

FINAL

MUNICIPAL SERVICE REVIEW

VOLUME III—COMMUNITY SERVICES

APPENDIX B:

AGENCY AND SOI OPTIONS MAPS

Report to the
Alameda Local Agency Formation Commission

Submitted to:

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Braitman & Associates

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.

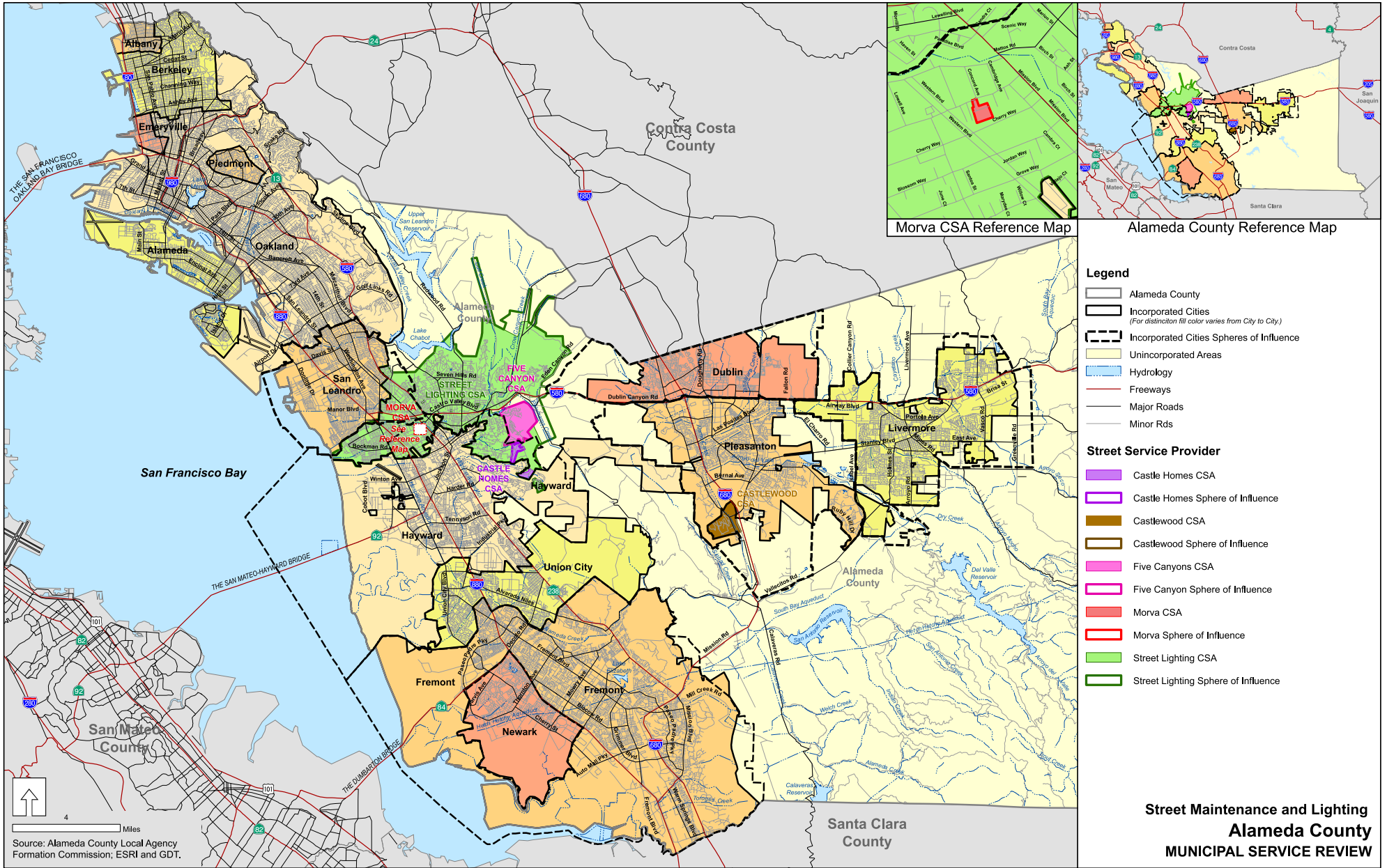
This report and the policy options herein are subject to revision as directed by the Commission.

