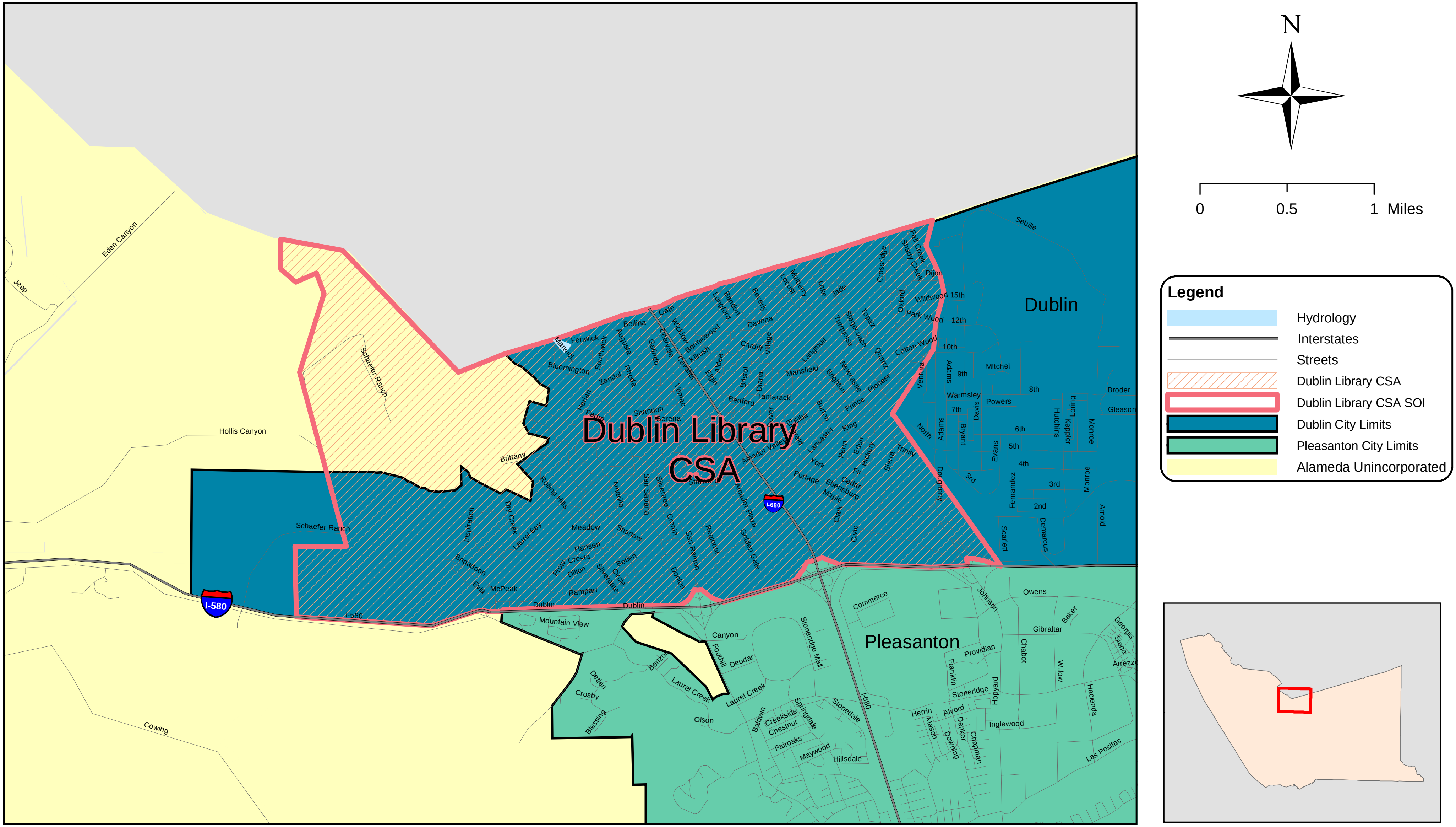
Brickell
Doris
Sandy Ray
Crane
Winifred
Briar Ridge
Cavendish
Highwood
Greenridge
Cull Canyon Reservoir
Legend
Streets
Interstates
Castro Valley Library CSA
Hayward City Limits
Hydrology
Alameda Unincorporated
N
0
0.5
1 Miles



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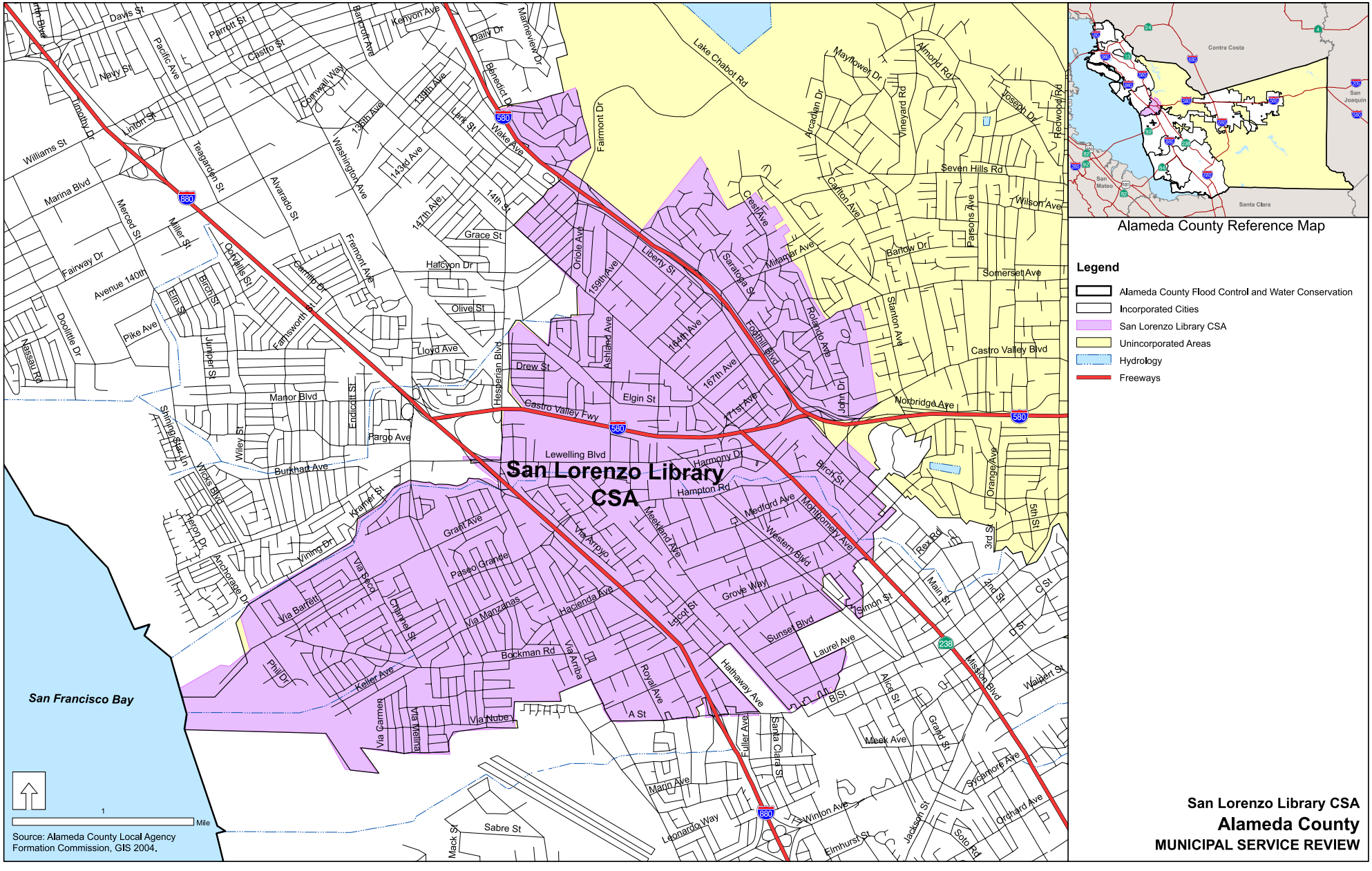
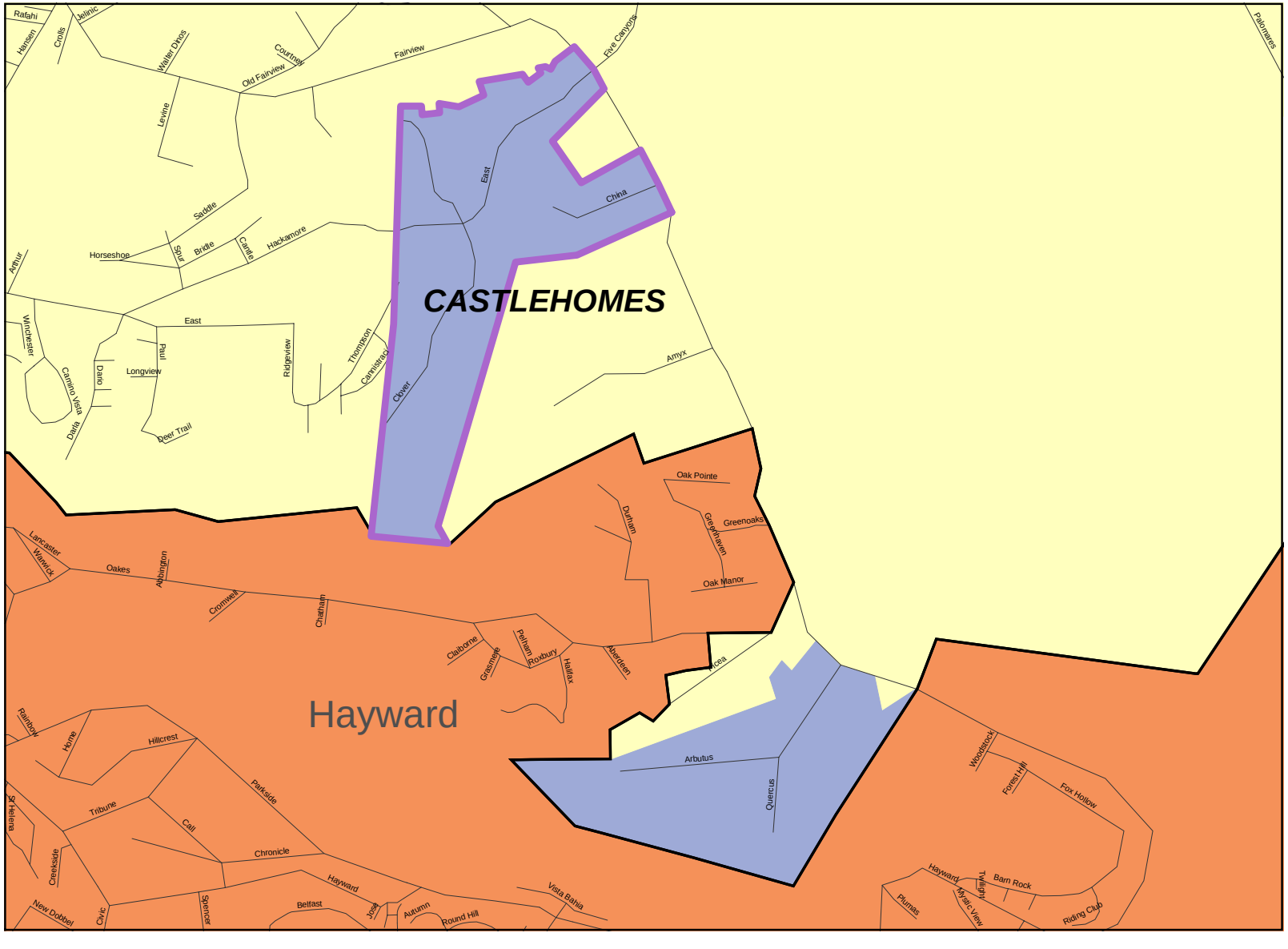
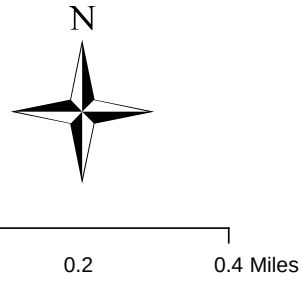
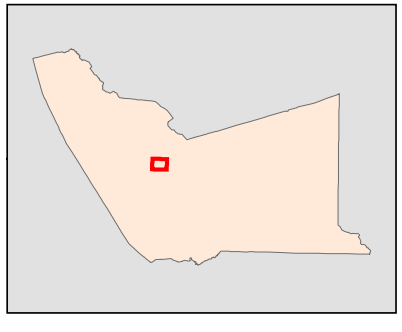

San Lorenzo Library CSA
San Francisco Bay
Alameda County Reference Map
Contra Costa
San Joaquin
San Mateo
Santa Clara
Legend
Alameda County Flood Control and Water Conservation
Incorporated Cities
San Lorenzo Library CSA
Unincorporated Areas
Hydrology
Freeways
1
Mile
Source: Alameda County Local Agency Formation Commission, GIS 2004.
San Lorenzo Library CSA
Alameda County
MUNICIPAL SERVICE REVIEW

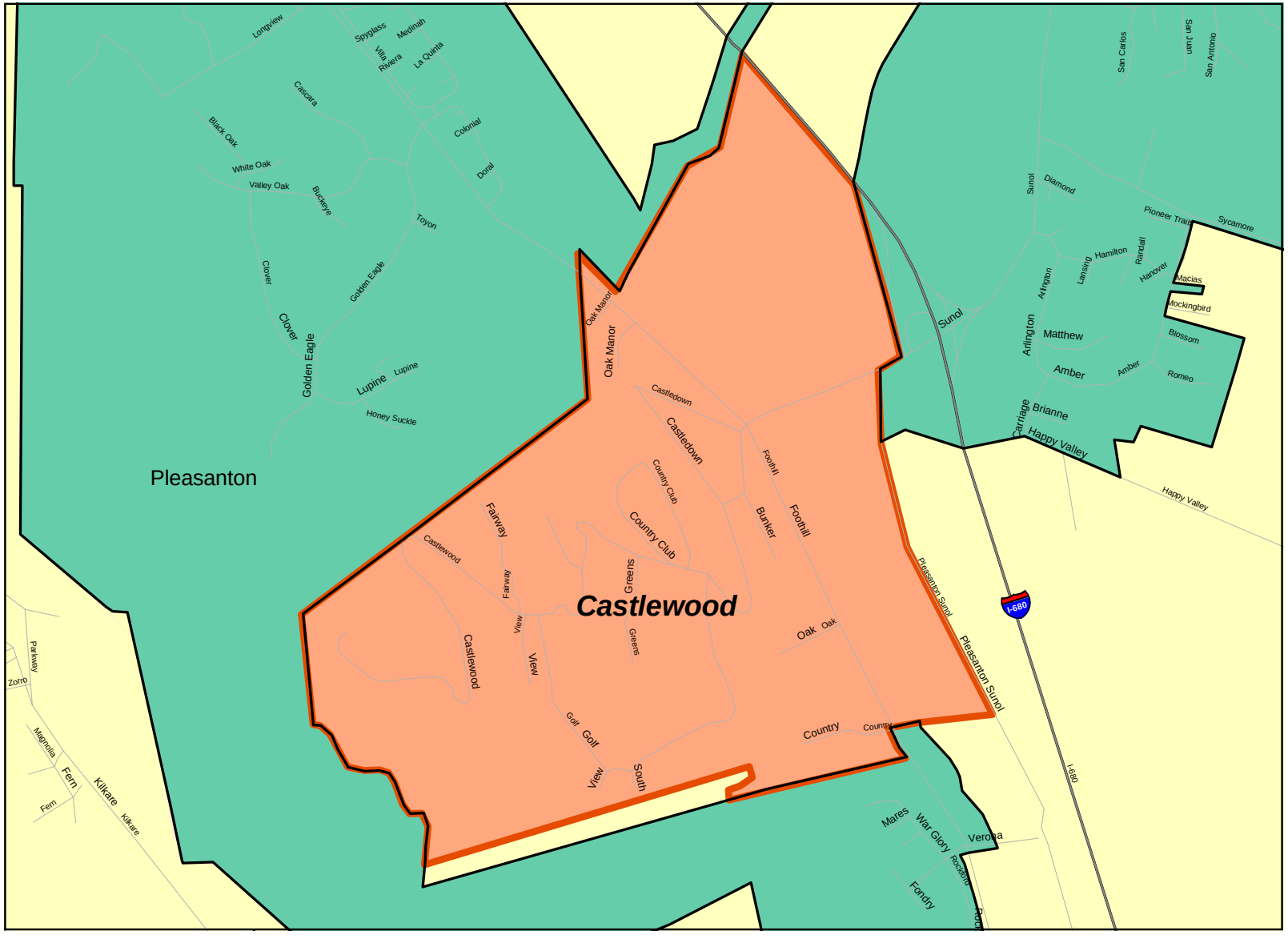




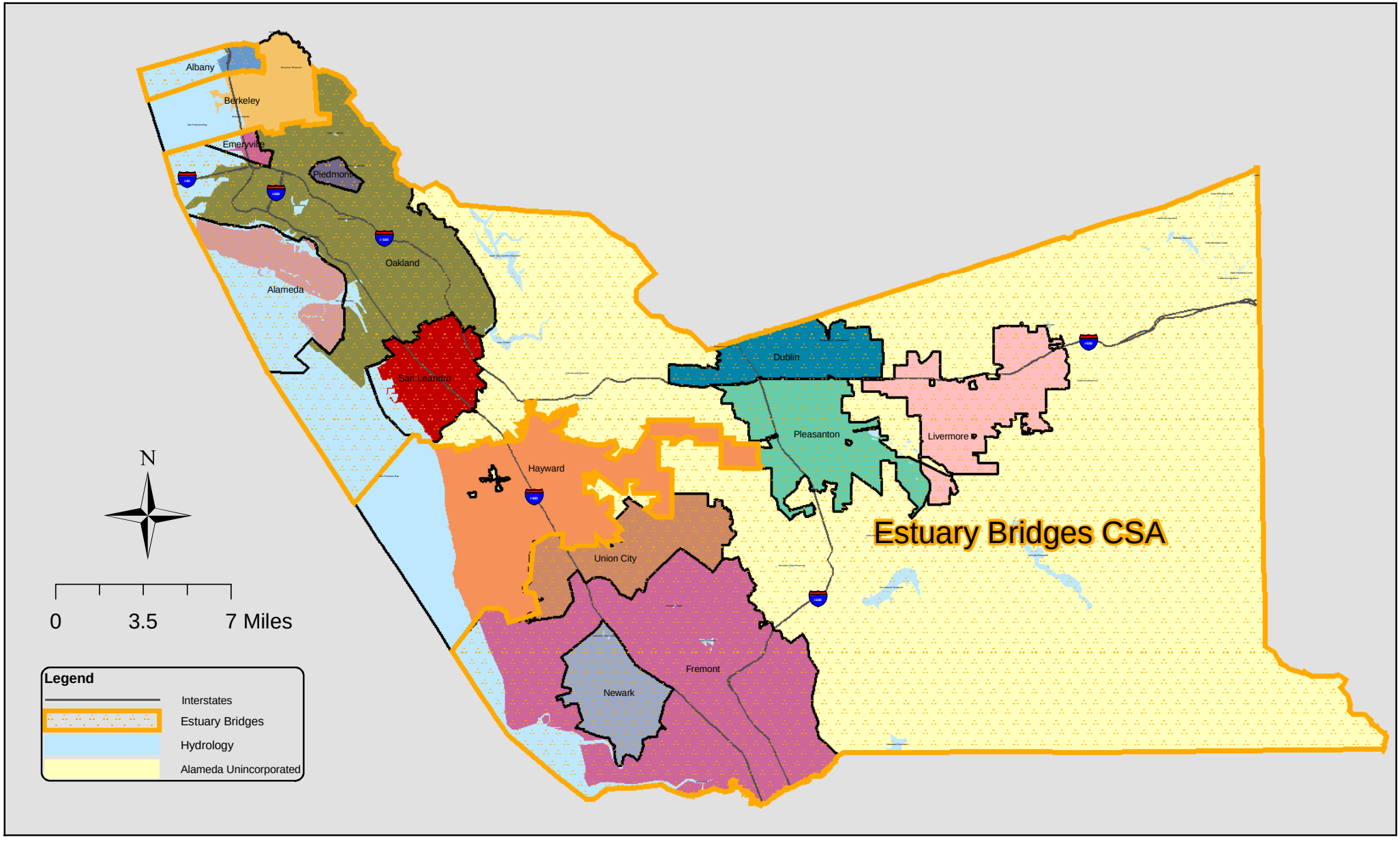
Legend

- Streets
- Castle Homes
- Castle Homes SOI
- Hayward City Limits
- Alameda Unincorporated



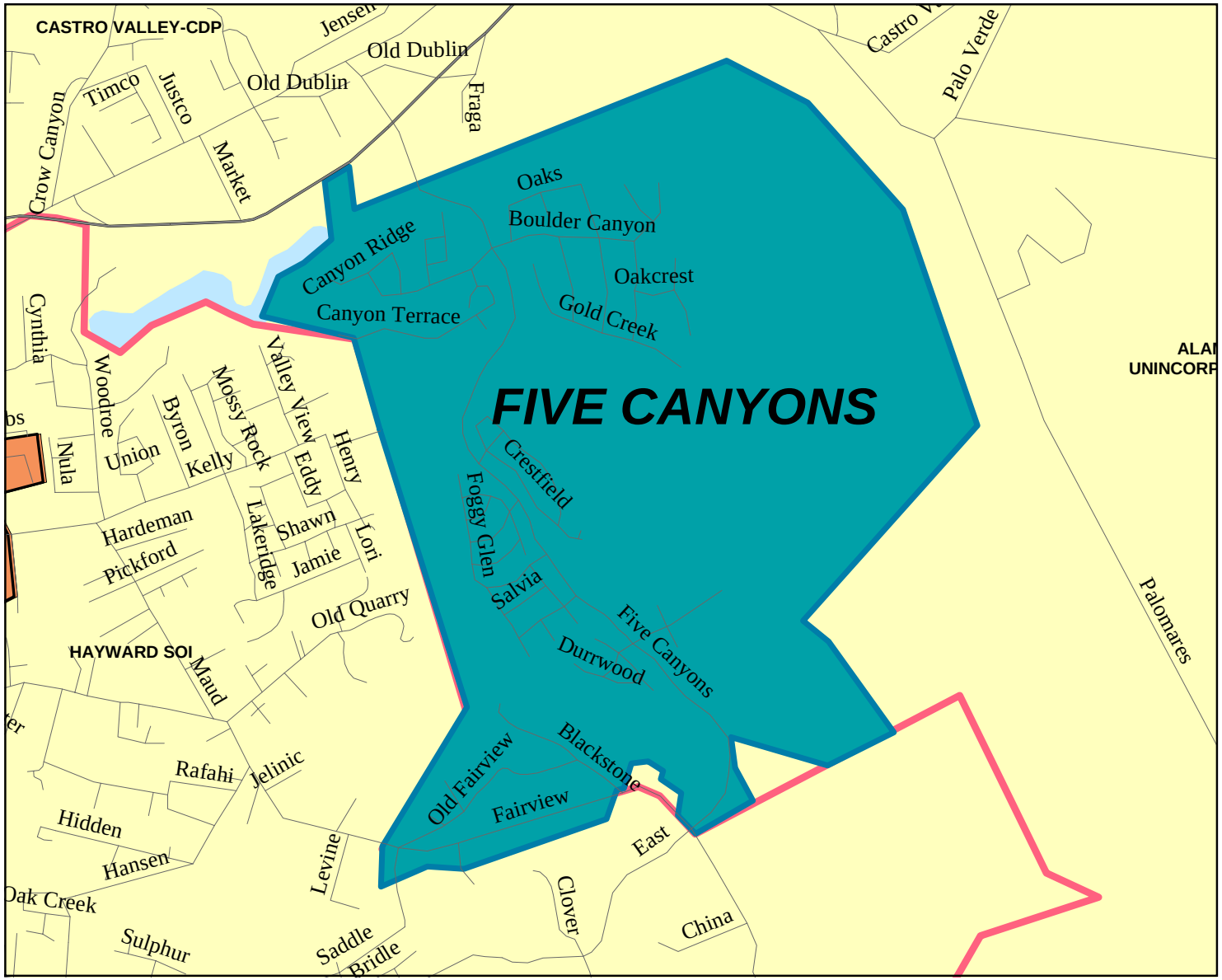


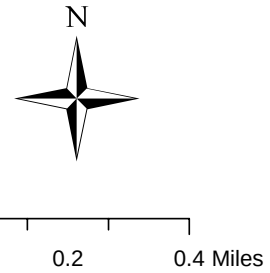
LAFCO Mapping Project --- b.d. Systems, Spatial Division / April 16, 2004

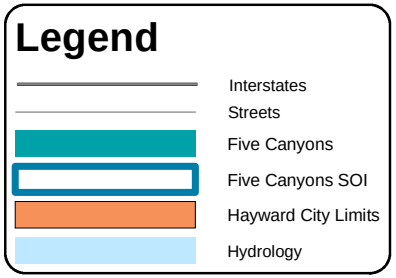


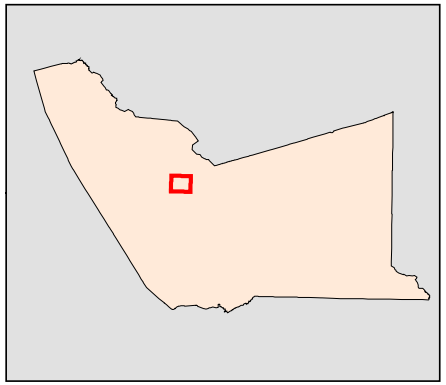
LAFCO Mapping Project --- b.d. Systems, Spatial Division / April 20, 2004