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

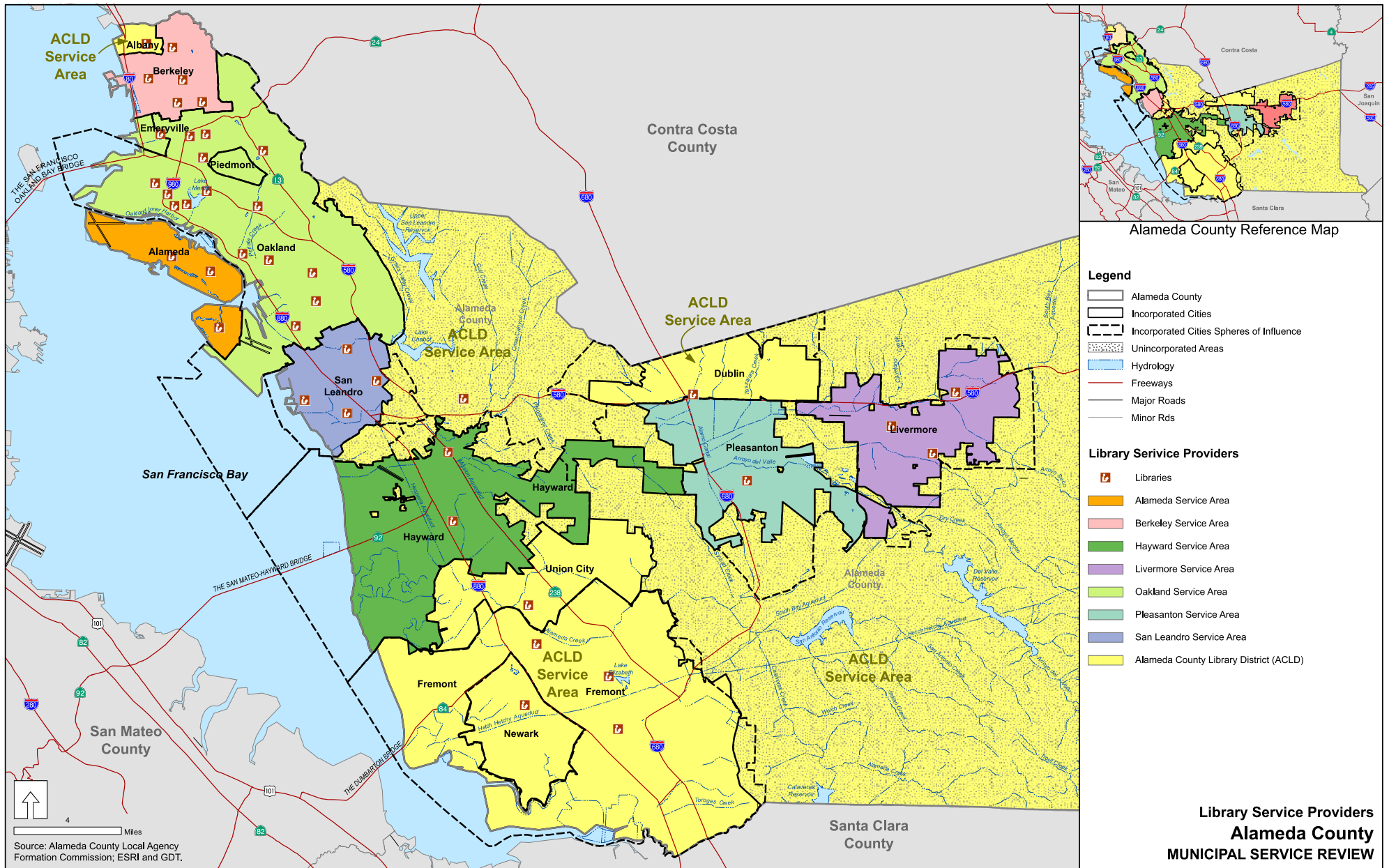
The service overview maps and agency maps were prepared by Enabell Diaz of EDAW and Michelle Brusuelas of b.d. systems with map research provided by Cecelia Griego of Burr Consulting.