FIVE CANYONS CSA









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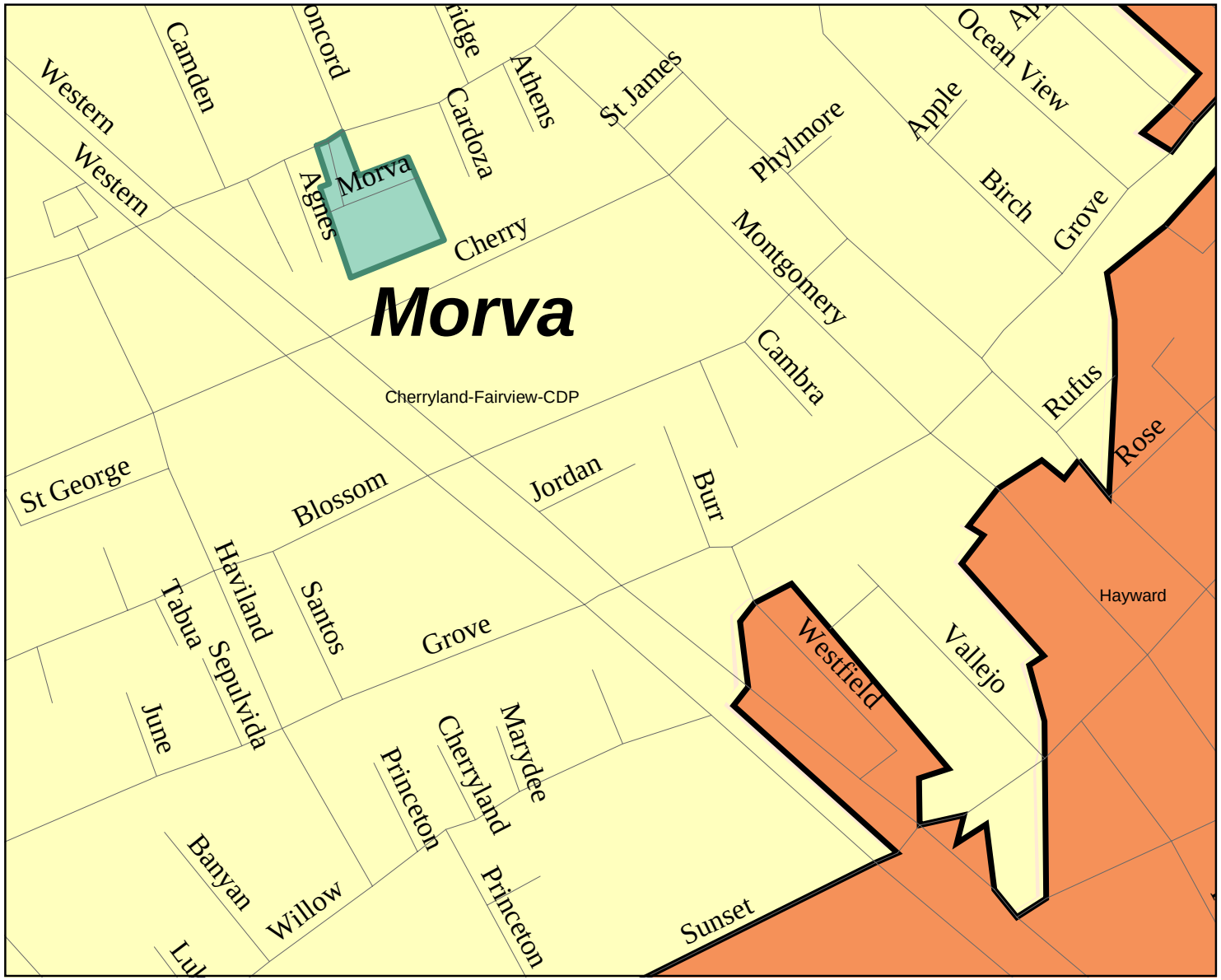
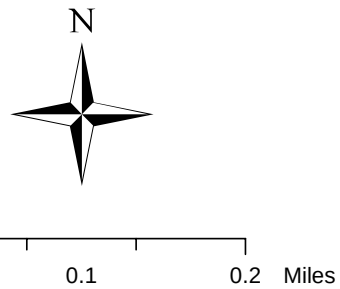
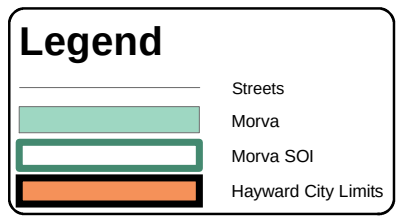
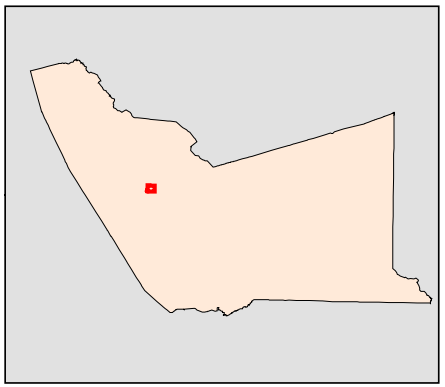
MORVA CSA



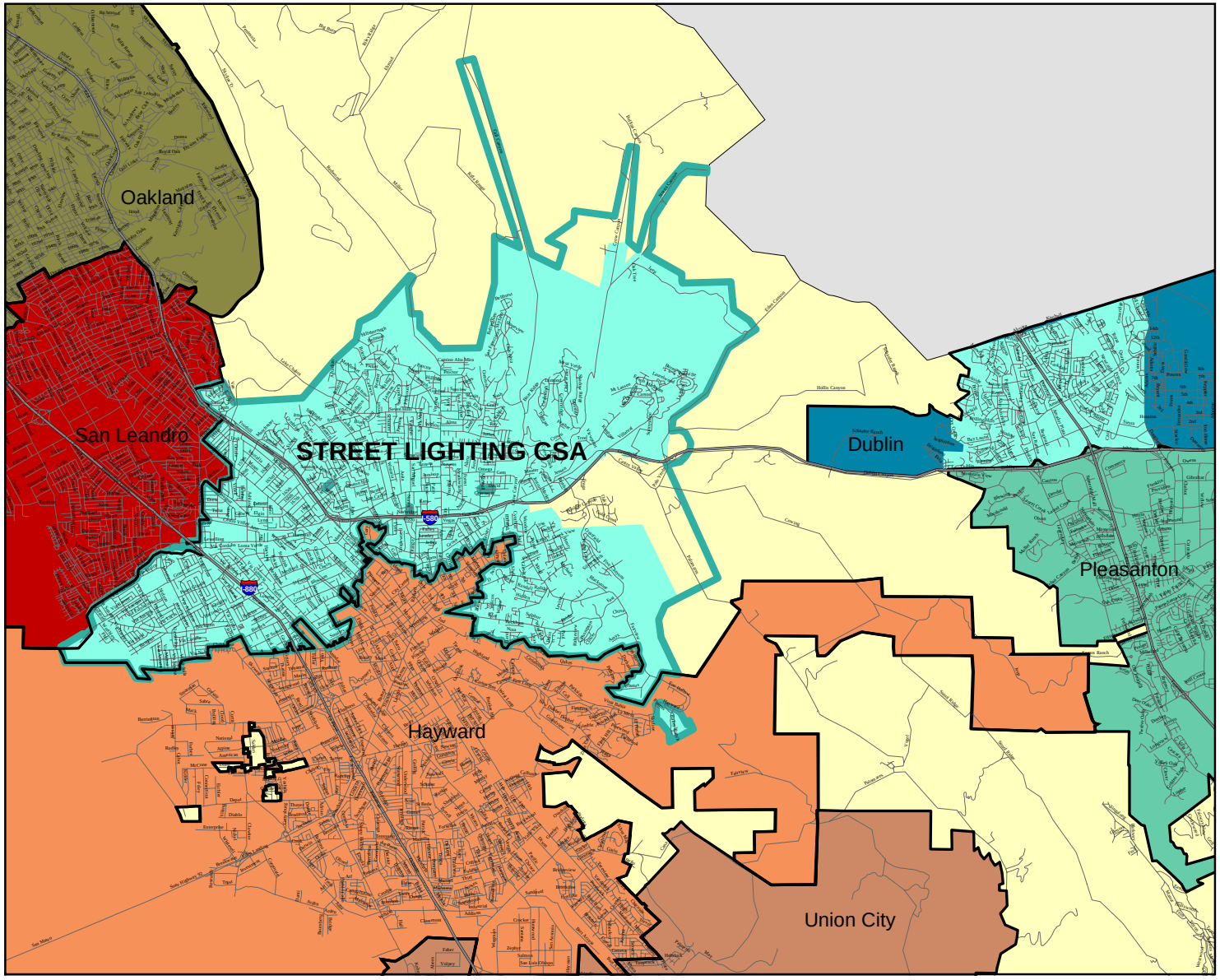






LAFCO Mapping Project --- b.d. Systems, Spatial Division / July 2003

STREET LIGHTING CSA

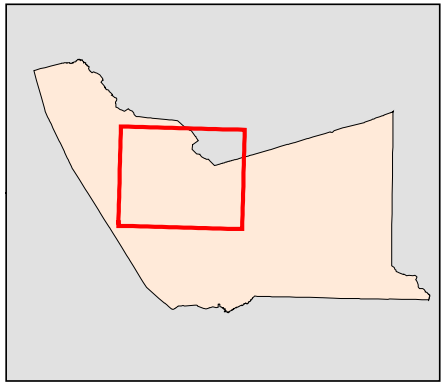


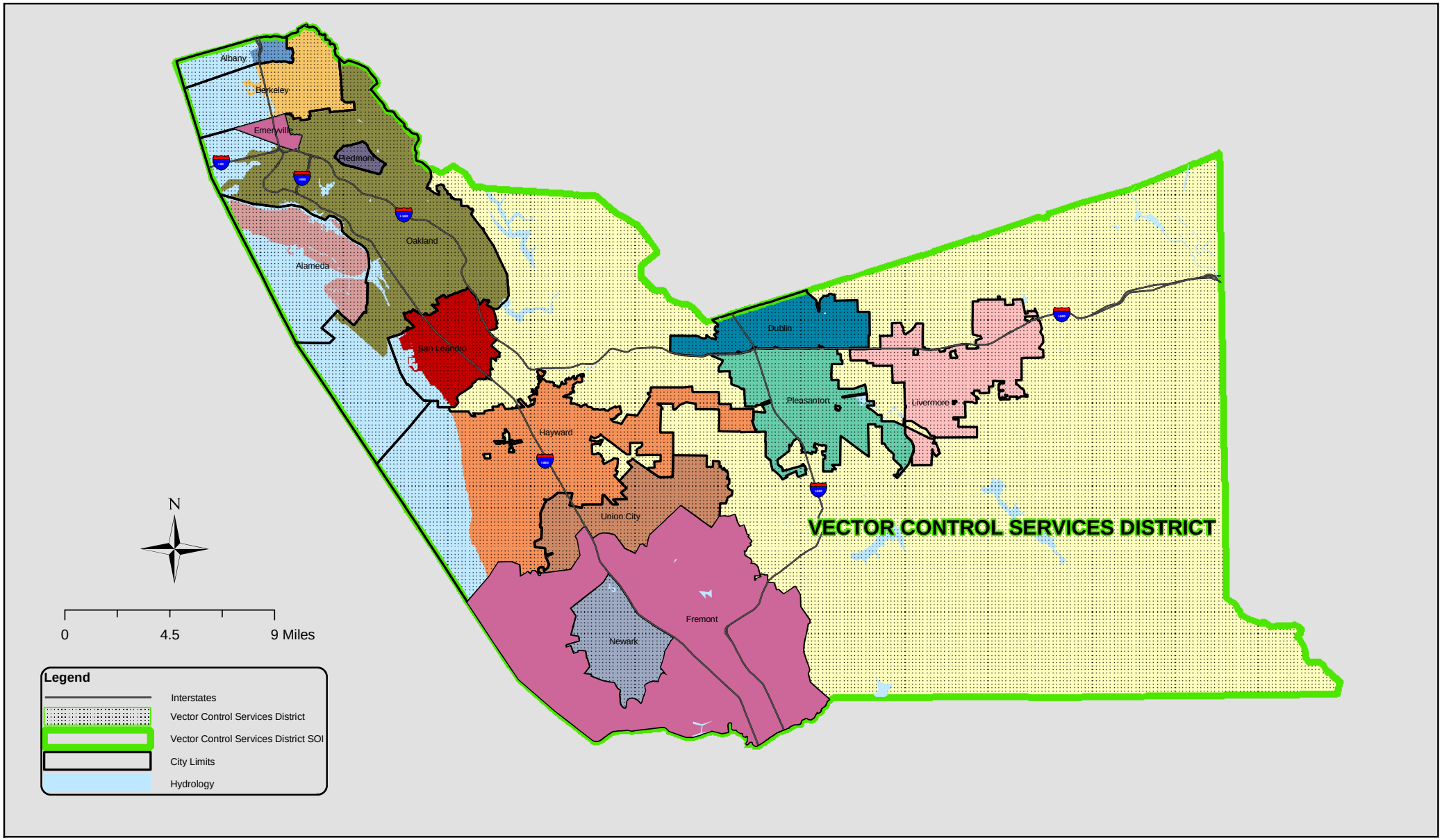
N

0 1.5 3 Miles

Legend

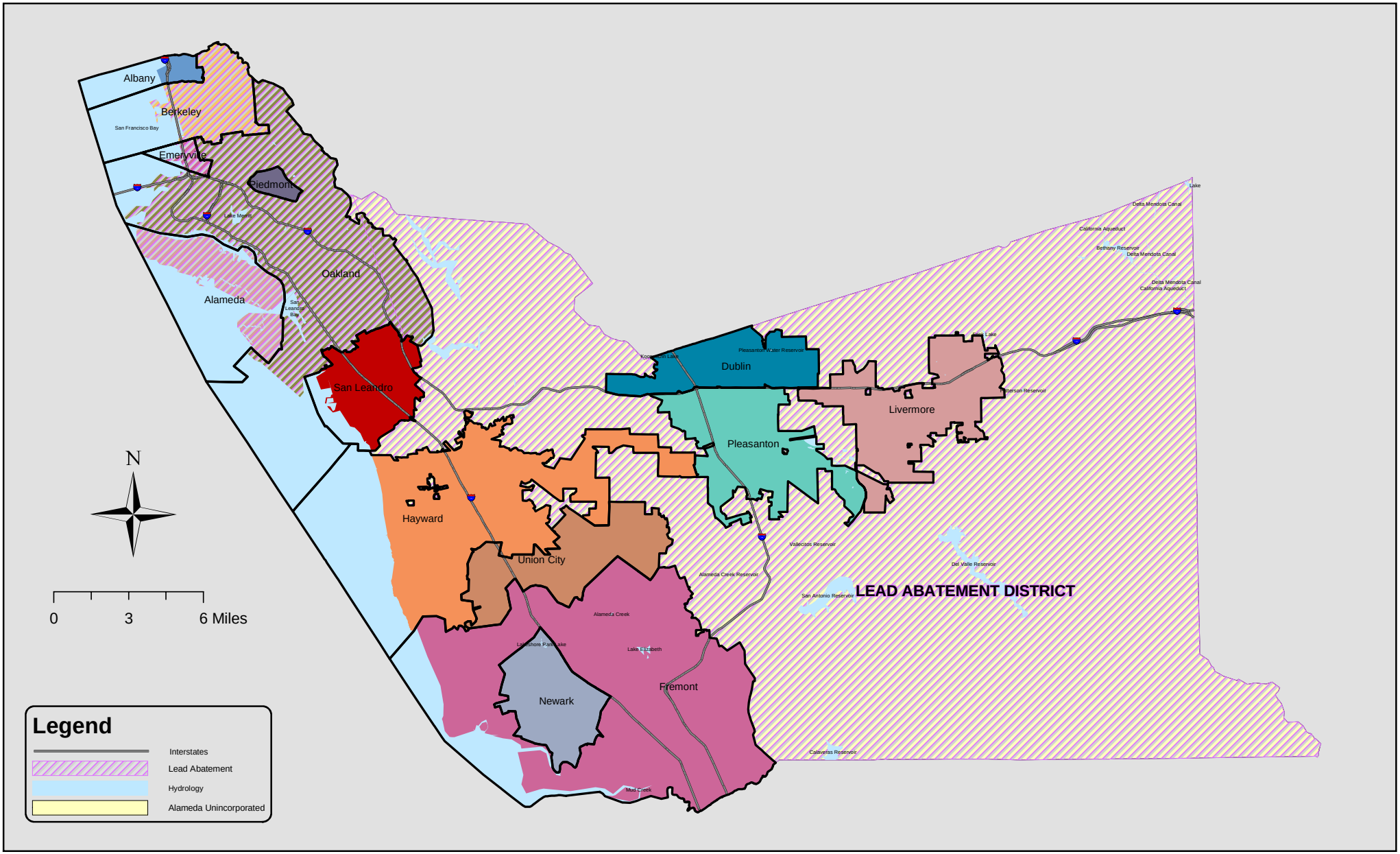
- Streets
- Interstates
- Street Lighting CSA
- Street_Lighting_SOI
- Alameda Unincorporated





LAFCO Mapping Project --- b.d. Systems, Spatial Division / April 16, 2004

LEAD ABATEMENT DISTRICT

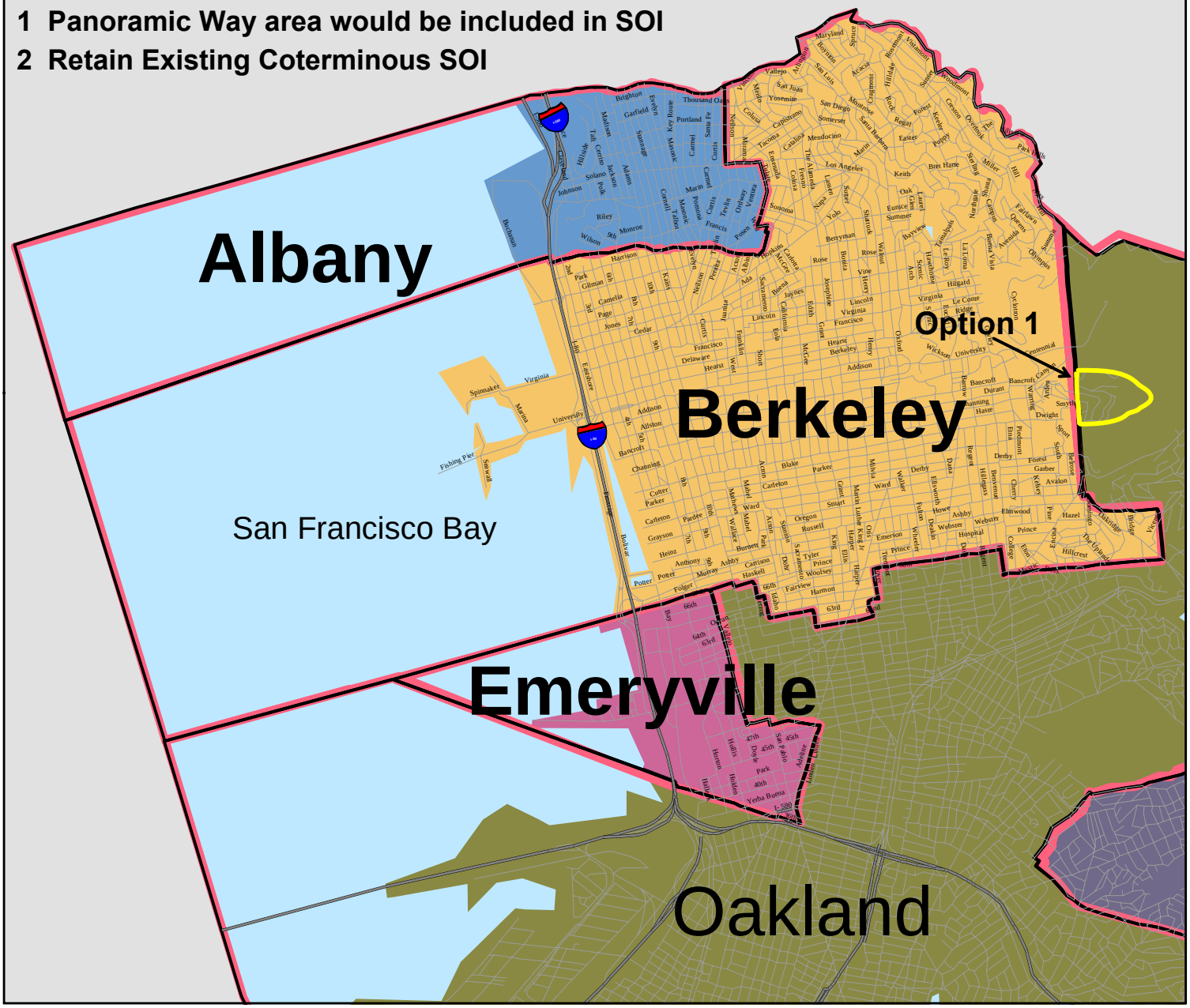


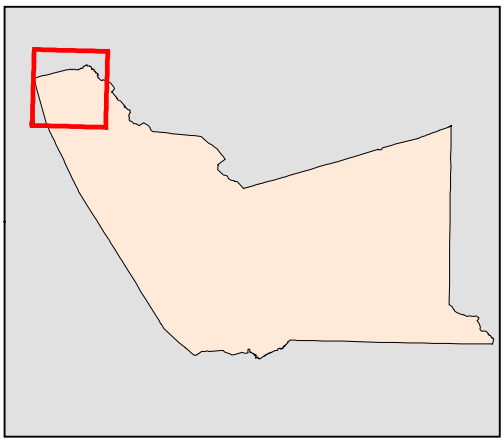
LAFCO Mapping Project --- b.d. Systems, Spatial Division / April 19, 2004

Berkeley SOI Options

1 Panoramic Way area would be included in SOI

2 Retain Existing Coterminous SOI





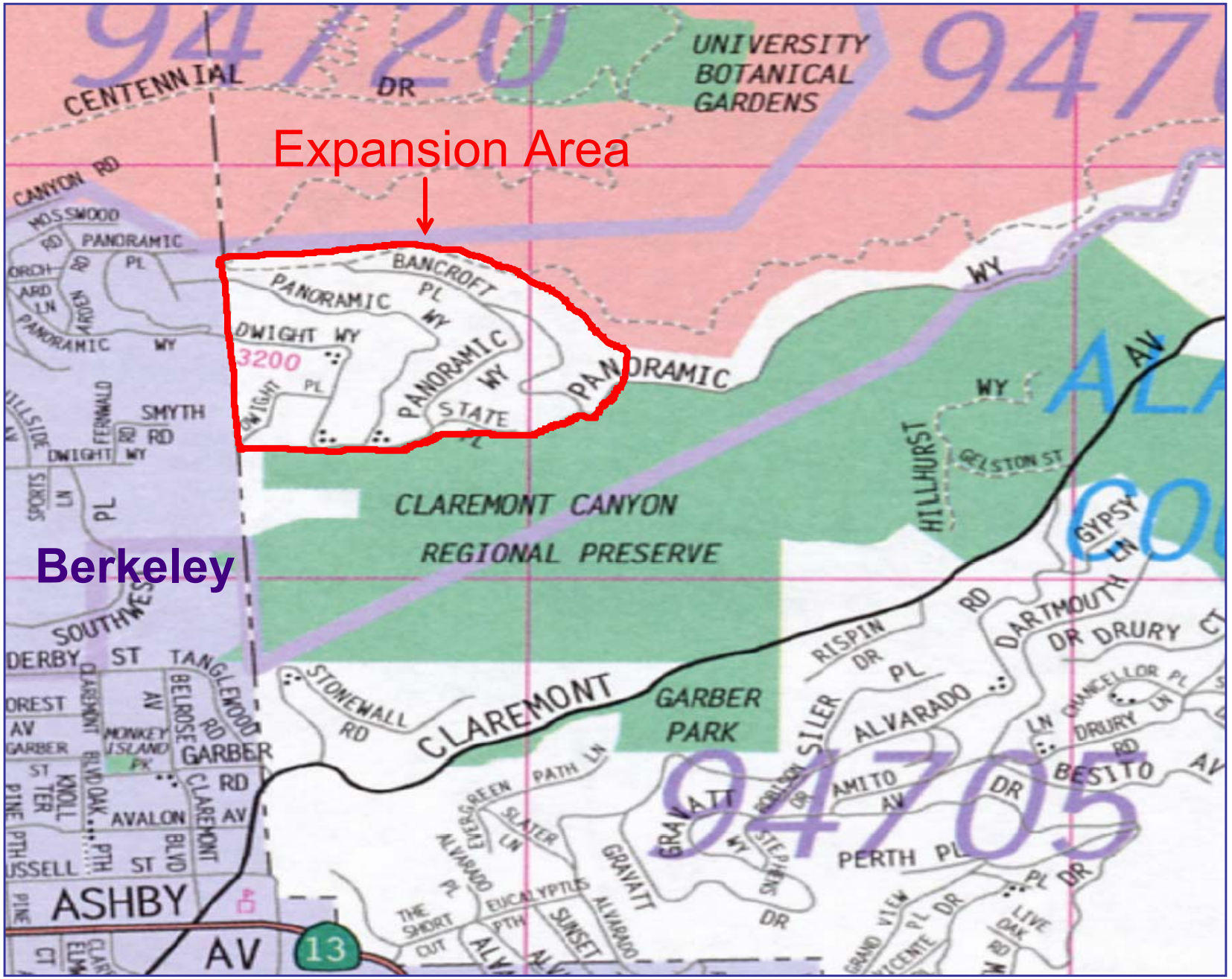
Legend

- Streets
- Interstates
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated

N

0 0.5 1 Miles

City of Berkeley Option 1



City of Dublin SOI Options

1 Retain existing SOI
2 Western Extended Planning Area/Urban Limit Line (ULL) would be removed from existing City of Dublin SOI

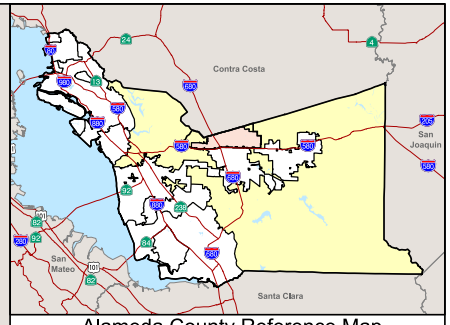
Contra Costa County

City of Dublin

City ULL

City of Pleasanton

City of Hayward



Alameda County Reference Map

Legend

- Alameda County
- Dublin City Boundary
- Dublin Sphere of Influence
- Incorporated Cities
- Unincorporated Areas
- Hydrology
- Freeways

SOI Option 2

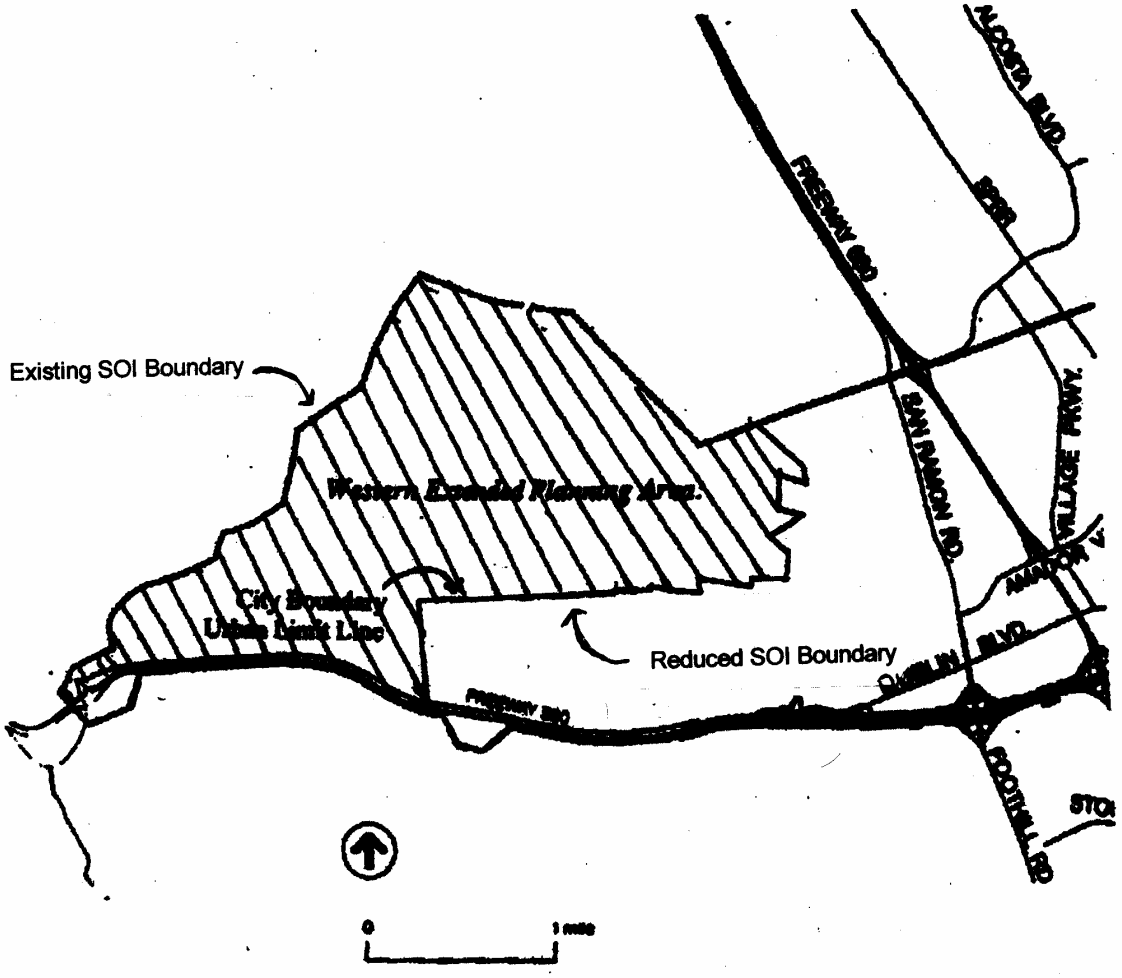
1 Mile

Source: Alameda County Local Agency Formation Commission, GIS 2004.

City of Dublin and Sphere of Influence
Alameda County
MUNICIPAL SERVICE REVIEW

CITY OF DUBLIN

Reduced SOI Option (Urban Growth Boundary)

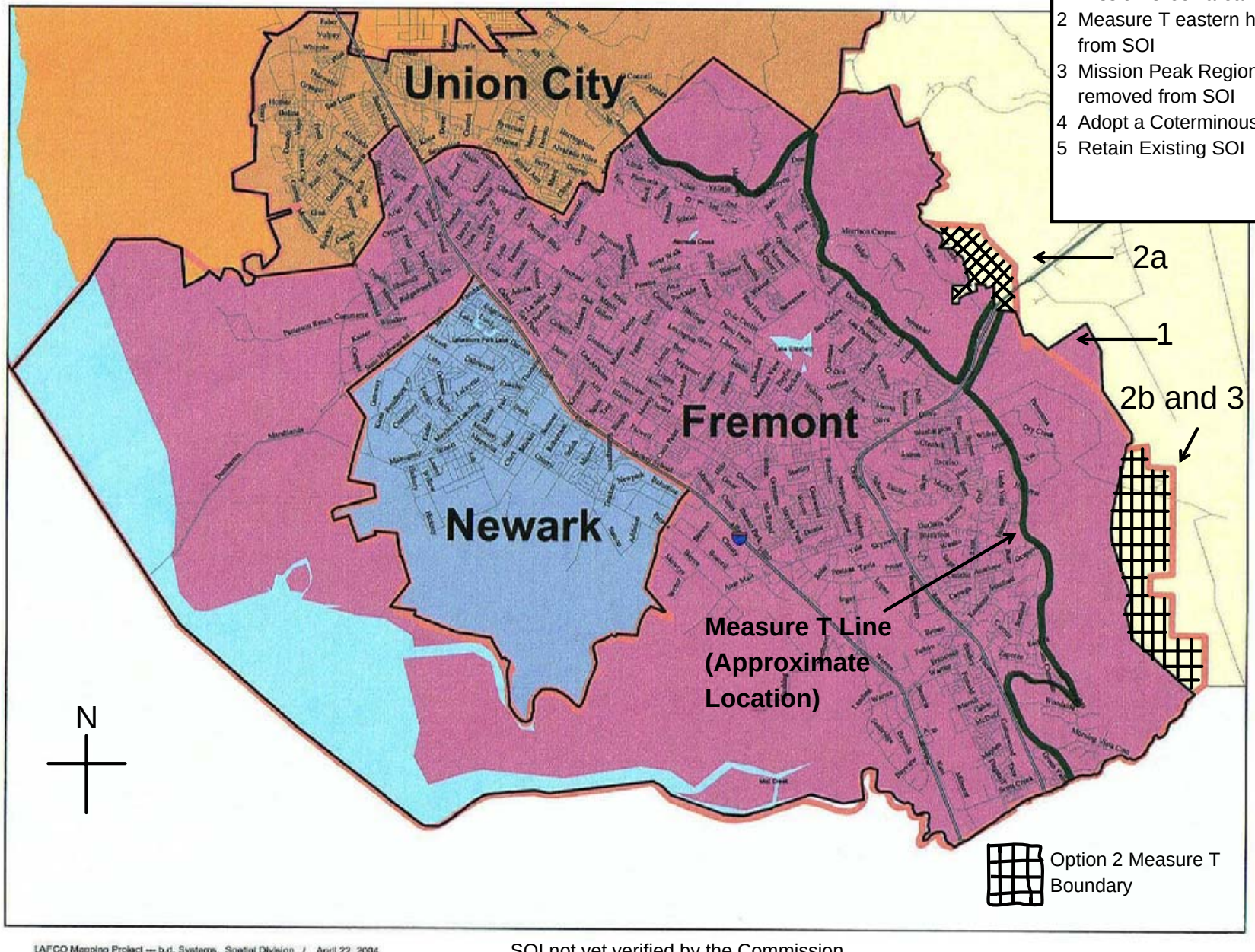


Prepared by Graichen Consulting

City of Fremont SOI Options

SOI OPTIONS

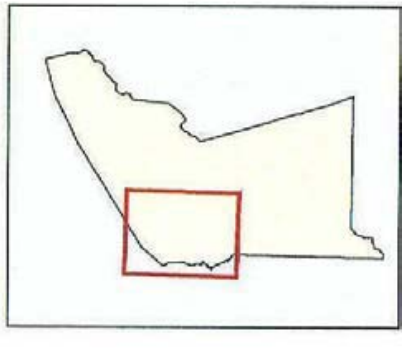
1 Mission Creek area would be included in SOI
2 Measure T eastern hill areas would be removed from SOI
3 Mission Peak Regional Preserve areas would be removed from SOI
4 Adopt a Coterminous SOI
5 Retain Existing SOI



0 1 2 Miles

Legend
Interstates
Streets
City Limits
SOI
Hydrology
Alameda Unincorporated

Alameda County Reference Map



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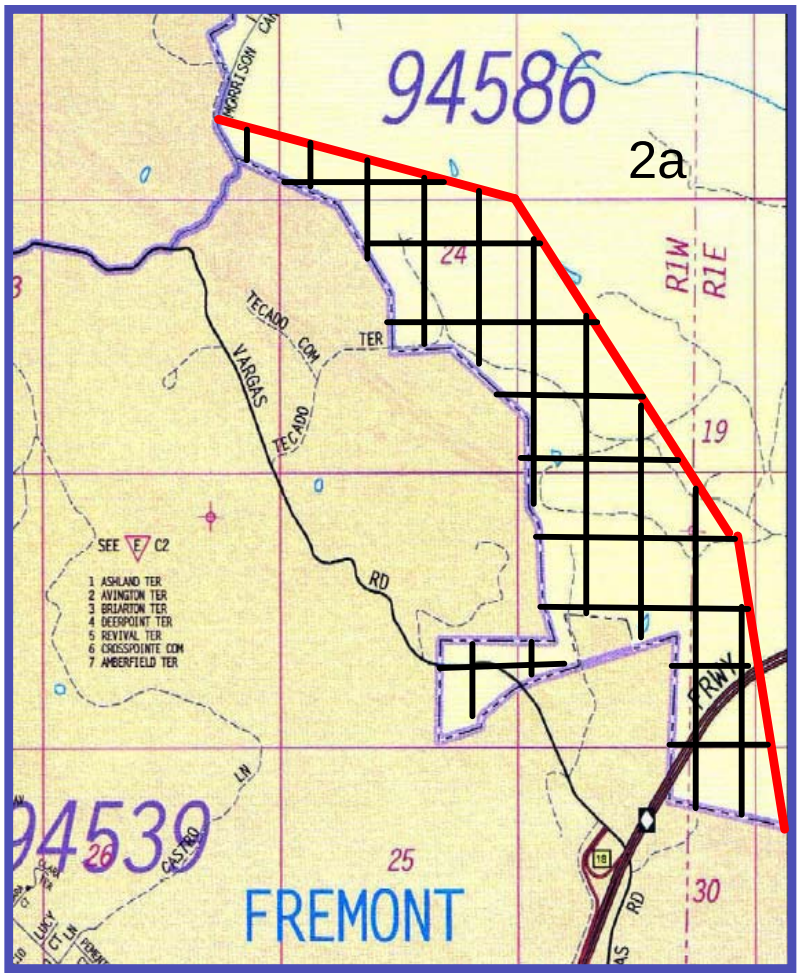
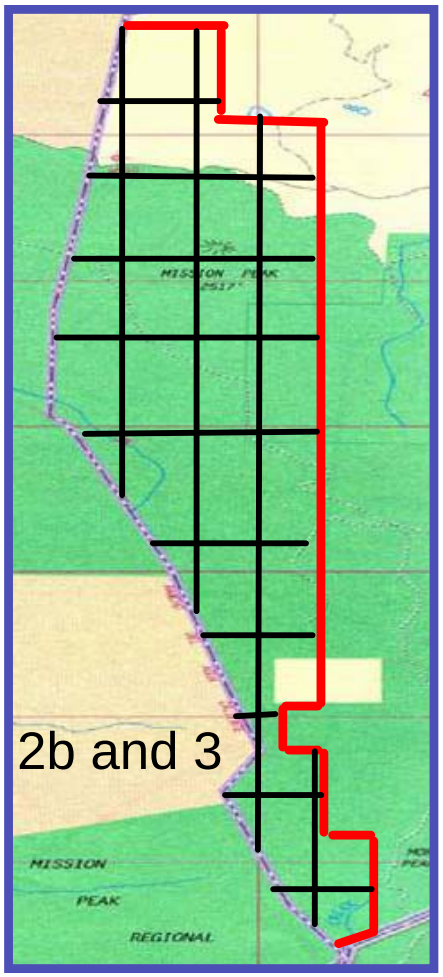
SOI not yet verified by the Commission

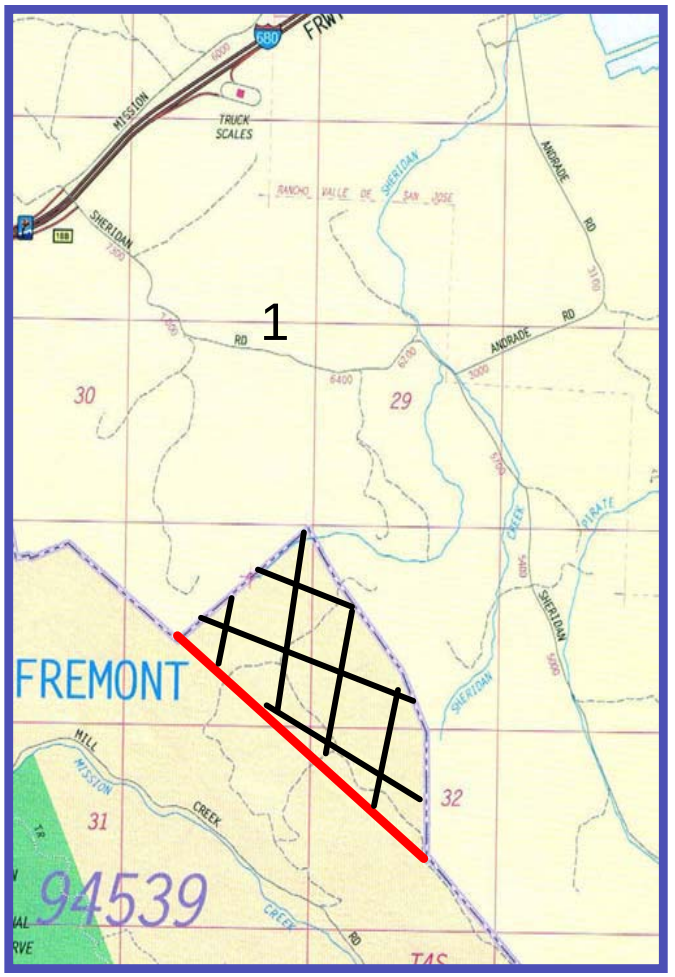
City of Fremont SOI Detail

Option 2: Measure T hill areas would be excluded from SOI and Option 3: Mission Peak Regional Preserve would be excluded from SOI

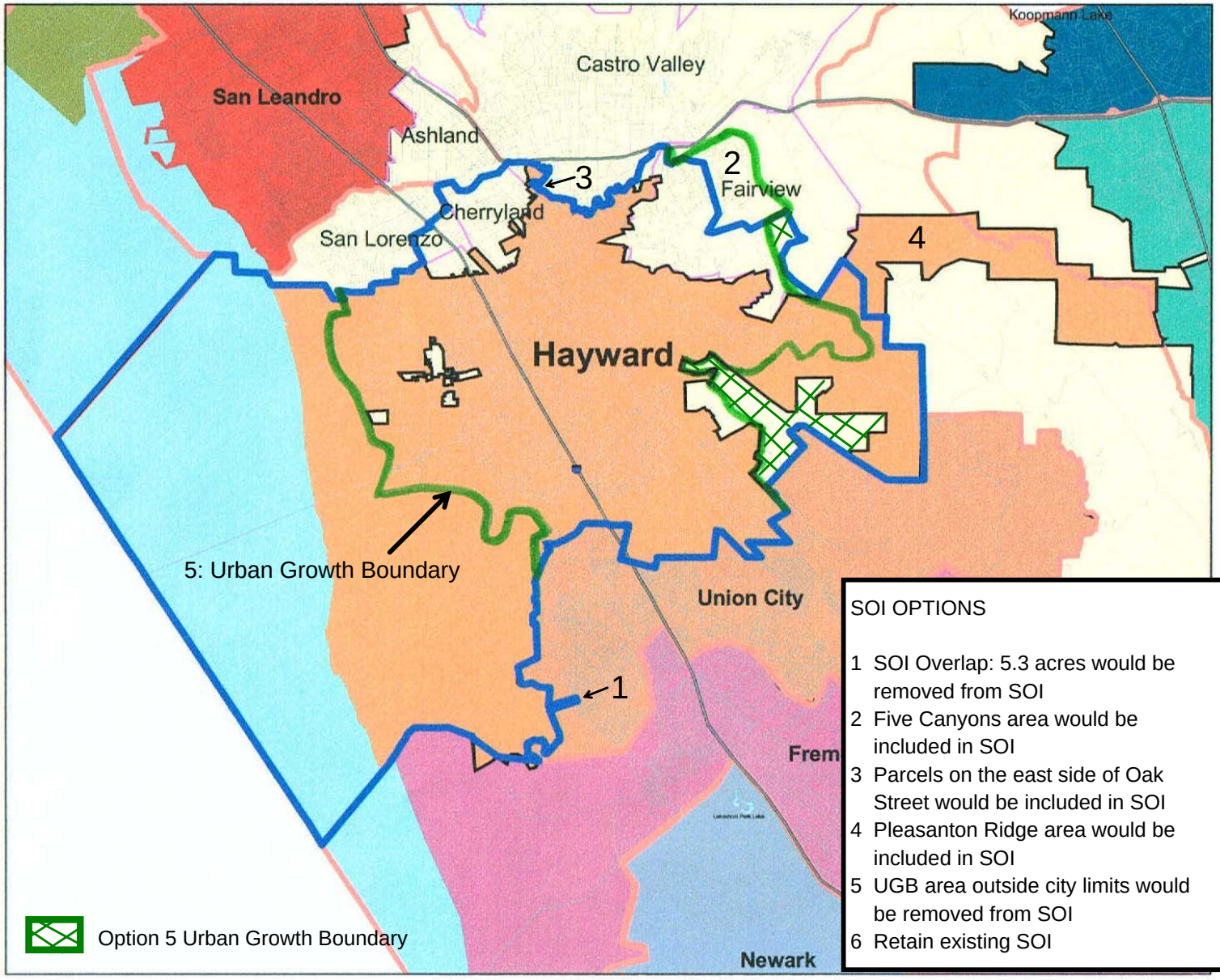
Option 1: Mission Creek area would be included in SOI





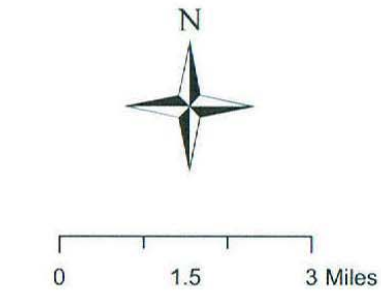


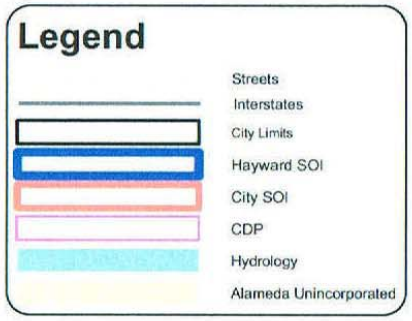
City of Hayward SOI Options



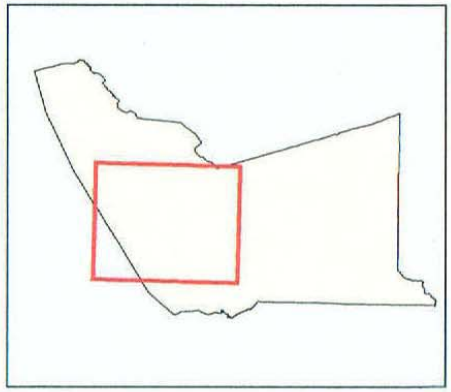
SOI OPTIONS

1 SOI Overlap: 5.3 acres would be removed from SOI
2 Five Canyons area would be included in SOI
3 Parcels on the east side of Oak Street would be included in SOI
4 Pleasanton Ridge area would be included in SOI
5 UGB area outside city limits would be removed from SOI
6 Retain existing SOI