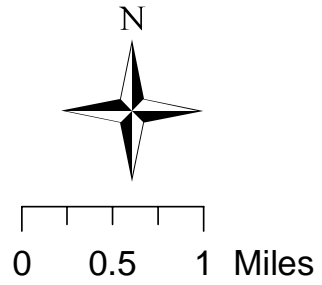
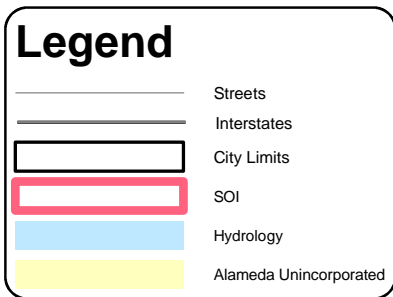
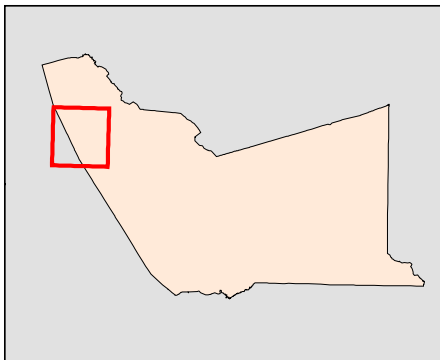
The SOI options maps were prepared by Cecelia Griego and Barbara Graichen of Graichen Consulting. Most of the SOI options have been drawn or digitized on agency maps that were prepared by b.d. systems or EDAW. Certain SOI options have been drawn or digitized based on maps from the LAFCo archives, the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