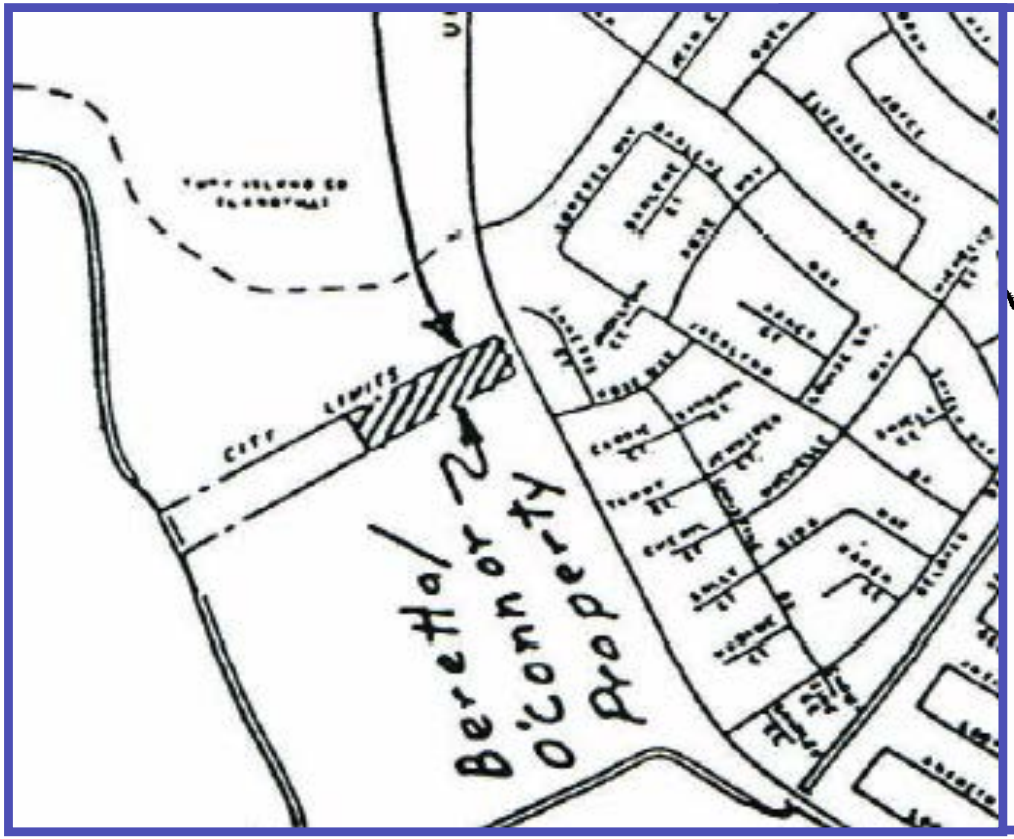


Alameda County Reference Map

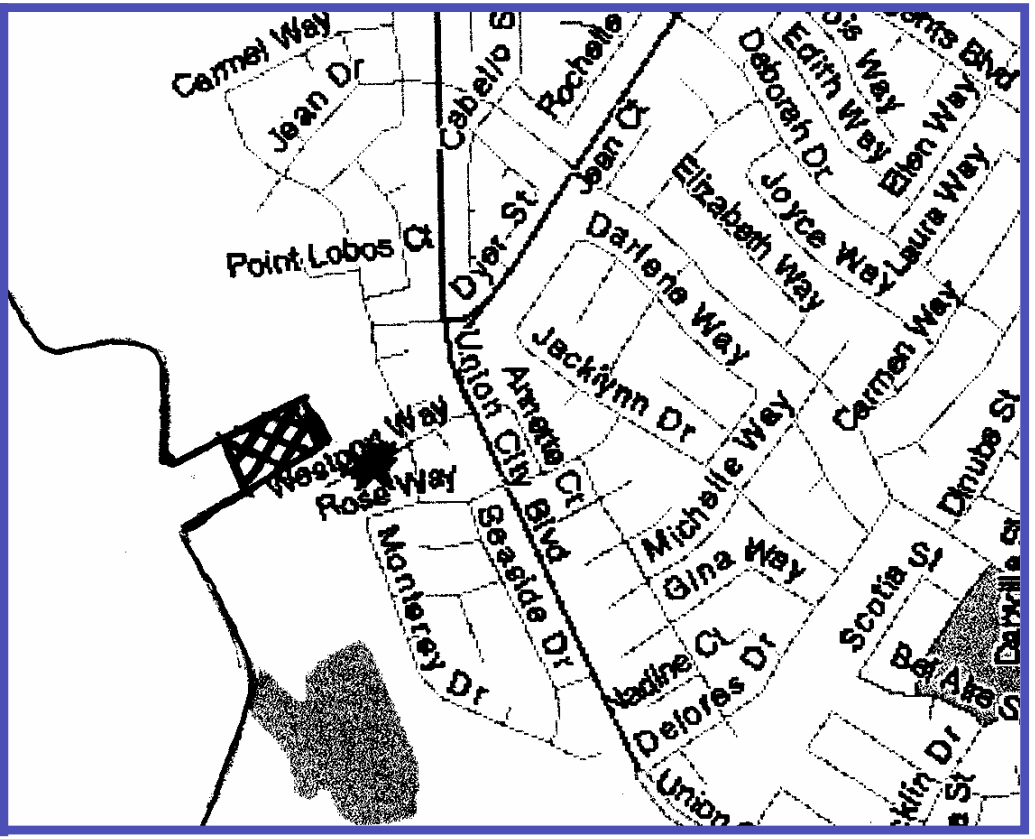


Hayward-Union City SOI Overlap Detail

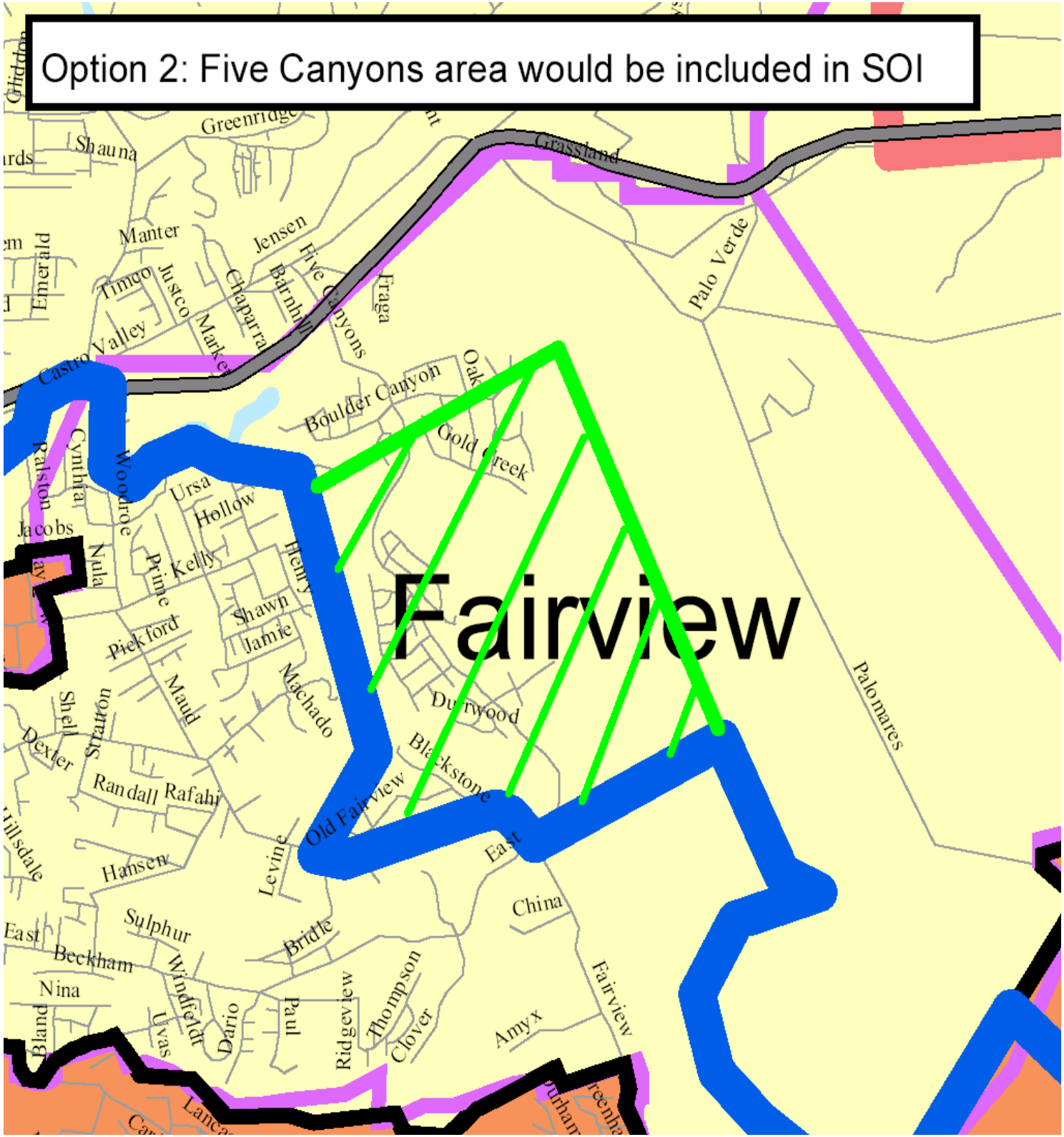
Option 1: 5.3 acres would be removed from SOI



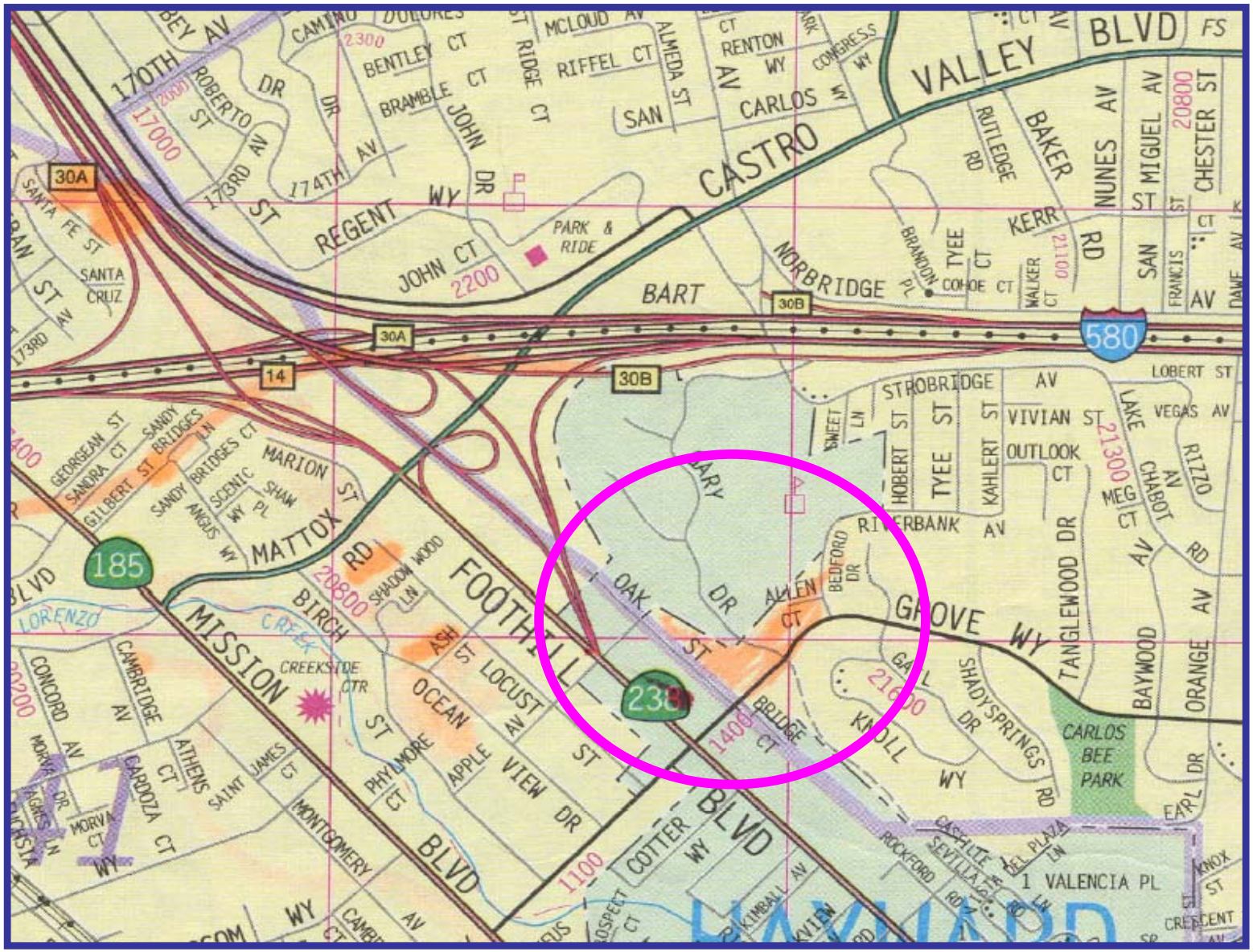
Source: Alameda LAFCo Archive File

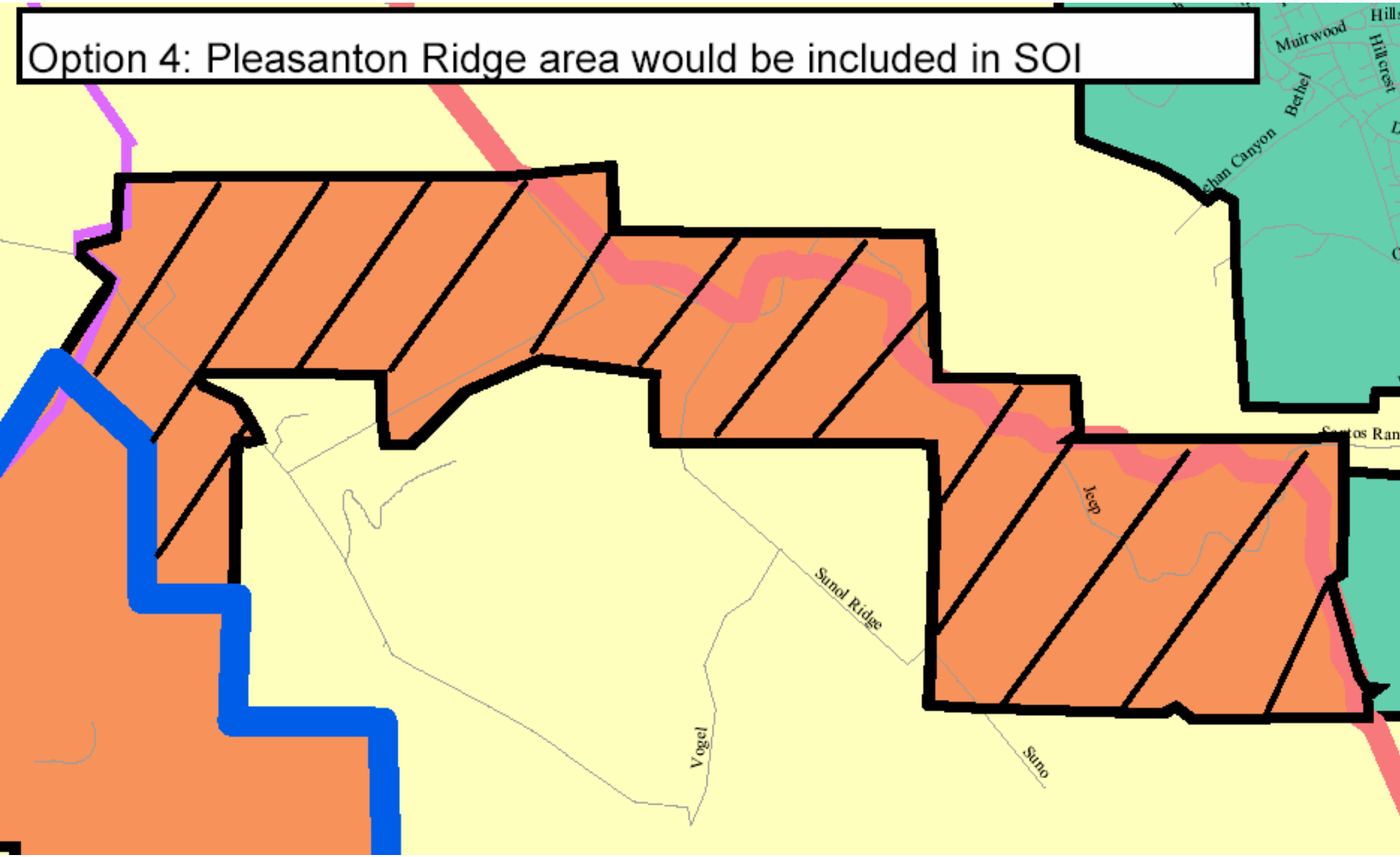


Source: Graichen Consulting

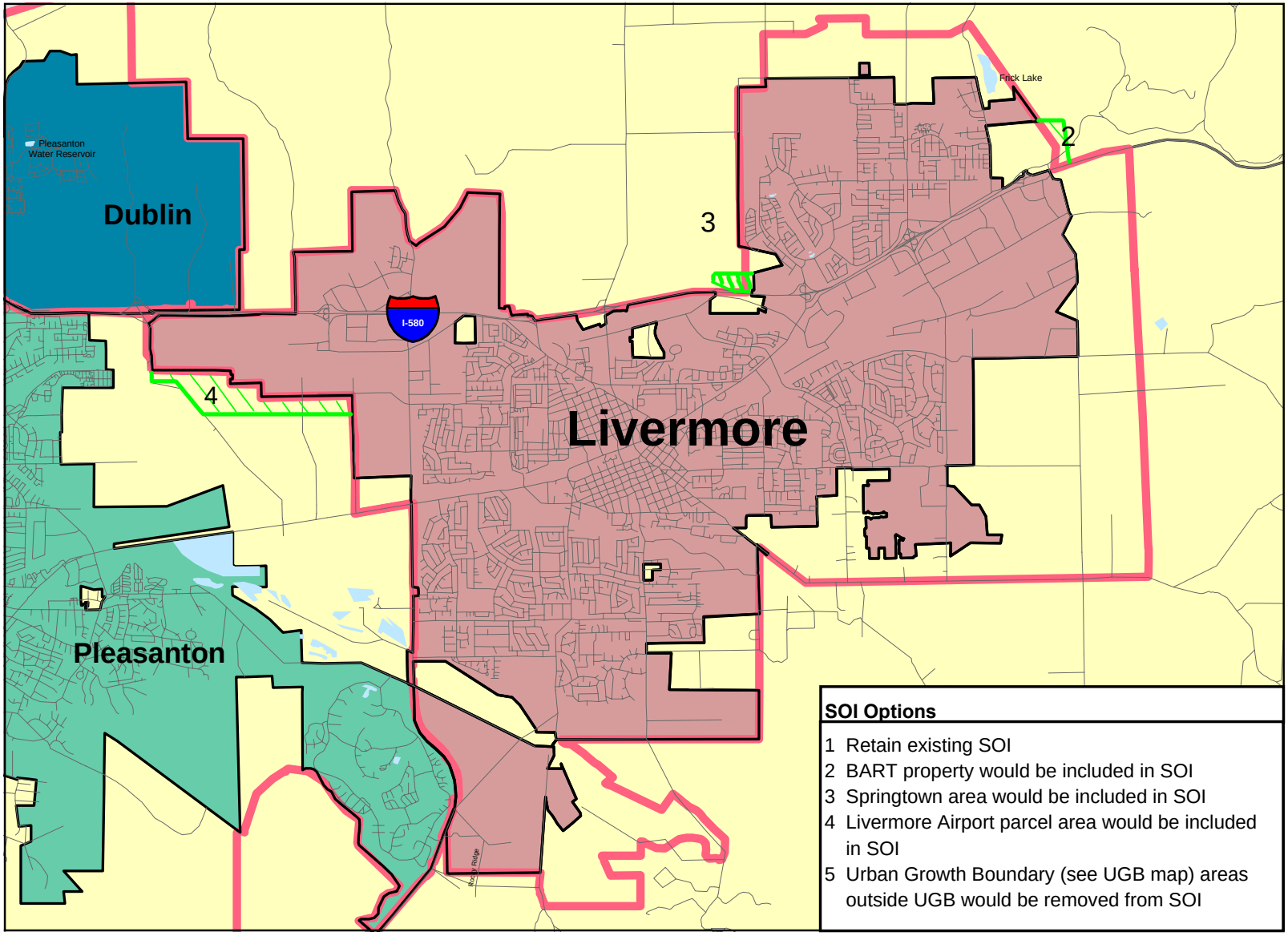

Option 2: Five Canyons area would be included in SOI
Fairview
Greenridge
Shauna
Grassland
Manter
Jensen
Five Canyons
Fraga
Palo Verde
Emerald
Timco
Justco
Chaparral
Barnhill
Castro Valley
Boulder Canyon
Gold Creek
Ralston
Cynthia
Woodroe
Ursa
Hollow
Jacobs
Nula
Prime
Kelly
Henry
Shawn
Jamie
Pickford
Maud
Machado
Durrwood
Palomares
Shell
Stratton
Dexter
Randall
Rafahi
Blackstone
Old Fairview
East
Hansen
Levine
China
Sulphur
Bridle
Beckham
Windfield
Nina
Bland
Uvas
Dario
Paul
Ridgeview
Thompson
Clover
Amyx
Fairview

Option 3: Parcels on the east side of Oak Street would be included in SOI




Option 4: Pleasanton Ridge area would be included in SOI
Muirwood
Bethel
Jeep
Sunol Ridge
Vogel
Suno

City of Livermore SOI Options



N

0 0.45 0.9 1.8 Miles

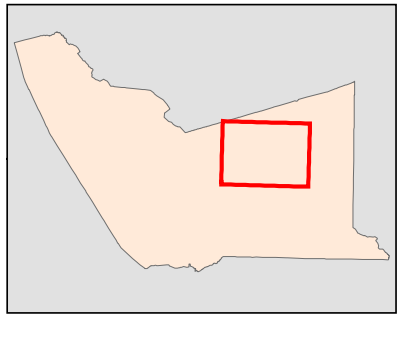
Legend

- Interstates
- Streets
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated

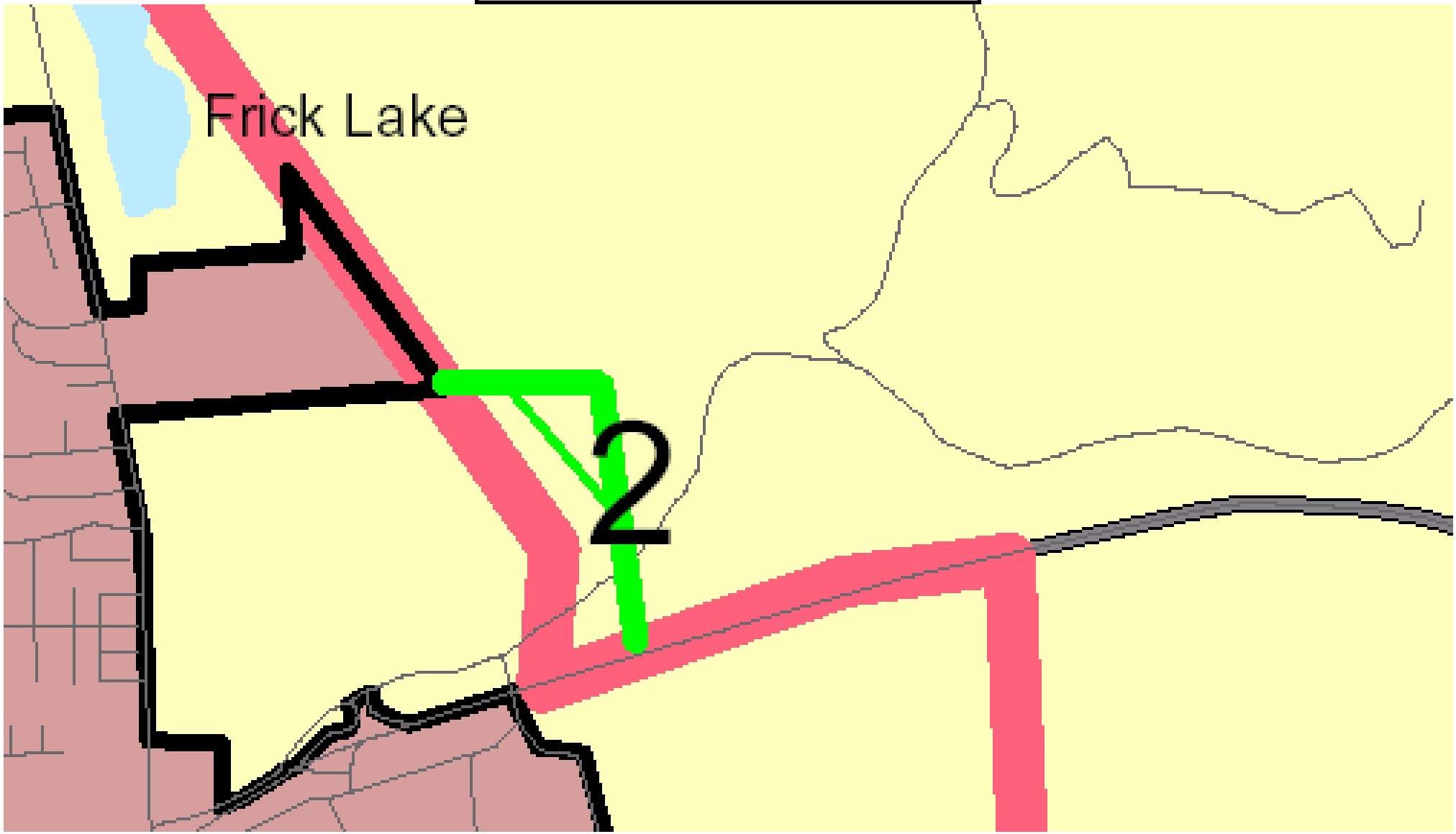
SOI not yet verified by the Commission

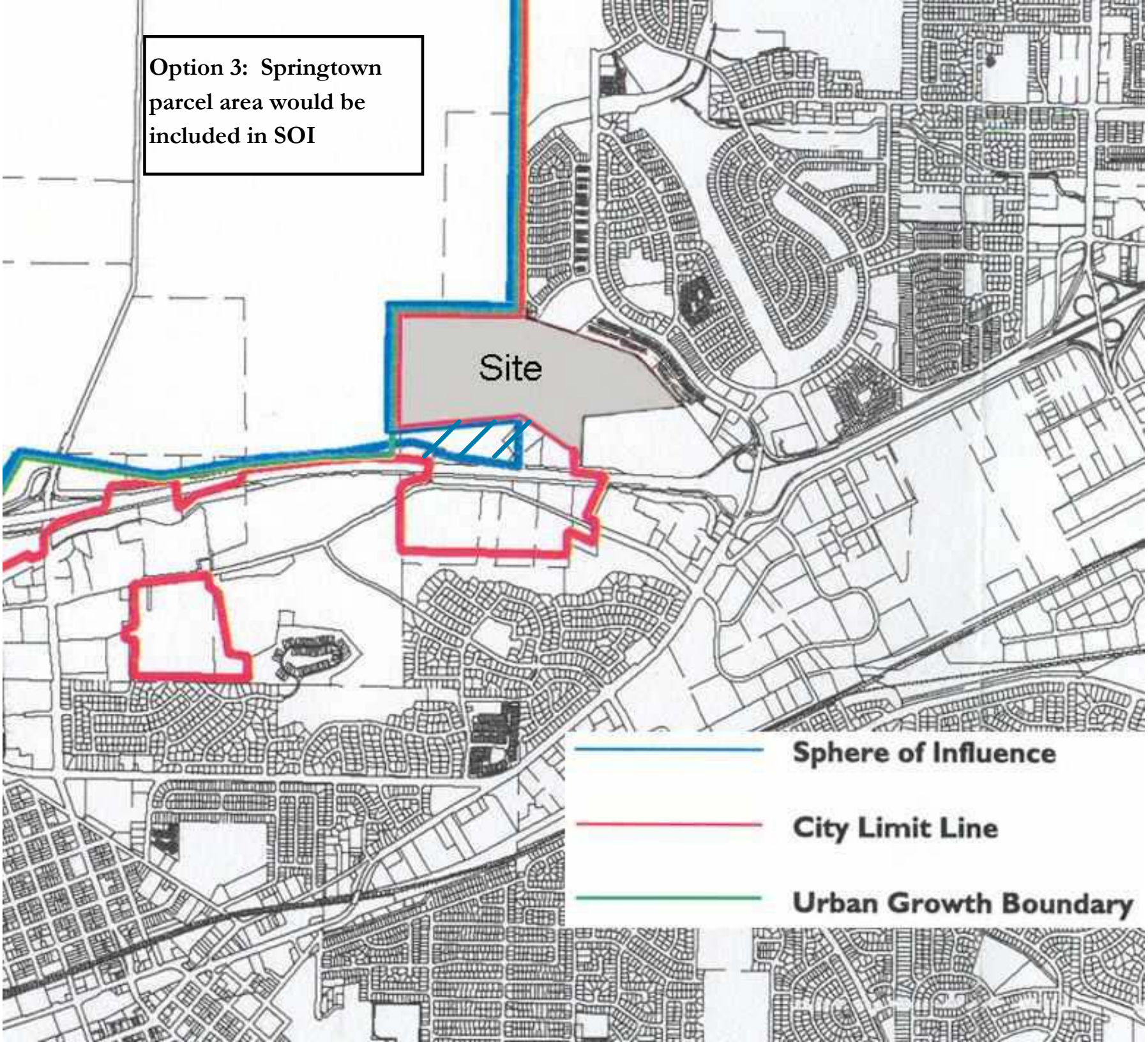
SOI Options

1 Retain existing SOI
2 BART property would be included in SOI
3 Springtown area would be included in SOI
4 Livermore Airport parcel area would be included in SOI
5 Urban Growth Boundary (see UGB map) areas outside UGB would be removed from SOI

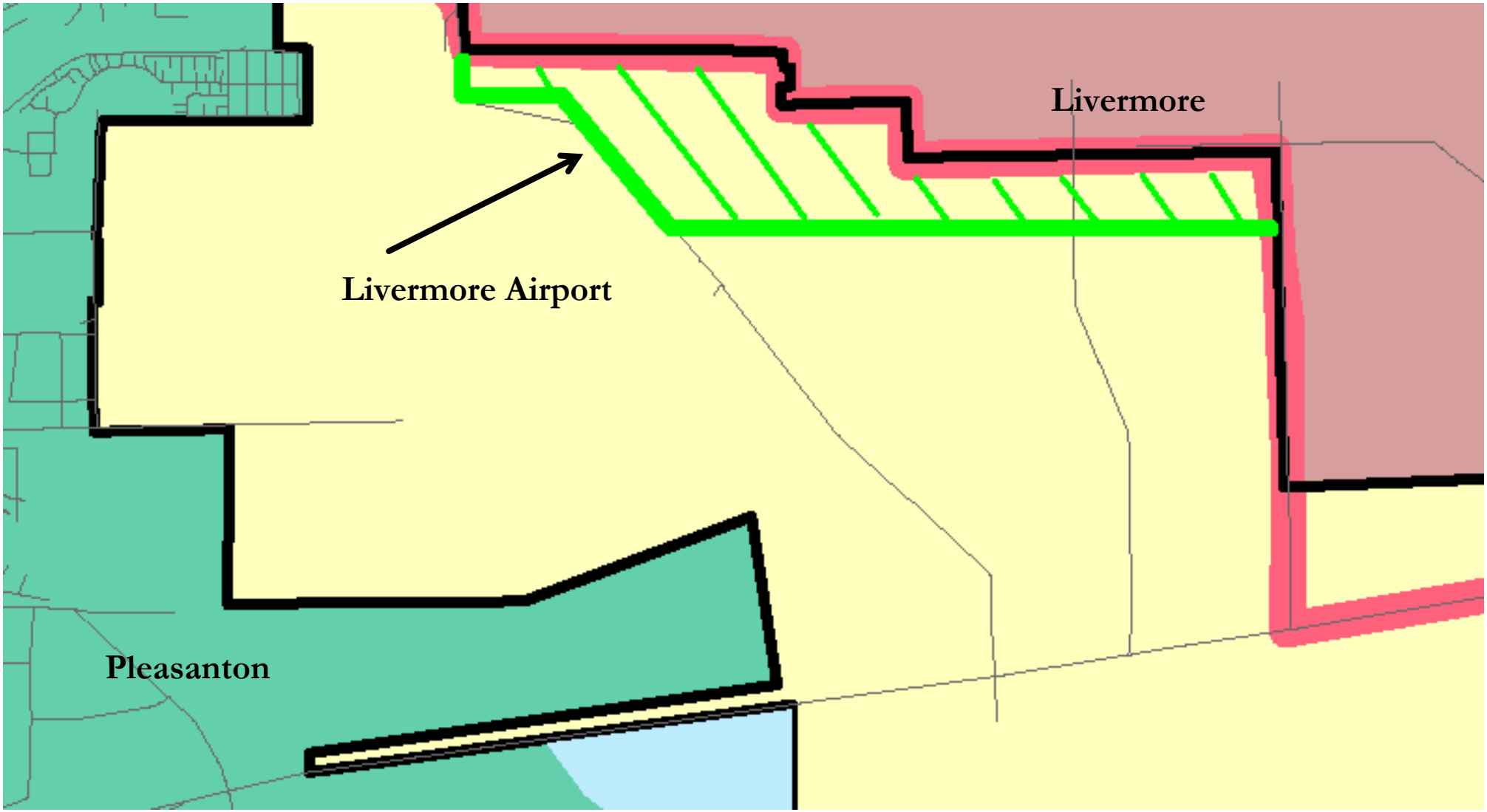


Option 2: BART property would be included in SOI

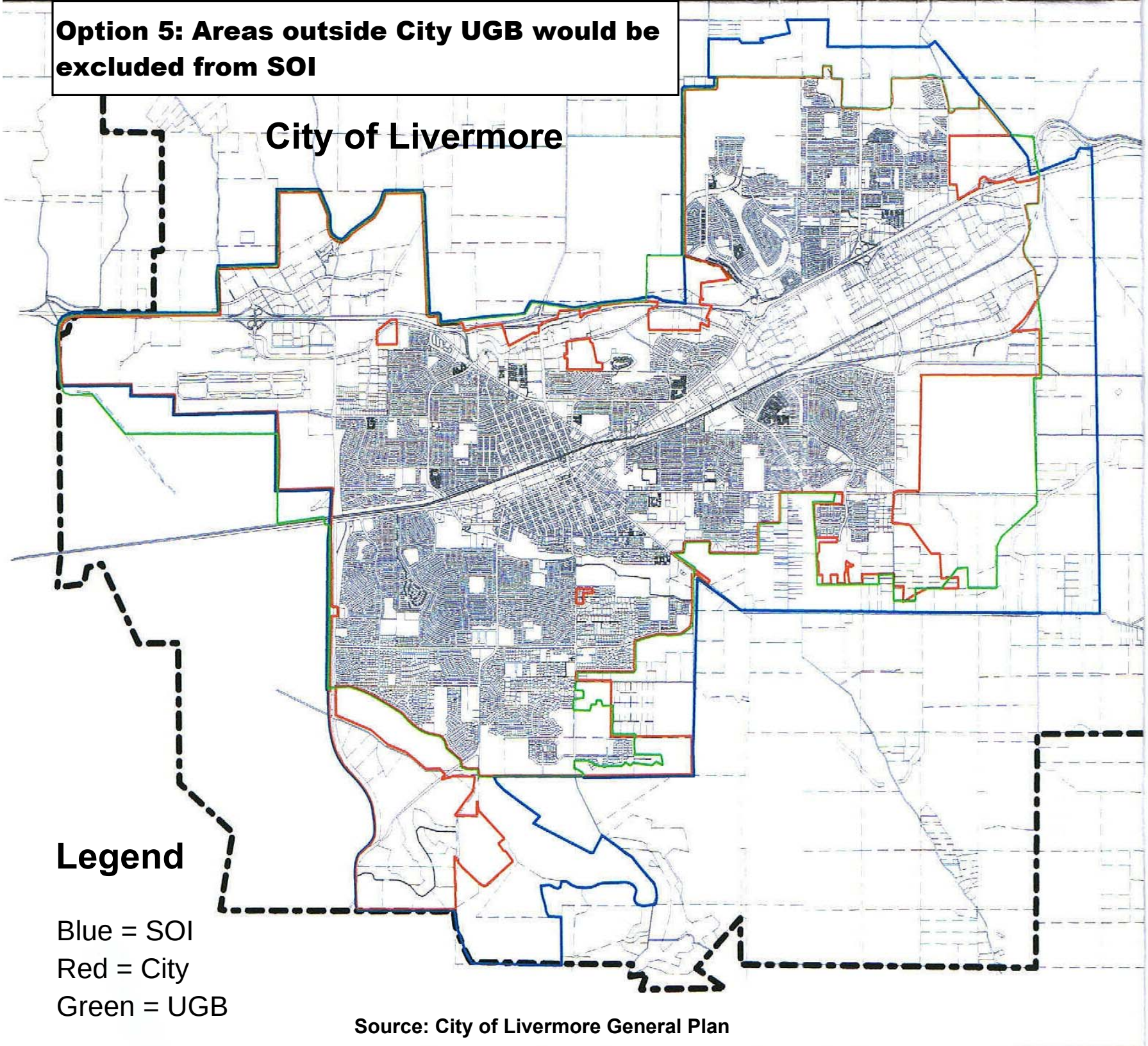



Option 3: Springtown parcel area would be included in SOI
Site
Sphere of Influence
City Limit Line
Urban Growth Boundary

Option 4: Livermore Airport parcel area would be included in SOI



Option 5: Areas outside City UGB would be excluded from SOI



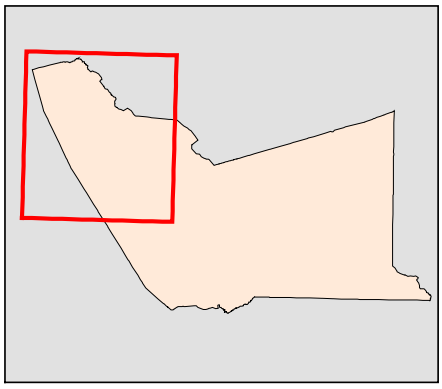
Source: City of Livermore General Plan

City of Oakland SOI Options

SOI Options

1 Panoramic Way area would be removed from SOI
2 Eastern hill areas in Contra Costa would be removed from SOI
3 Properties along Winding Way in Contra Costa would be included in SOI
4 Fringe areas south of Redwood Road would be removed from SOI
5 Small areas north of Redwood Road but outside regional parks would be included in SOI
6 Retain Existing SOI

SOI not yet verified by the Commission



Legend

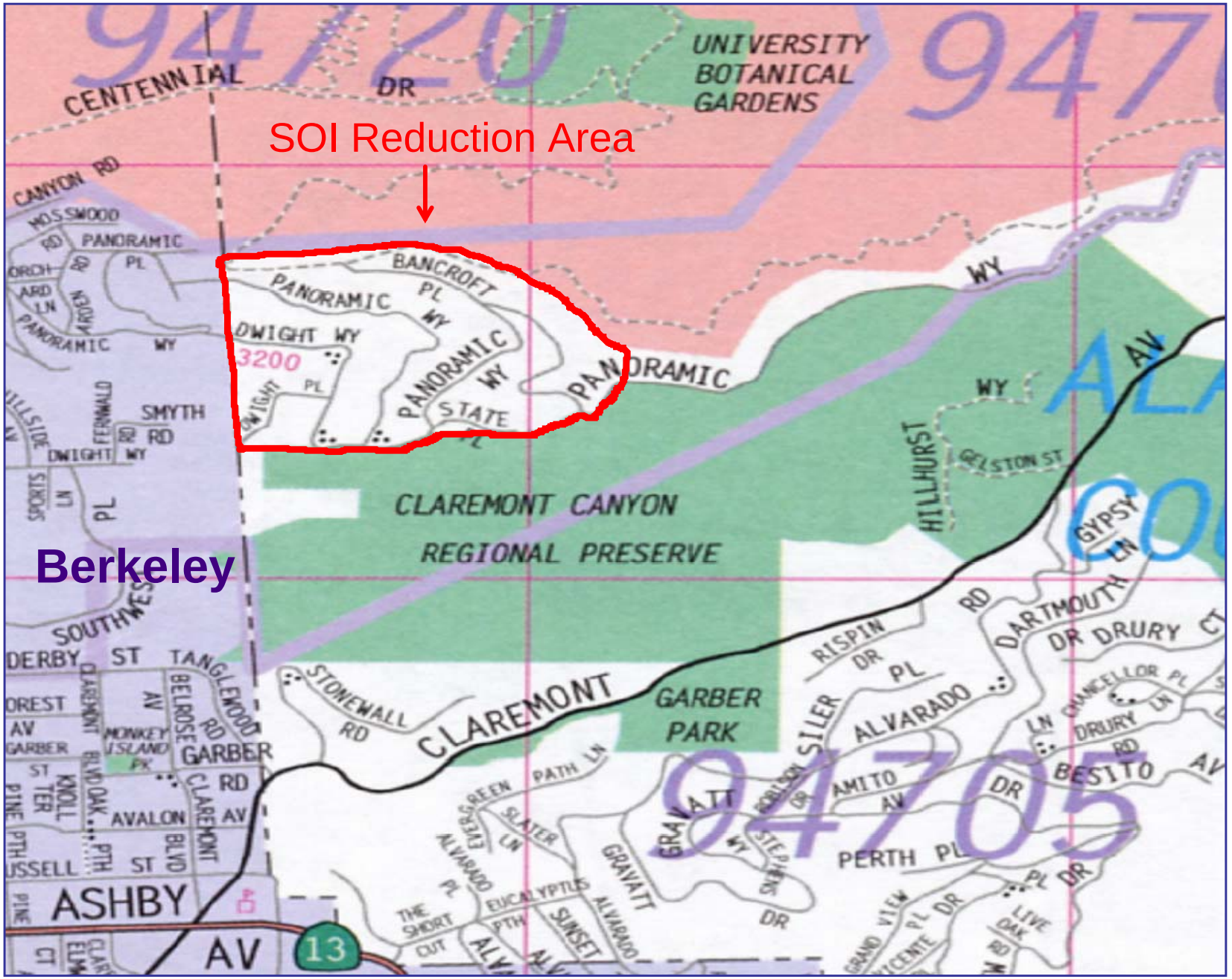
- Streets
- Interstates
- City Limits
- Oakland SOI
- City SOI
- Hydrology
- Alameda Unincorporated

N

0 1.5 3 Miles

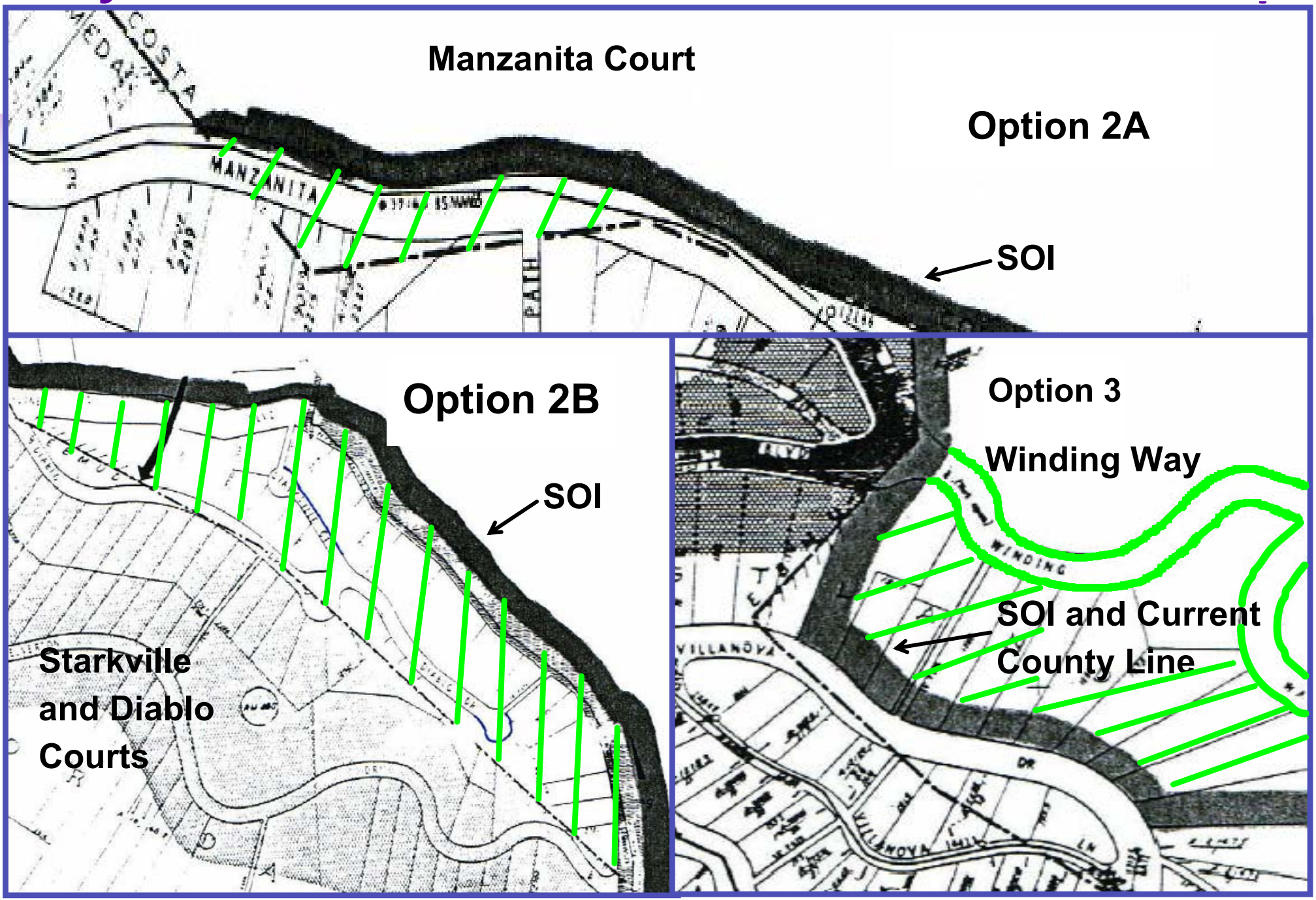
LAFCO Mapping Project --- b.d. Systems, Spatial Division / July 16, 2004

City of Oakland Option 1



City of Oakland

Option 2: Contra Costa County would be removed from SOI
Option 3: SOI would include areas along Winding Way



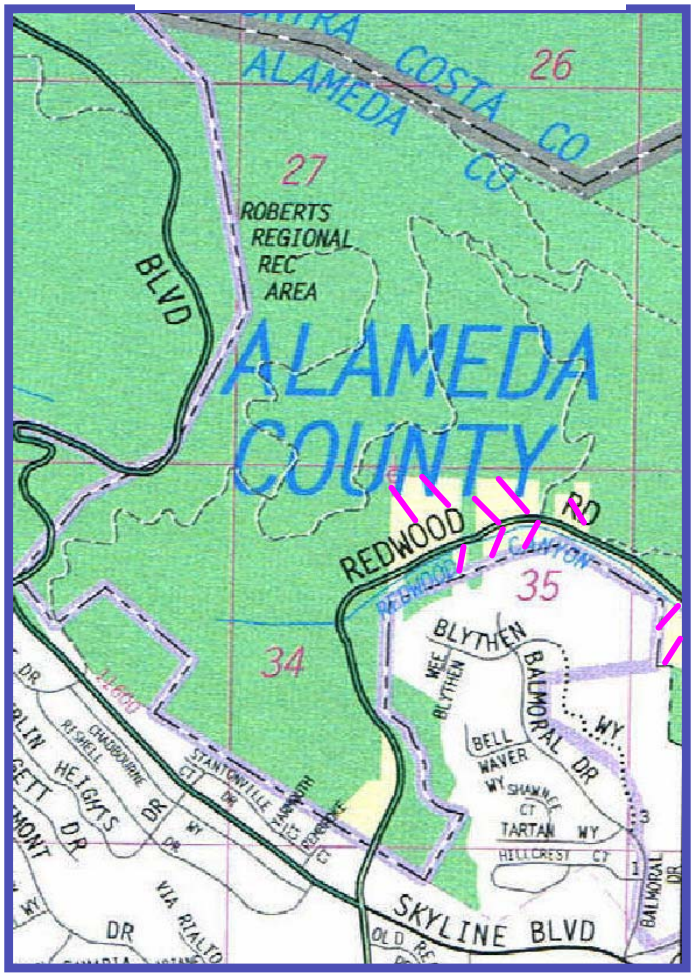
Source: Alameda LAFCo Archive File

City of Oakland

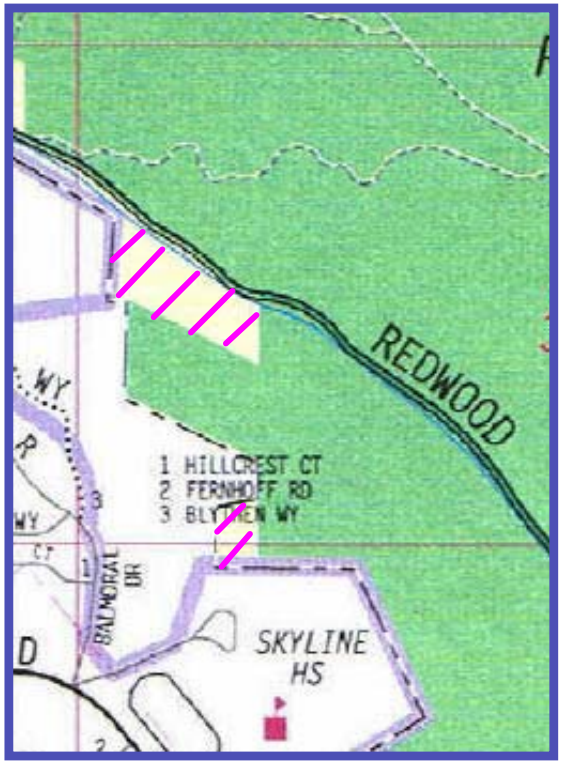
Option 4: Fringe areas south of Redwood Road would be excluded from SOI

Option 5: Areas north of Redwood Road would be included in SOI

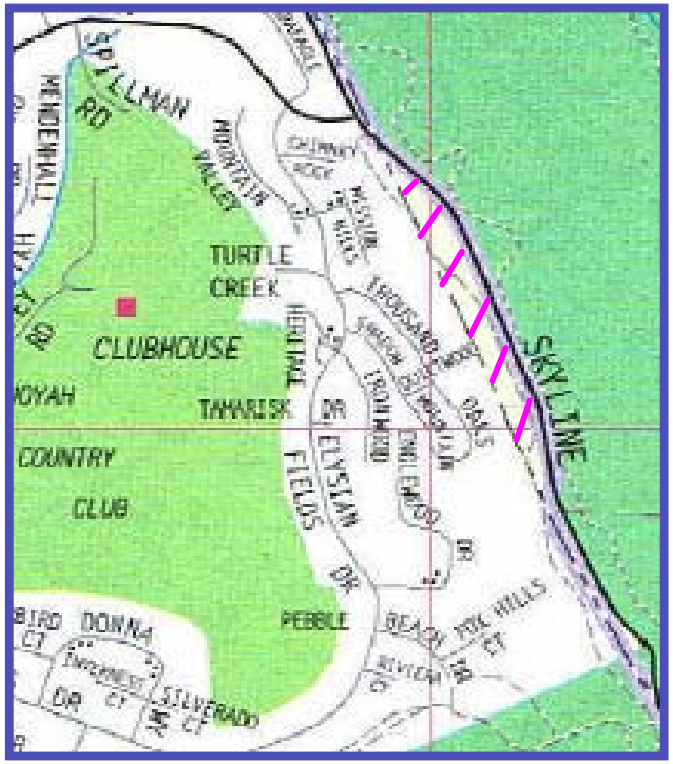
Option 5 & Option 4A



Option 4B

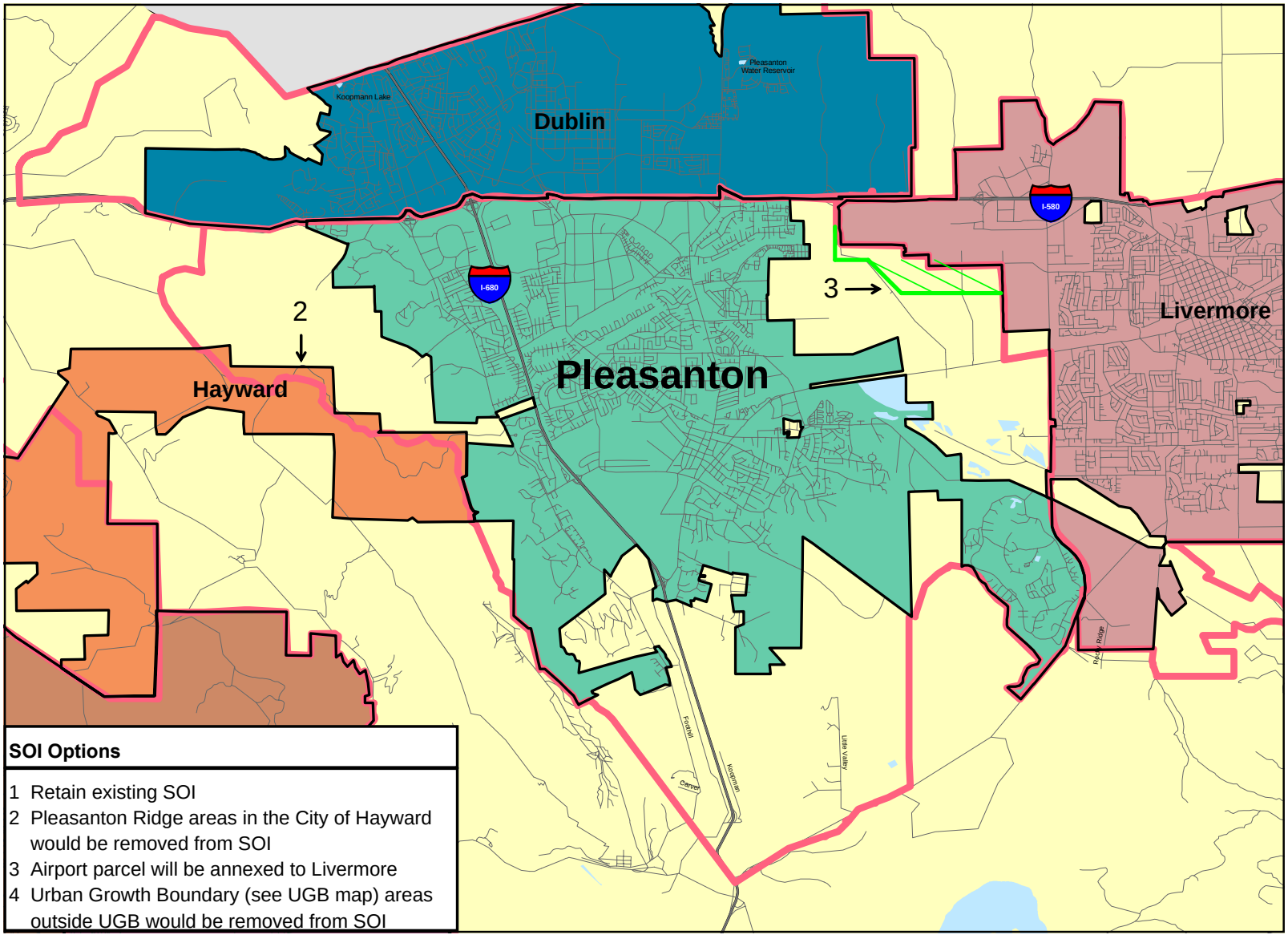


Option 4C



Source: Thomas Brothers Maps

City of Pleasanton SOI Options



SOI Options

1 Retain existing SOI
2 Pleasanton Ridge areas in the City of Hayward would be removed from SOI
3 Airport parcel will be annexed to Livermore
4 Urban Growth Boundary (see UGB map) areas outside UGB would be removed from SOI

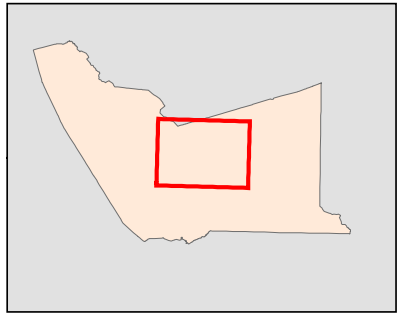
N

0 0.5 1 2 Miles

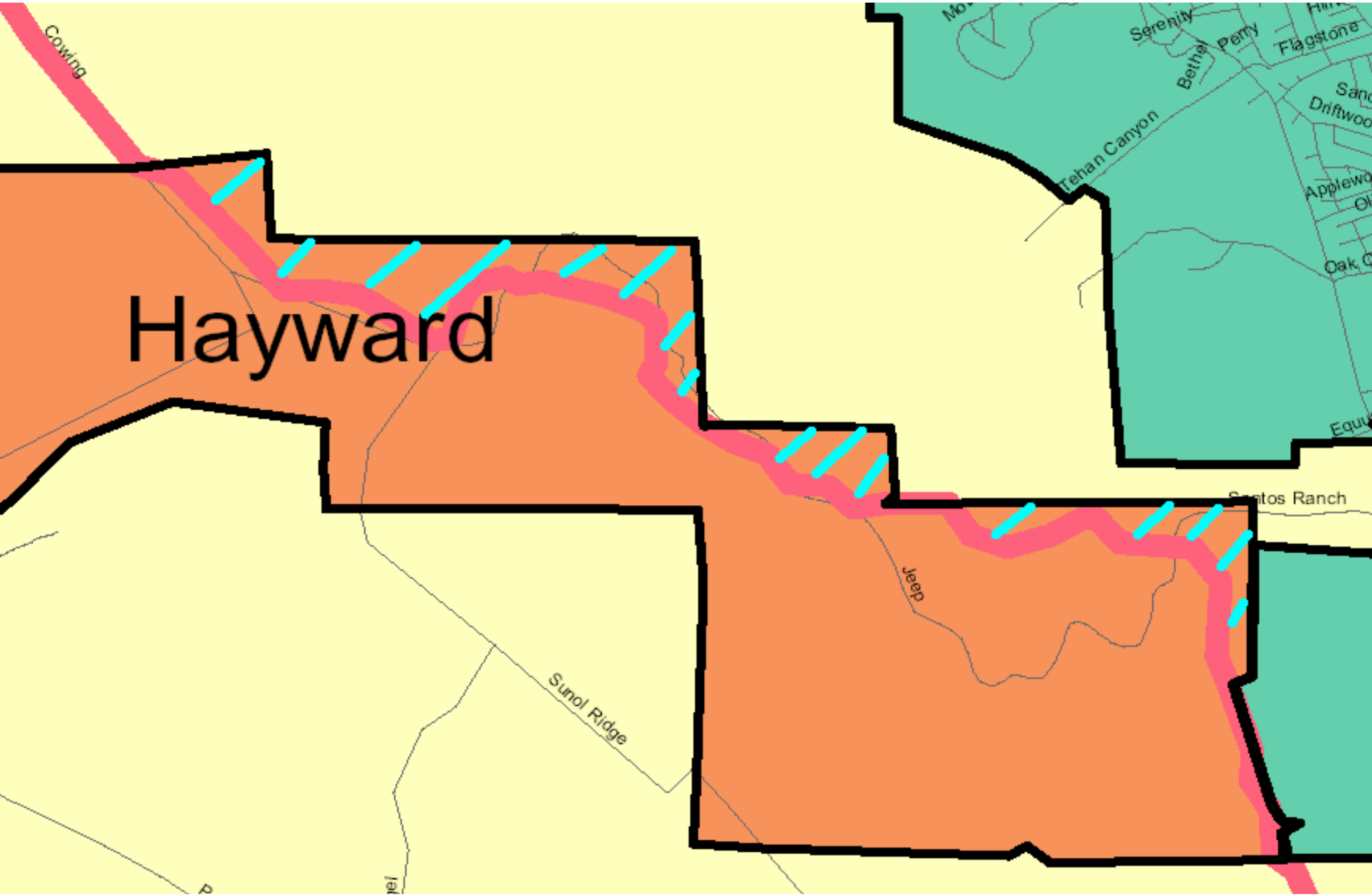
Legend

- Interstates
- Streets
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated

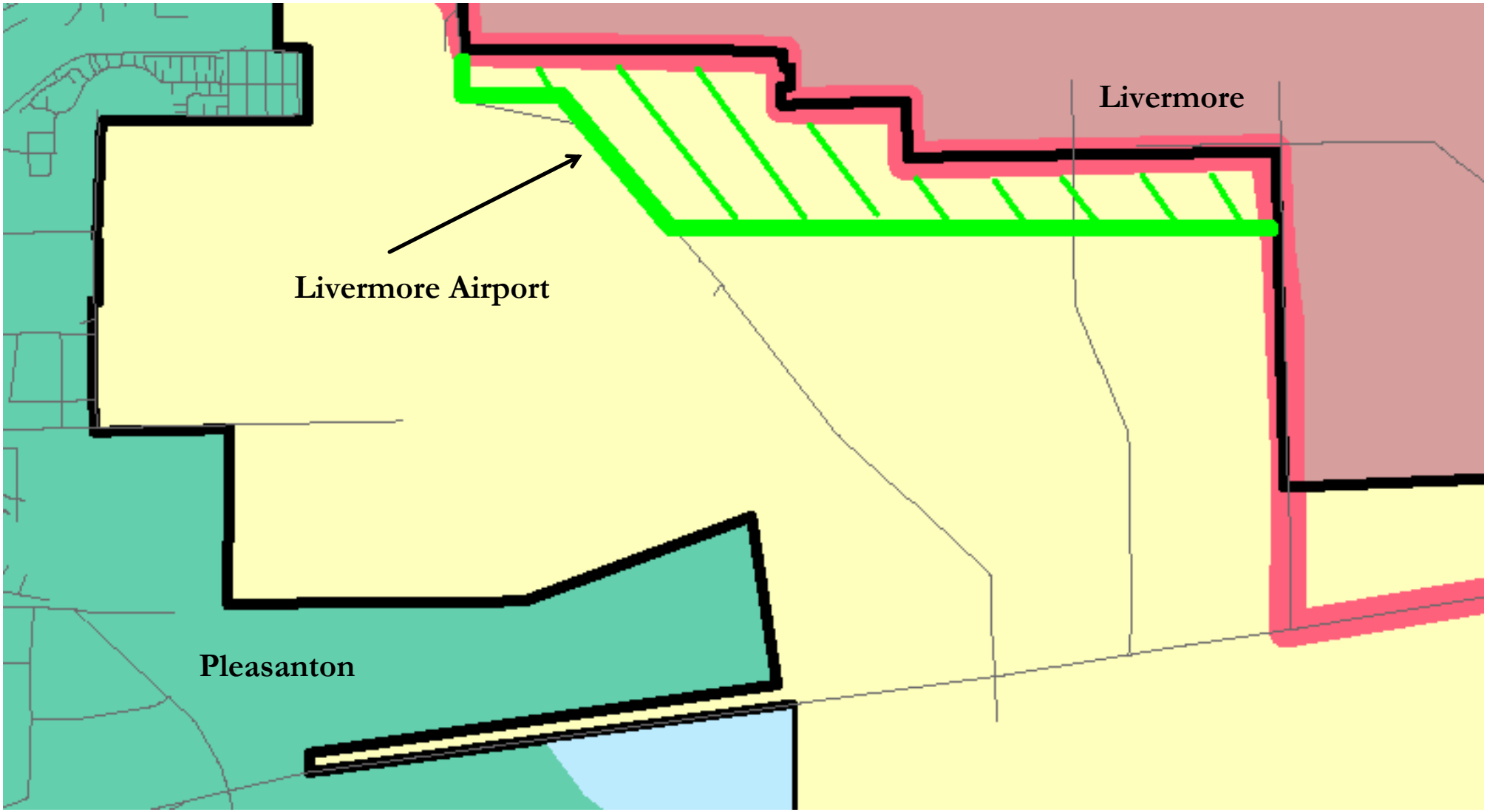
SOI not yet verified by the Commission



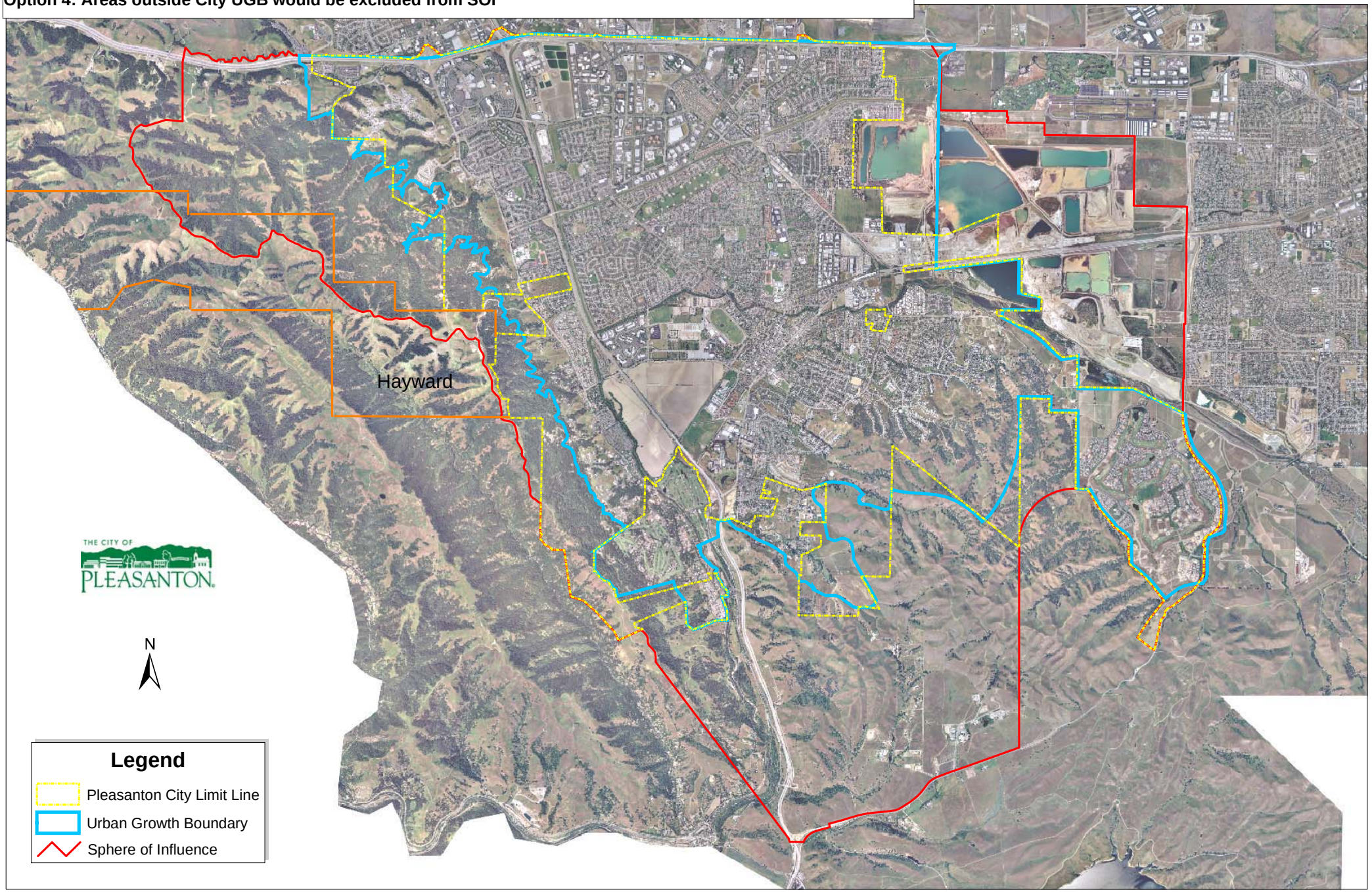
Option 2: Pleasanton Ridge areas in the City of Hayward would be removed from SOI



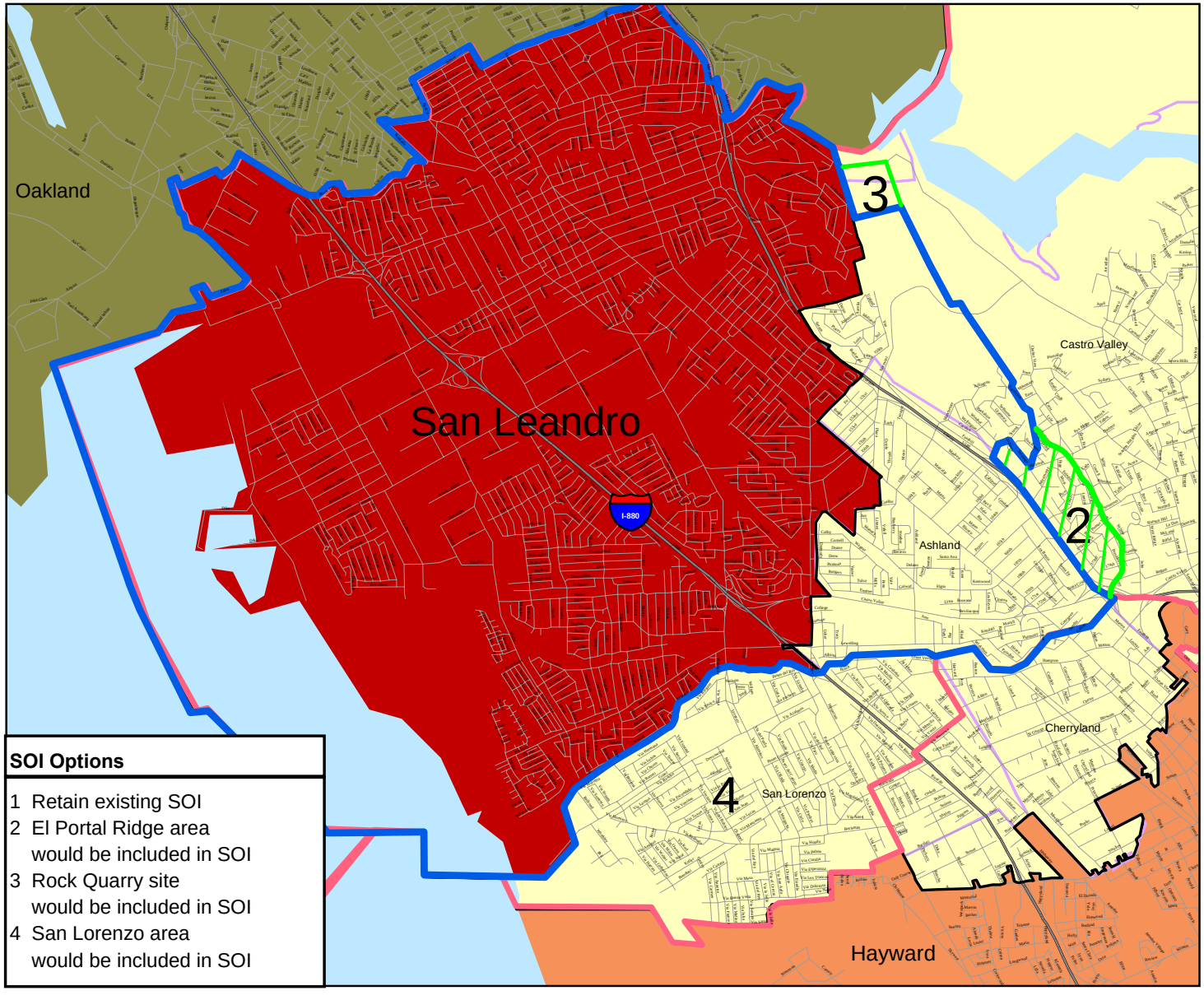
Option 3: Livermore Airport annexed to Livermore and removed from the Pleasanton SOI.



Option 4: Areas outside City UGB would be excluded from SOI



City of San Leandro SOI Options



SOI Options

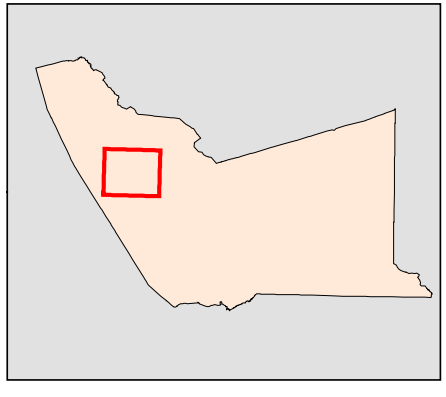
1 Retain existing SOI
2 El Portal Ridge area
would be included in SOI
3 Rock Quarry site
would be included in SOI
4 San Lorenzo area
would be included in SOI

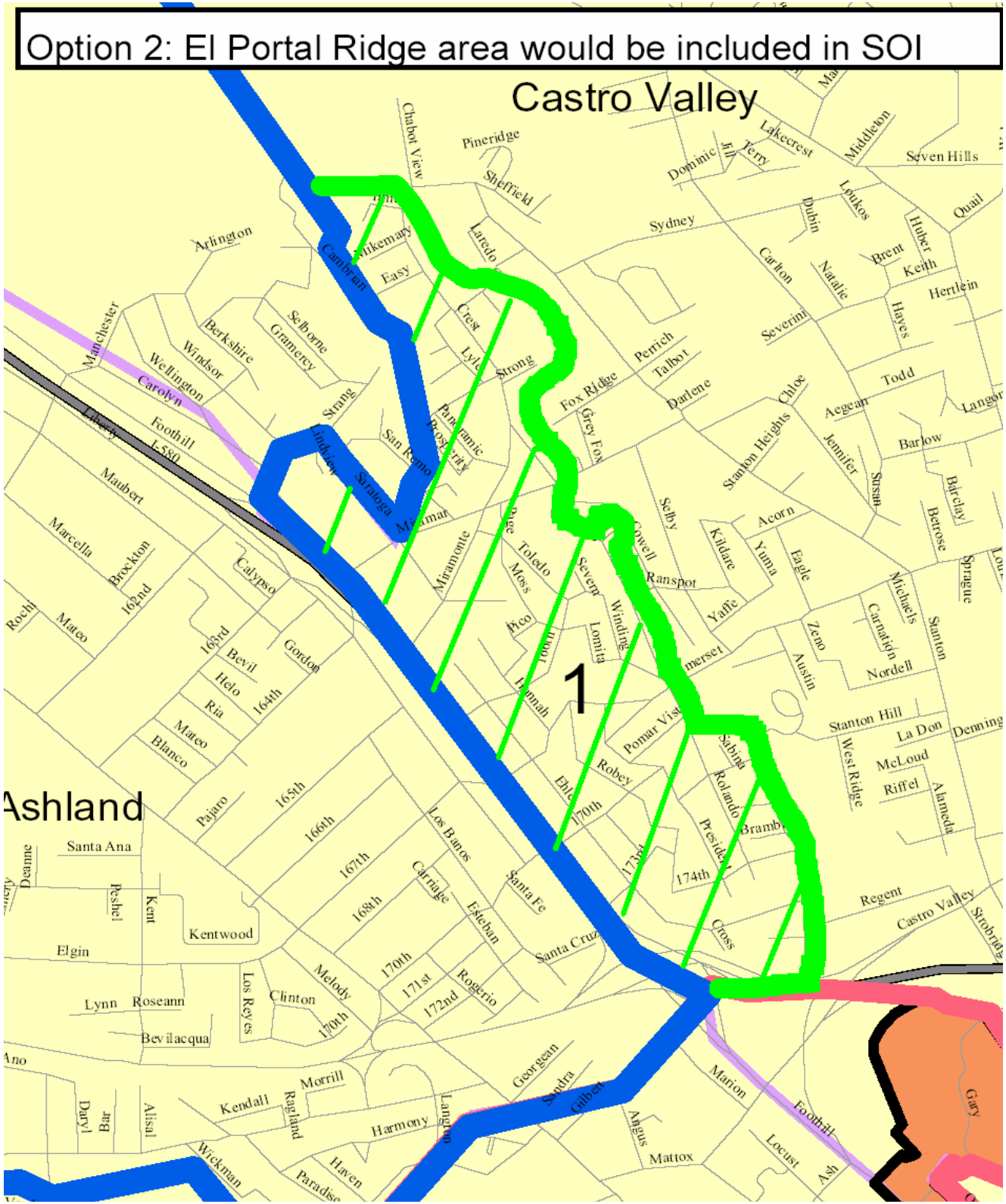
N

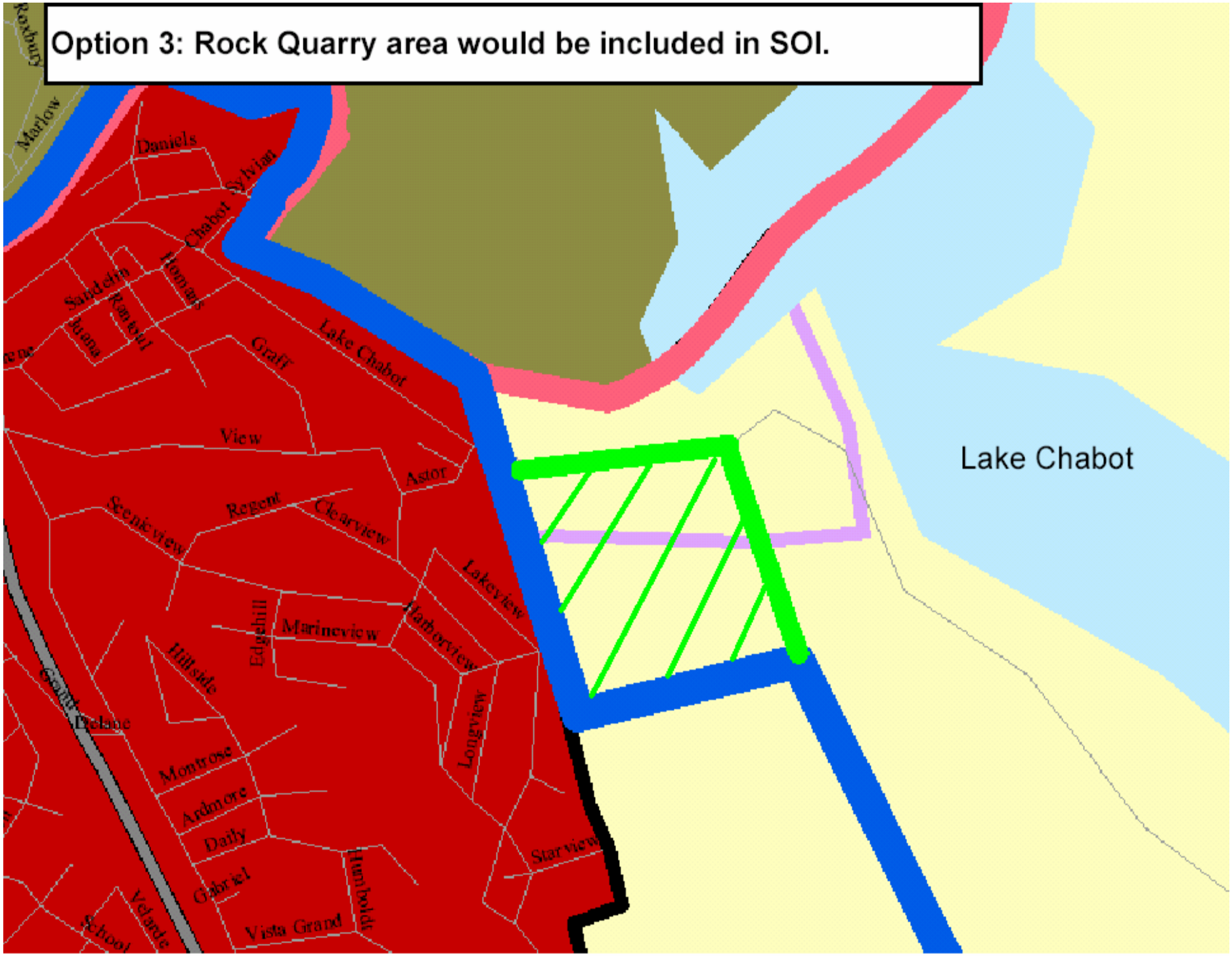
0 0.5 1 Miles

Legend

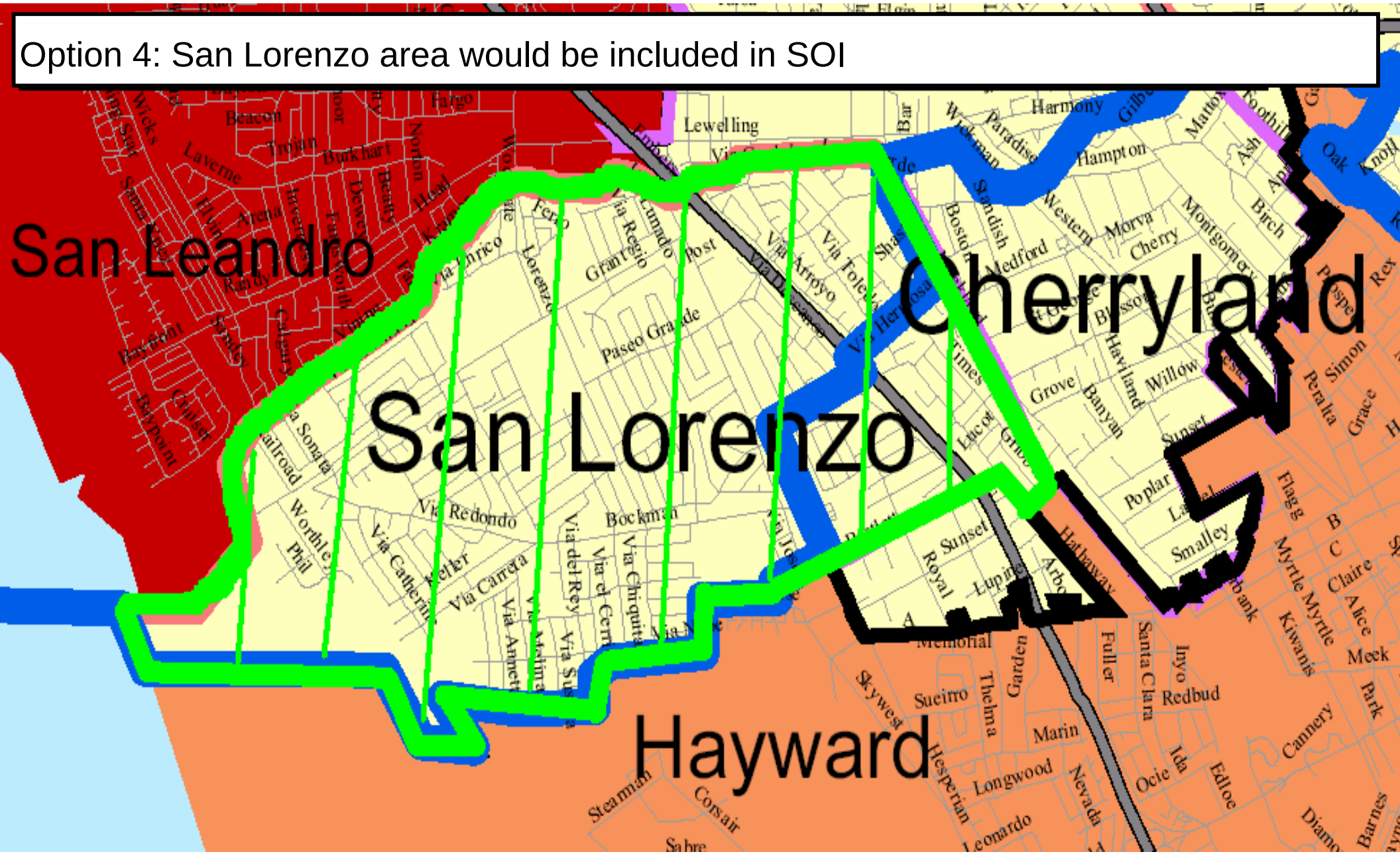
- Interstates
- Streets
- City Limits
- San Leandro SOI
- City SOI
- CDP
- Hydrology
- Alameda Unincorporated



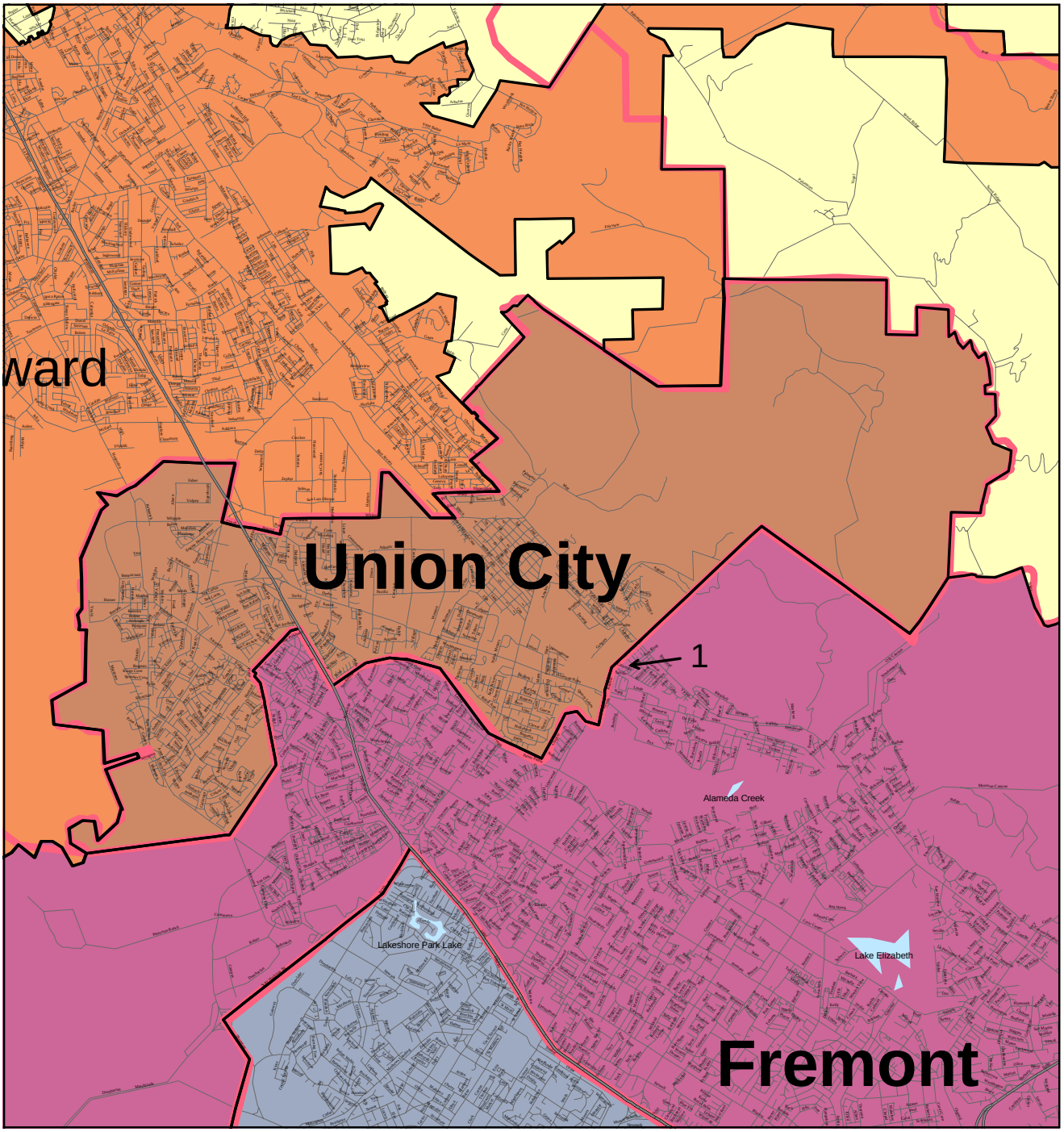

Option 2: El Portal Ridge area would be included in SOI
Castro Valley
Ashland
1
Chabot View
Pineridge
Sheffield
Laketerest
Middleton
Seven Hills
Dominic
Terry
Sydney
Dublin
Loukos
Quail
Huber
Brent
Keith
Hertlein
Carlton
Natalie
Severini
Hayes
Todd
Aegean
Chloe
Jennifer
Barlow
Barclay
Berrose
Sprague
Stanton Heights
Fox Ridge
Grey Fox
Perrich
Talbot
Darlene
Selby
Cowell
Ranspot
Kildare
Yuma
Eagle
Acorn
Yaffe
Michaels
Carnation
Nordell
Stanton
Zeno
Austin
Somerset
Stanton Hill
La Don
Denning
West Ridge
McLoud
Riffel
Alameda
Sabina
Rolando
Robey
Pomar Vista
Presidio
Bramb
174th
173rd
170th
Cross
Regent
Castro Valley
Strobridge
Arlington
Manchester
Berkshire
Windsor
Wellington
Carolyn
Selborne
Gramercy
Strang
Foothill
I-580
Liberty
Maubert
Marcella
Brockton
162nd
Rochi
Mateo
Calypso
163rd
Bevil
Helo
164th
Ria
Mateo
Blanco
Gordon
Pajaro
165th
166th
167th
168th
Santa Ana
Deanne
Peshel
Kent
Kentwood
Elgin
Lynn
Roseann
Bevilacqua
Los Reyes
Clinton
Melody
170th
Carriage
Los Banos
Esteban
Santa Fe
Santa Cruz
171st
172nd
Rogerio
Georgean
Sandra
Gilbert
Morrill
Kendall
Ragland
Harmony
Langton
Wickman
Haven
Paradise
Daryl
Bar
Alisal
Ano
Marion
Foothill
Angus
Mattox
Locust
Ash
Gary
Cameron
Easy
Crest
Lyle
Strong
Parkmonic
Prosperity
San Remo
Saratoga
Miramonte
Toledo
Moss
Pico
Severn
Winding
Lomita
Hannah
Ehle
Cabot
Cunningham
Lindsay
Marmar


Option 3: Rock Quarry area would be included in SOI.
Lake Chabot
Roxbury
Marlow
Daniels
Sylvian
Chabot
Hermans
Sandelin
Ramsel
Juana
Graff
Lake Chabot
View
Astor
Regent
Clearview
Scenicview
Lakeview
Edgehill
Marineview
Harborview
Hillside
Grand
Delano
Montrose
Ardmore
Daily
Gabriel
Humboldt
Vista Grand
Velarde
School
Starview
Longview

Option 4: San Lorenzo area would be included in SOI



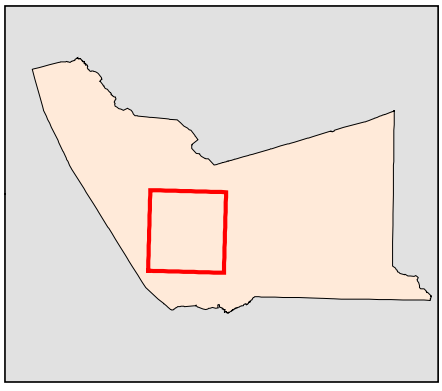
City of Union City SOI Options

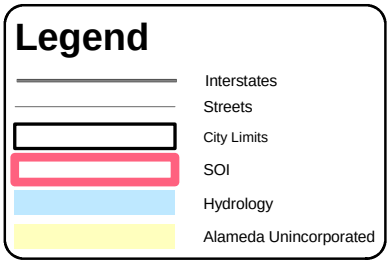


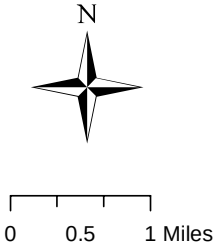
SOI Options

1 Fremont/Union City SOI Overlap
0.2 acres would be removed from the City of Union City's SOI

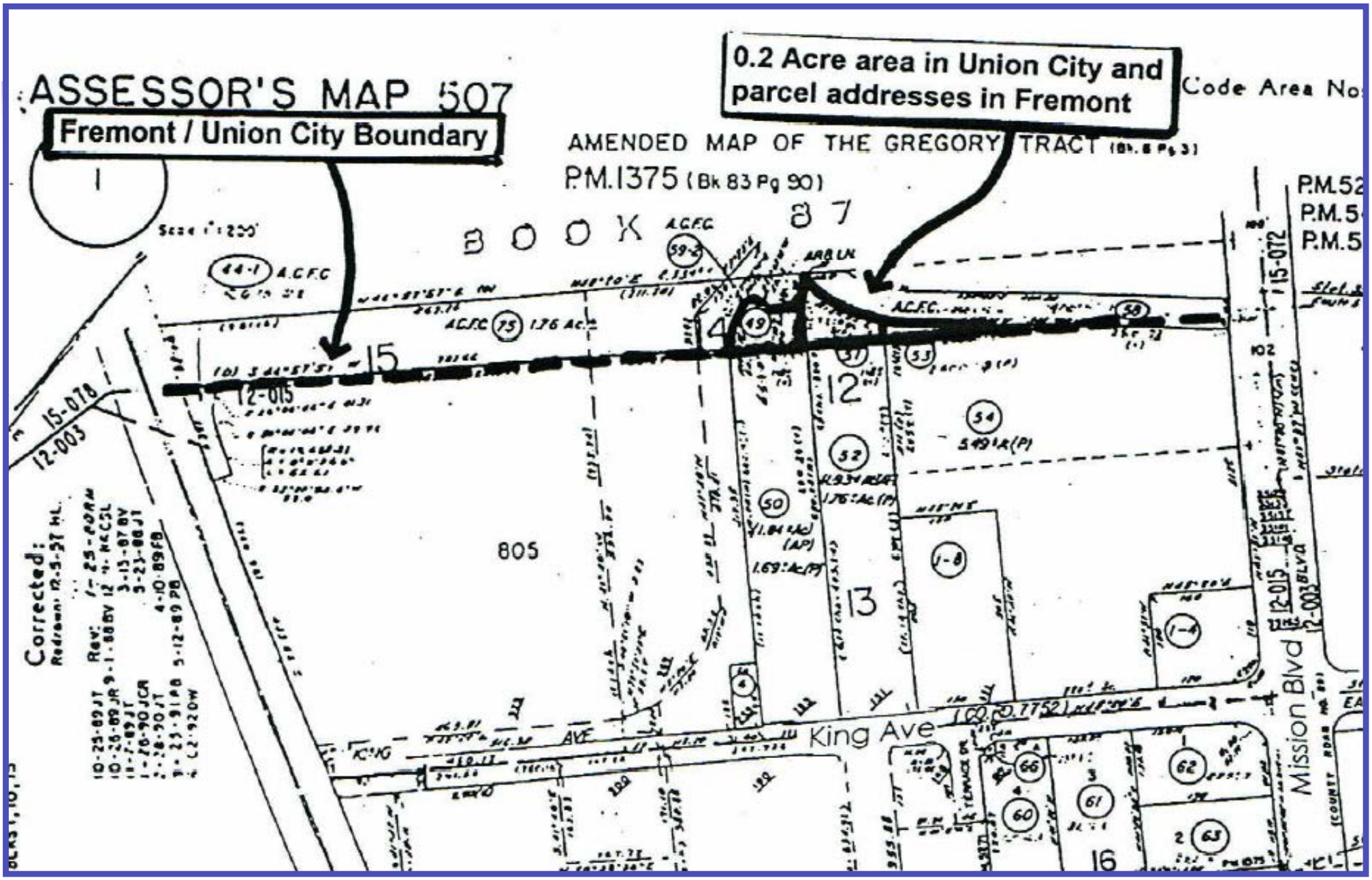
2 Retain existing SOI







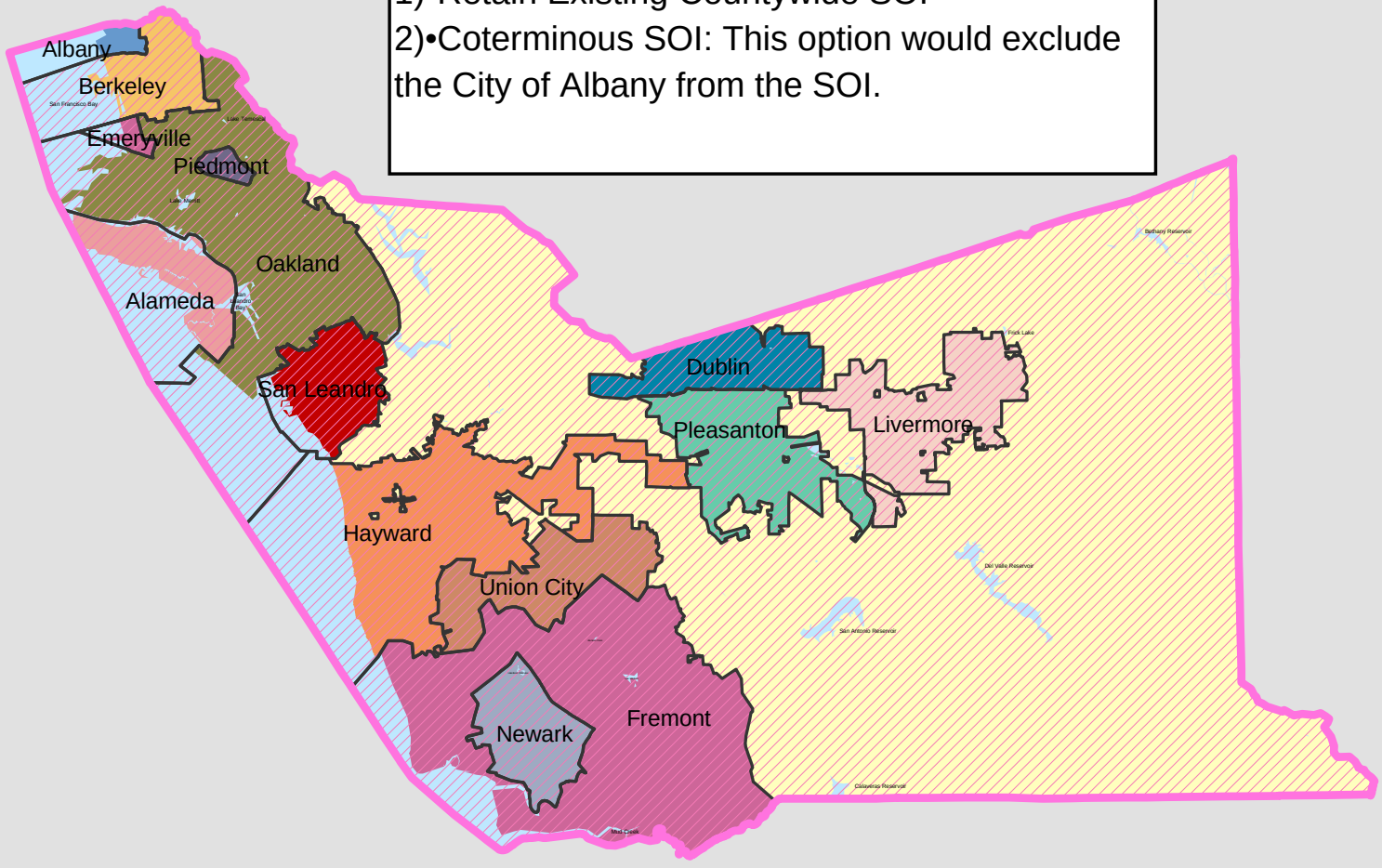
Union City-Fremont SOI Overlap Detail



Source: Alameda LAFCo Archive File

ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT SOI OPTIONS

SOI Options
1)•Retain Existing Countywide SOI
2)•Coterminous SOI: This option would exclude the City of Albany from the SOI.



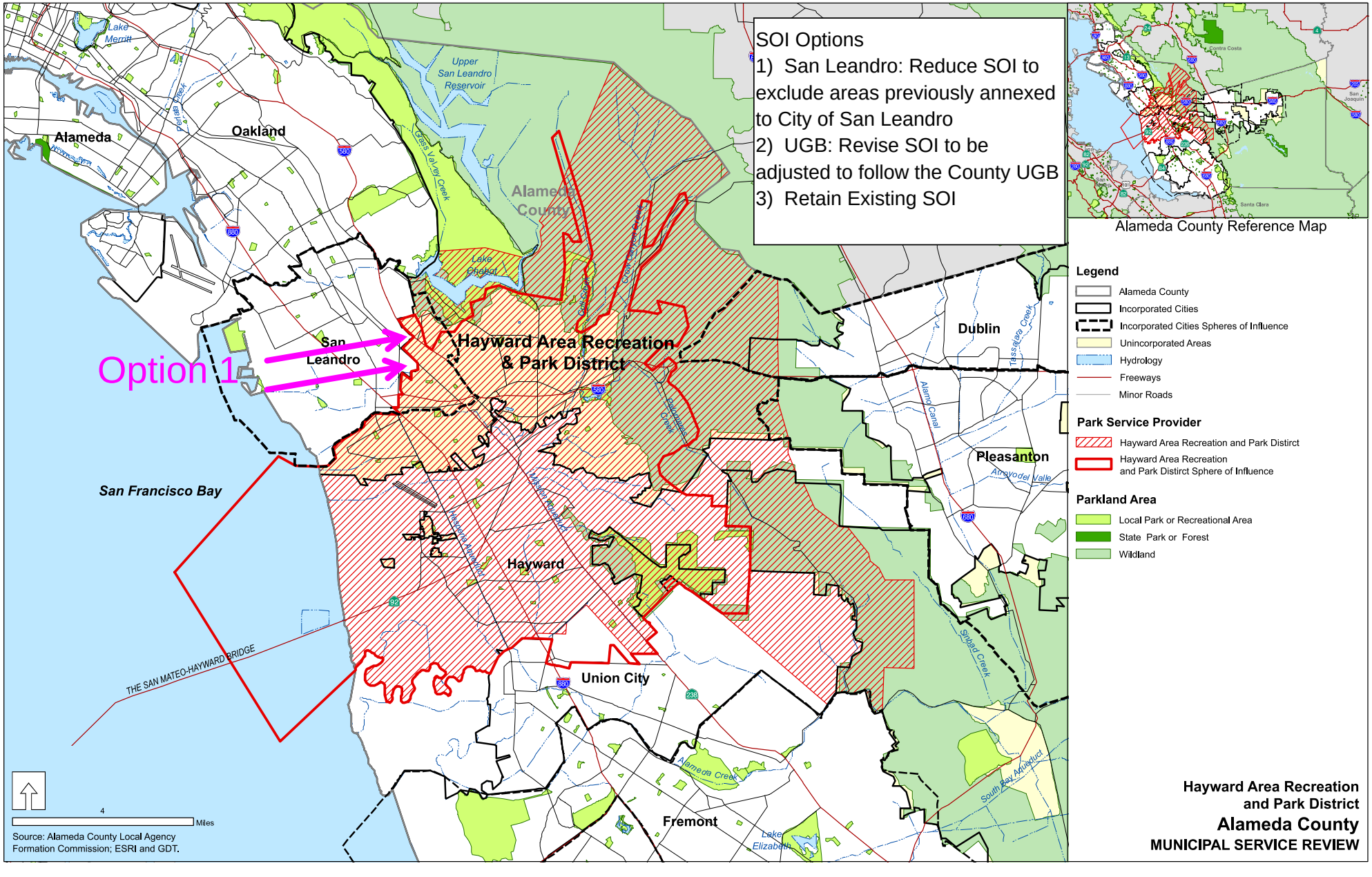
N

0 3.75 7.5 Miles

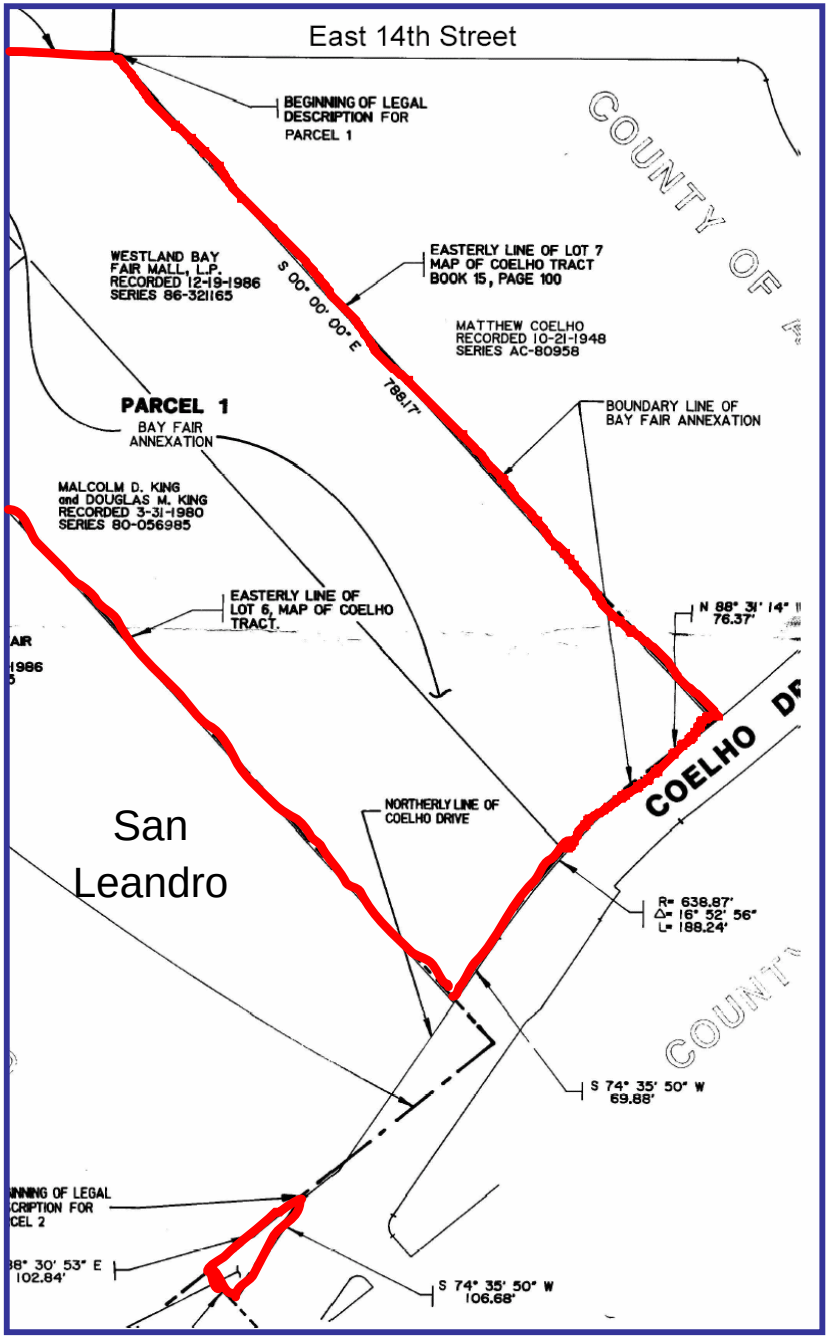
Legend

- Mosquito Abatement District
- Mosquito SOI
- City Limits
- Hydrology

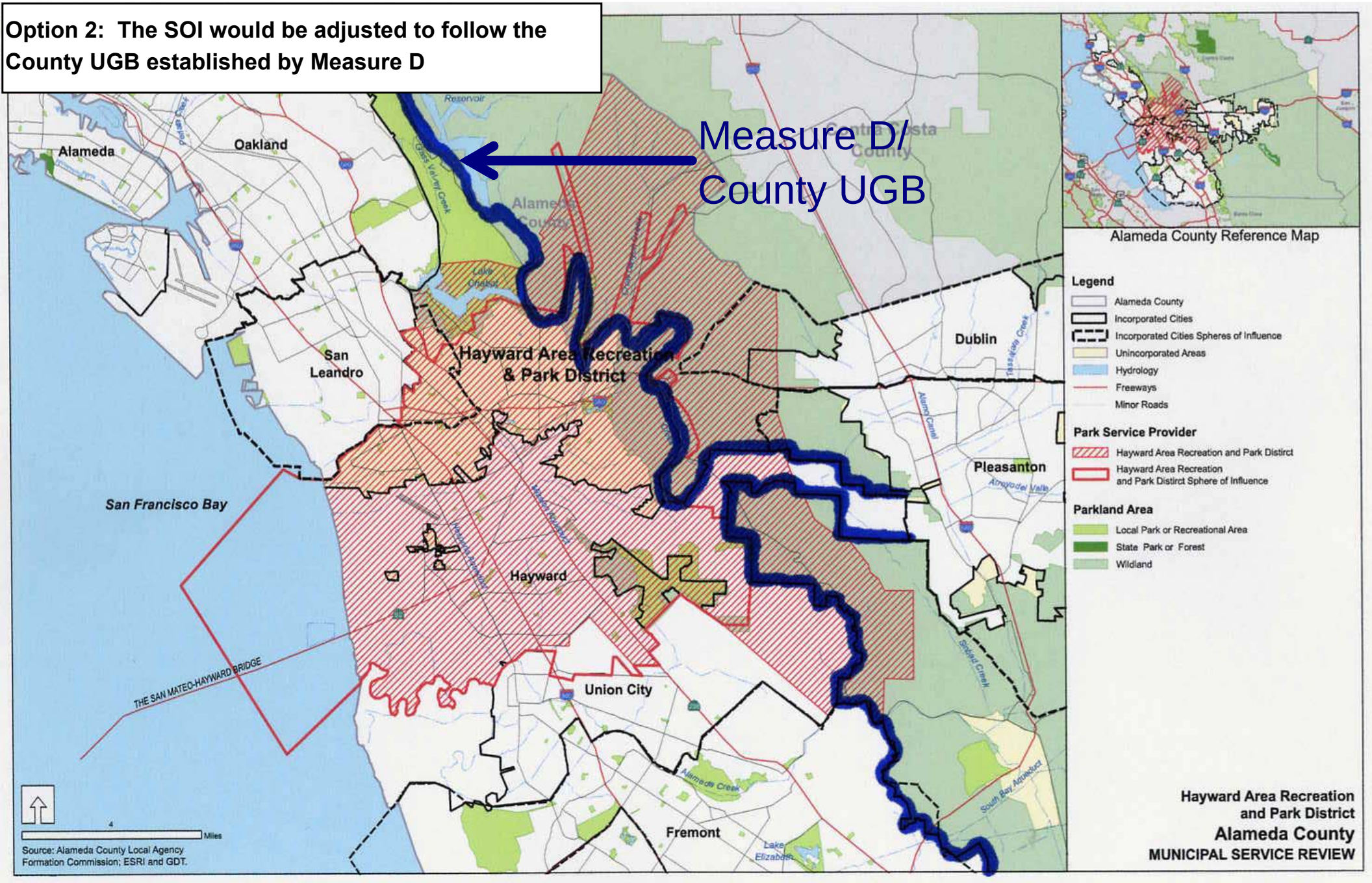
LAFCO Mapping Project --- b.d. Systems, Spatial Division / April 22, 2004


SOI Options
1) San Leandro: Reduce SOI to exclude areas previously annexed to City of San Leandro
2) UGB: Revise SOI to be adjusted to follow the County UGB
3) Retain Existing SOI
Option 1
Alameda County Reference Map
Legend
Alameda County
Incorporated Cities
Incorporated Cities Spheres of Influence
Unincorporated Areas
Hydrology
Freeways
Minor Roads
Park Service Provider
Hayward Area Recreation and Park Distirct
Hayward Area Recreation and Park Distirct Sphere of Influence
Parkland Area
Local Park or Recreational Area
State Park or Forest
Wildland
Alameda
Oakland
San Leandro
Hayward Area Recreation & Park District
Dublin
Pleasanton
Hayward
Union City
Fremont
San Francisco Bay
Alameda County
Lake Merritt
Upper San Leandro Reservoir
Lake Chabot
THE SAN MATEO-HAYWARD BRIDGE
Miles
Source: Alameda County Local Agency Formation Commission; ESRI and GDT.
Hayward Area Recreation and Park District
Alameda County
MUNICIPAL SERVICE REVIEW

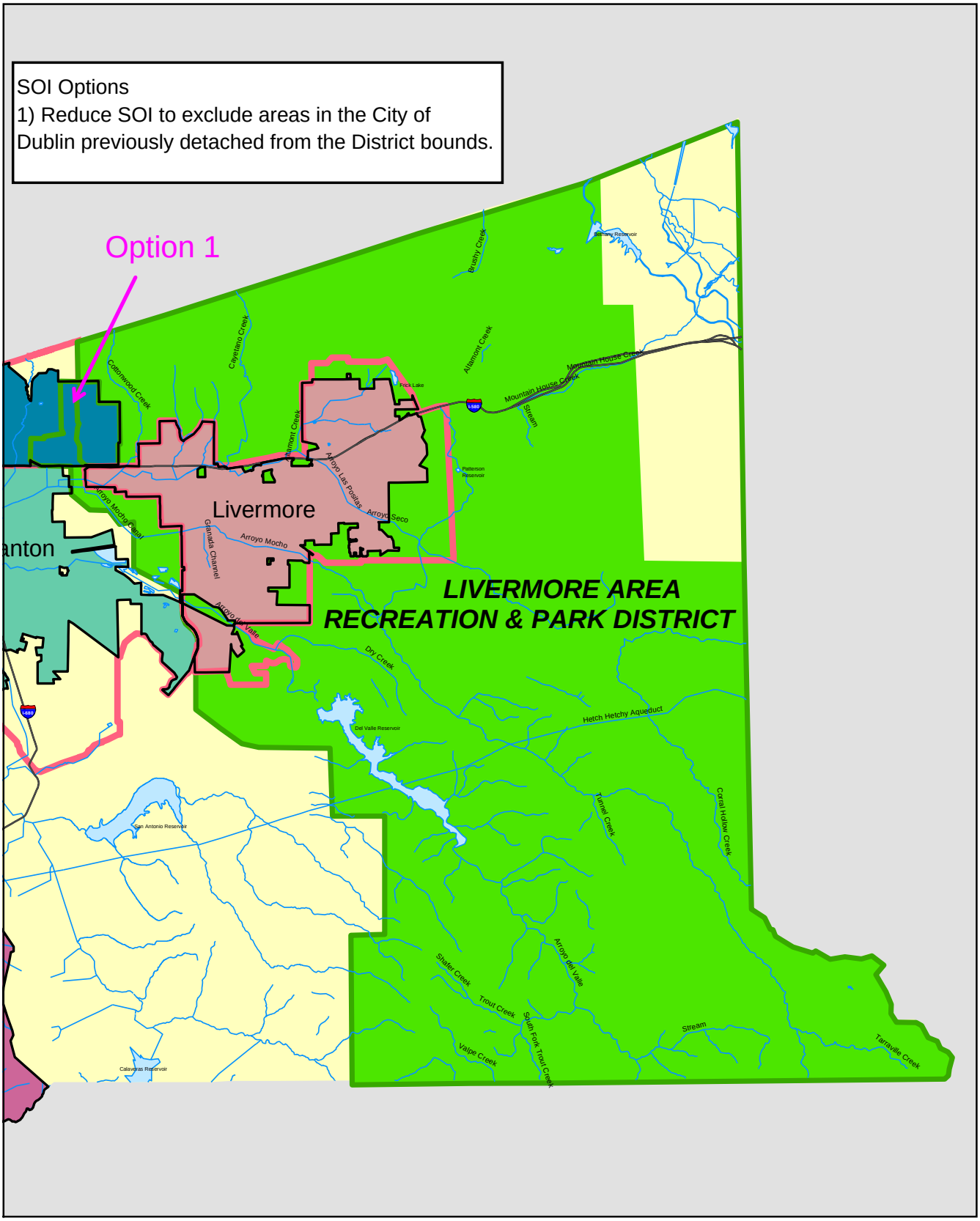
Hayward Recreation and Park District SOI Option 1

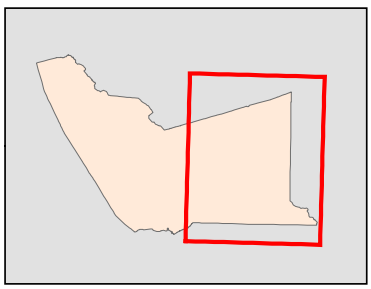


Option 2: The SOI would be adjusted to follow the County UGB established by Measure D



SOI Options
1) Reduce SOI to exclude areas in the City of Dublin previously detached from the District bounds.





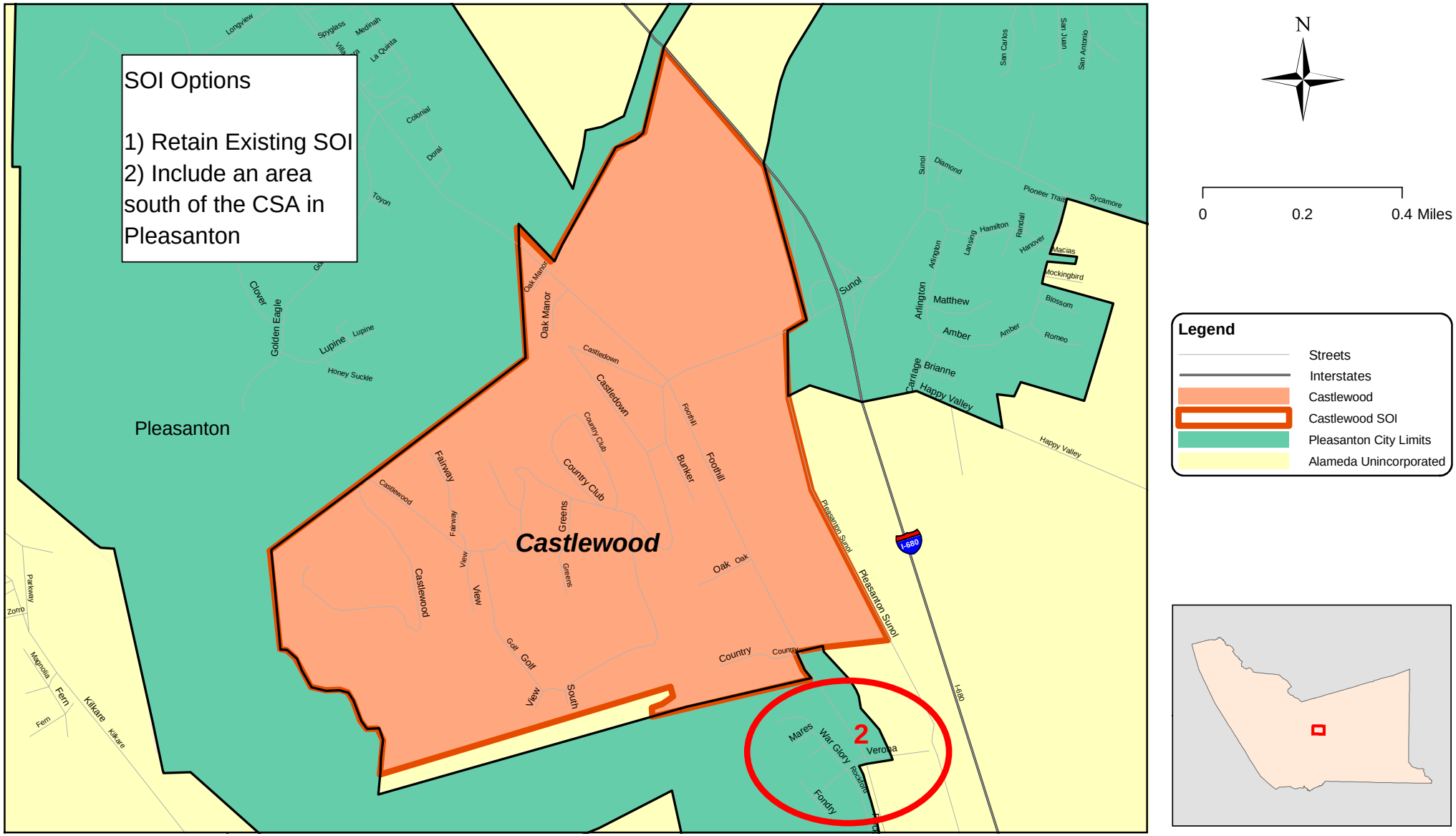
Legend

- Interstates
- Livermore Area Rec Park
- Livermore_Rec_Park_SOI
- City Limits
- City SOI
- Hydrology
- Alameda Unincorporated

N

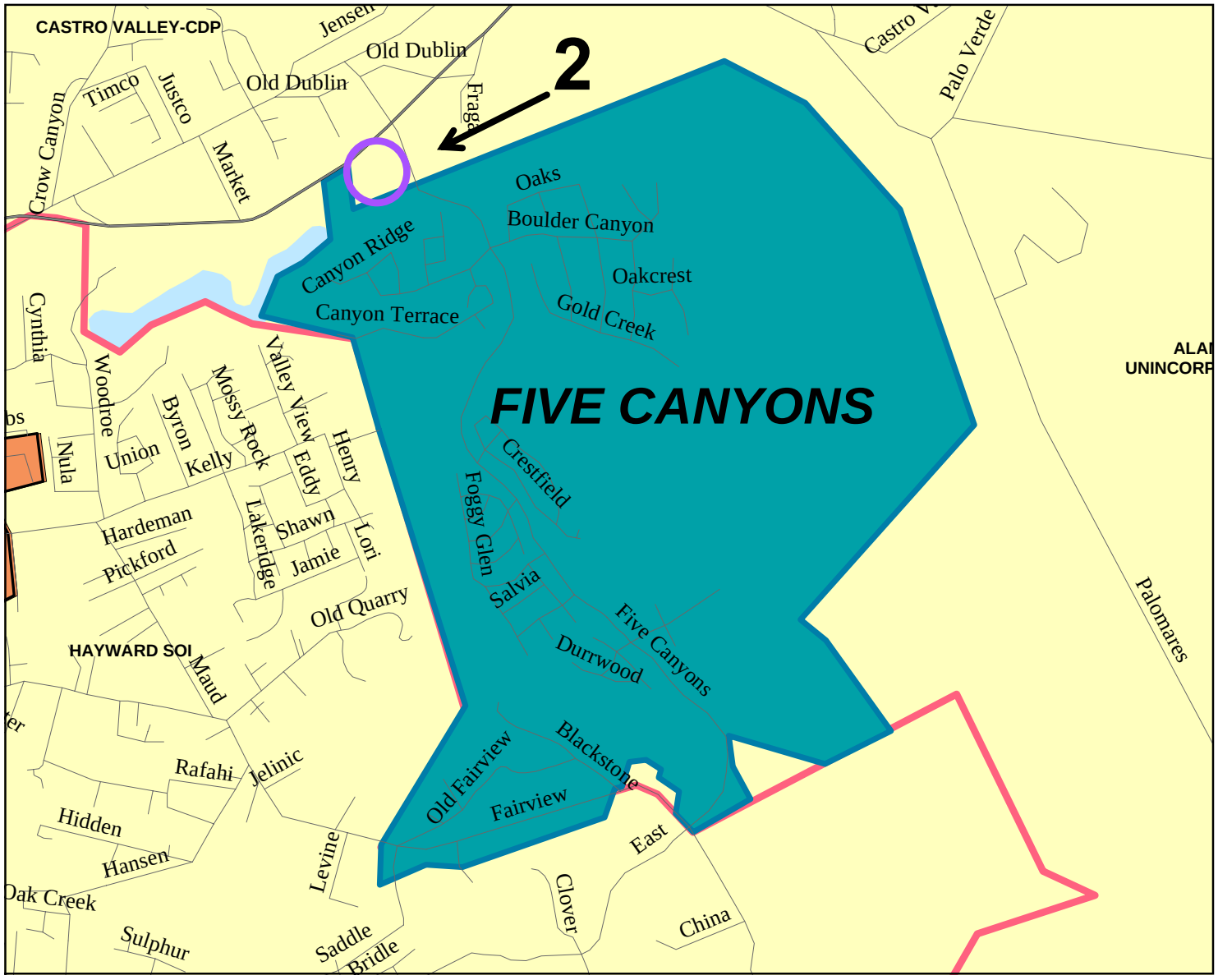
0 1 2 4 Miles

LAFCO Mapping Project --- b.d. Systems, Spatial Division / May 27, 2004



LAFCO Mapping Project --- b.d. Systems, Spatial Division / April 16, 2004

FIVE CANYONS CSA



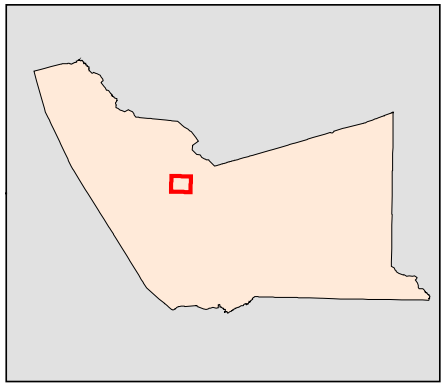
SOI Options

1) Retain Existing SOI
2) Expand SOI to include areas planned for development

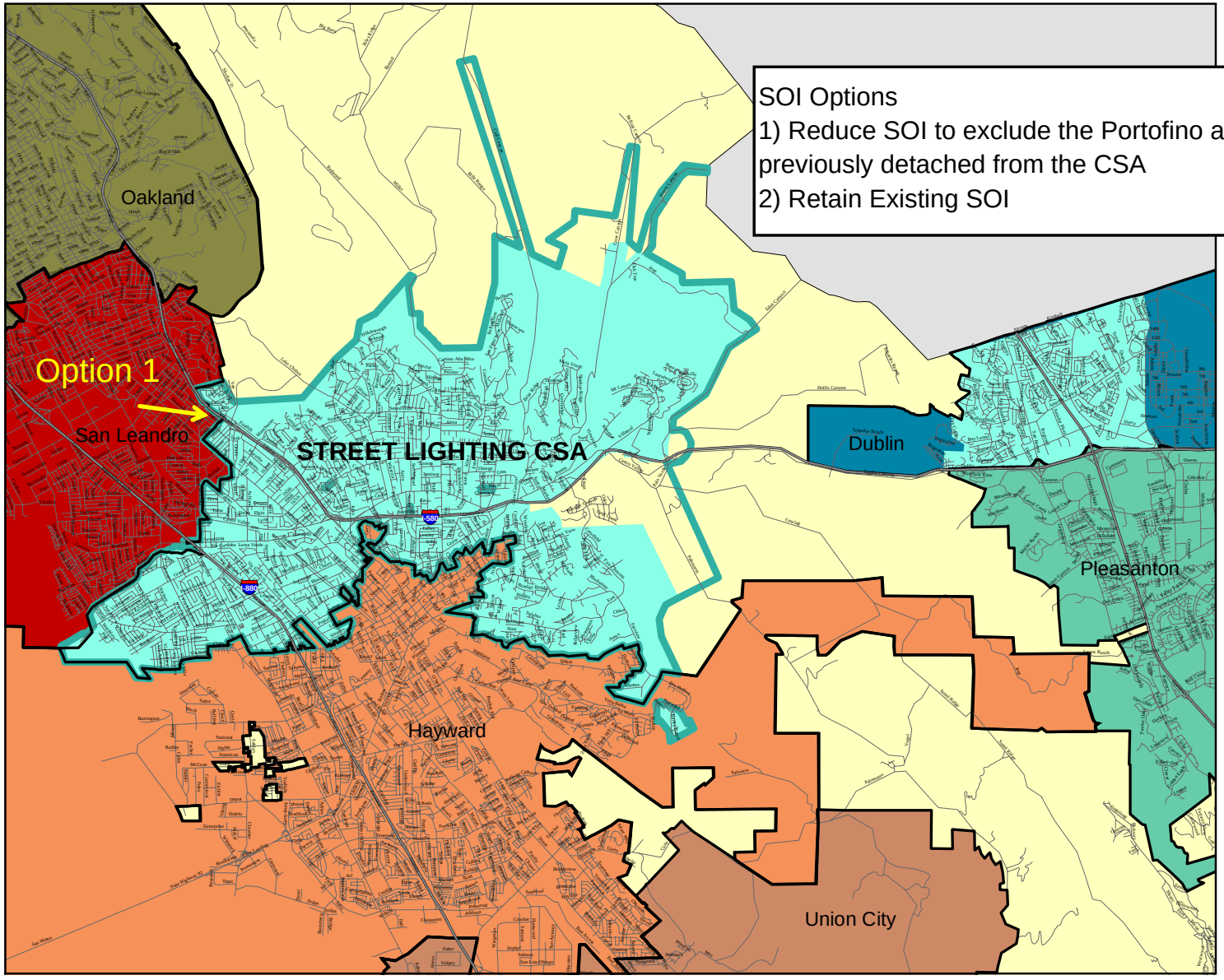
0 0.2 0.4 Miles

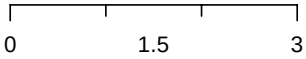
Legend

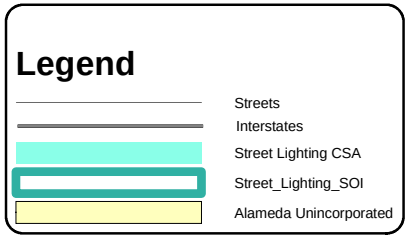
- Interstates
- Streets
- Five Canyons
- Five Canyons SOI
- Hayward City Limits
- Hydrology

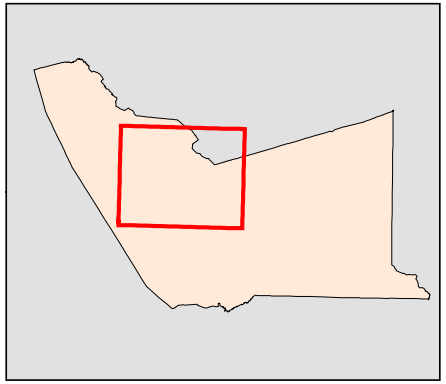
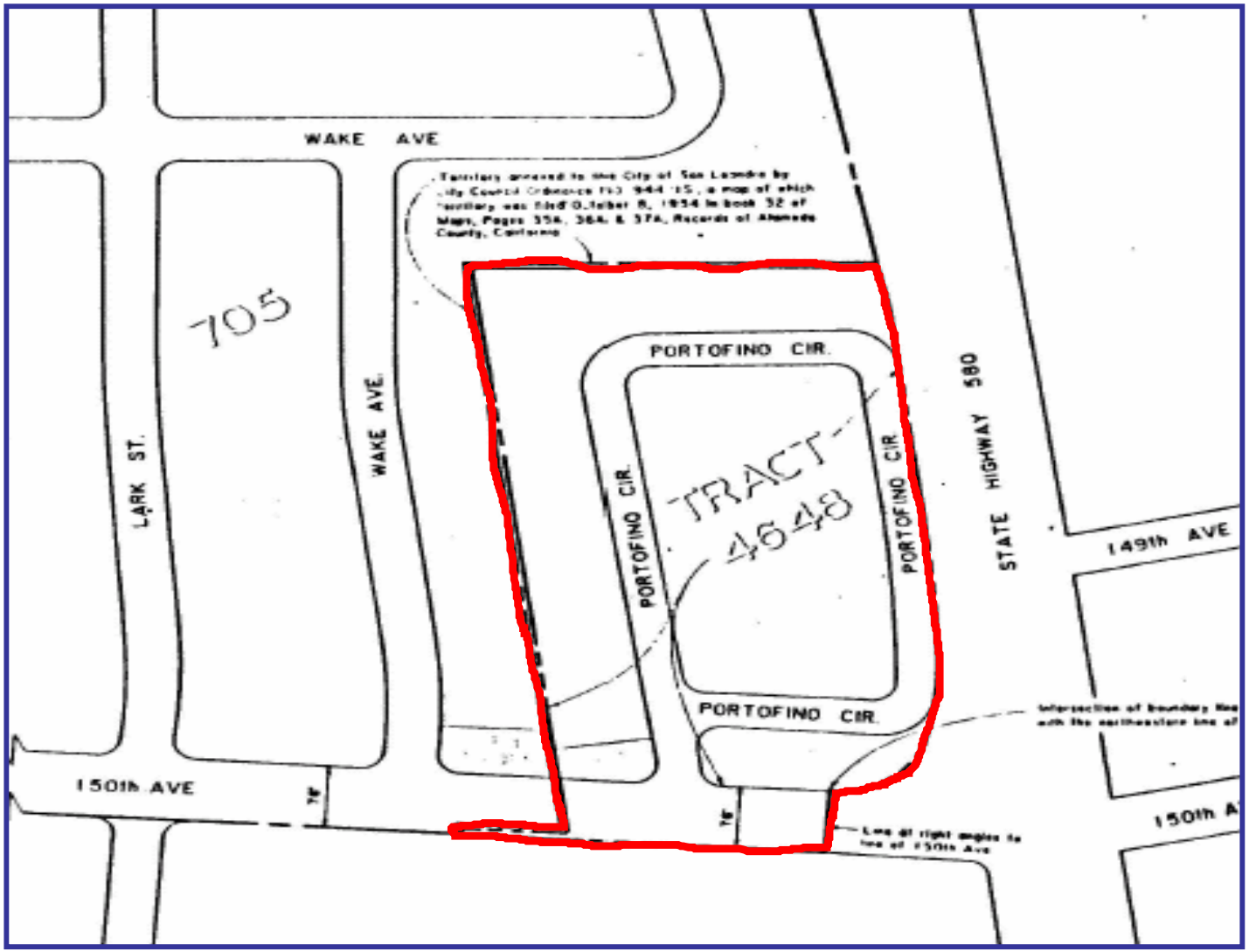


STREET LIGHTING CSA









Street Lighting CSA
SOI Option 1