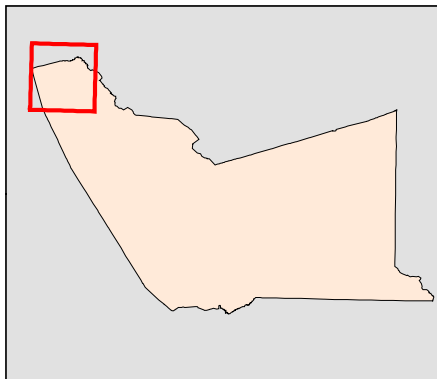
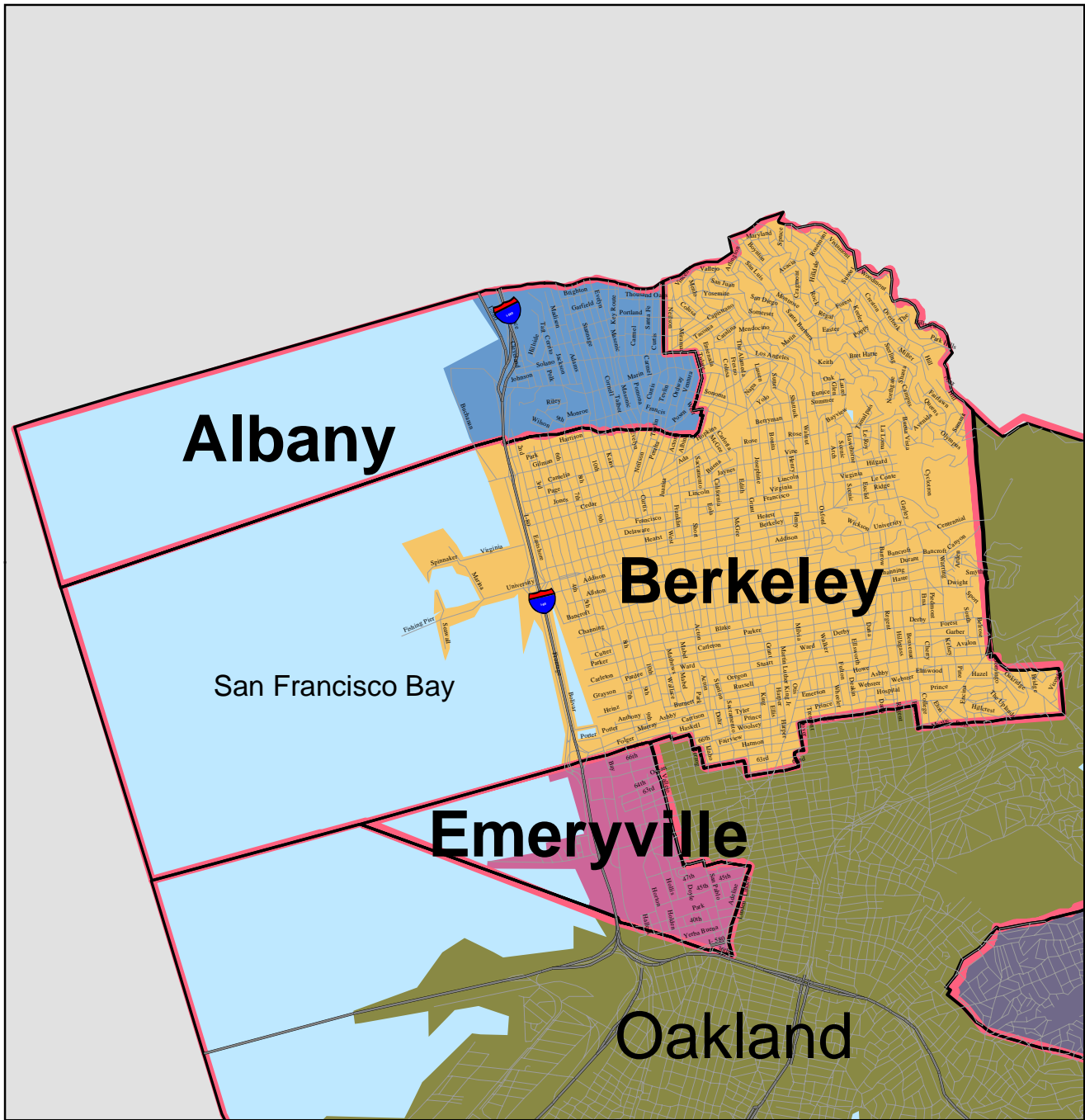


- Legend**
- Alameda County
 - Incorporated Cities
(For distinction fill color varies from City to City)
 - Incorporated Cities Spheres of Influence
 - Unincorporated Areas
 - Hydrology
 - Freeways
 - Major Roads
 - Minor Rds
- Street Service Provider**
- Castle Homes CSA
 - Castle Homes Sphere of Influence
 - Castlewood CSA
 - Castlewood Sphere of Influence
 - Five Canyons CSA
 - Five Canyons Sphere of Influence
 - Morva CSA
 - Morva Sphere of Influence
 - Street Lighting CSA
 - Street Lighting Sphere of Influence






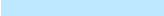
**Street Maintenance and Lighting
Alameda County
MUNICIPAL SERVICE REVIEW**

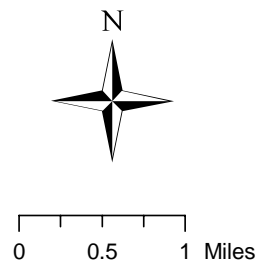


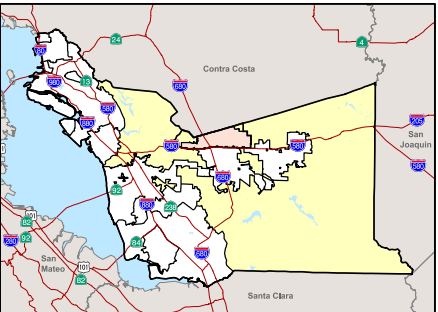
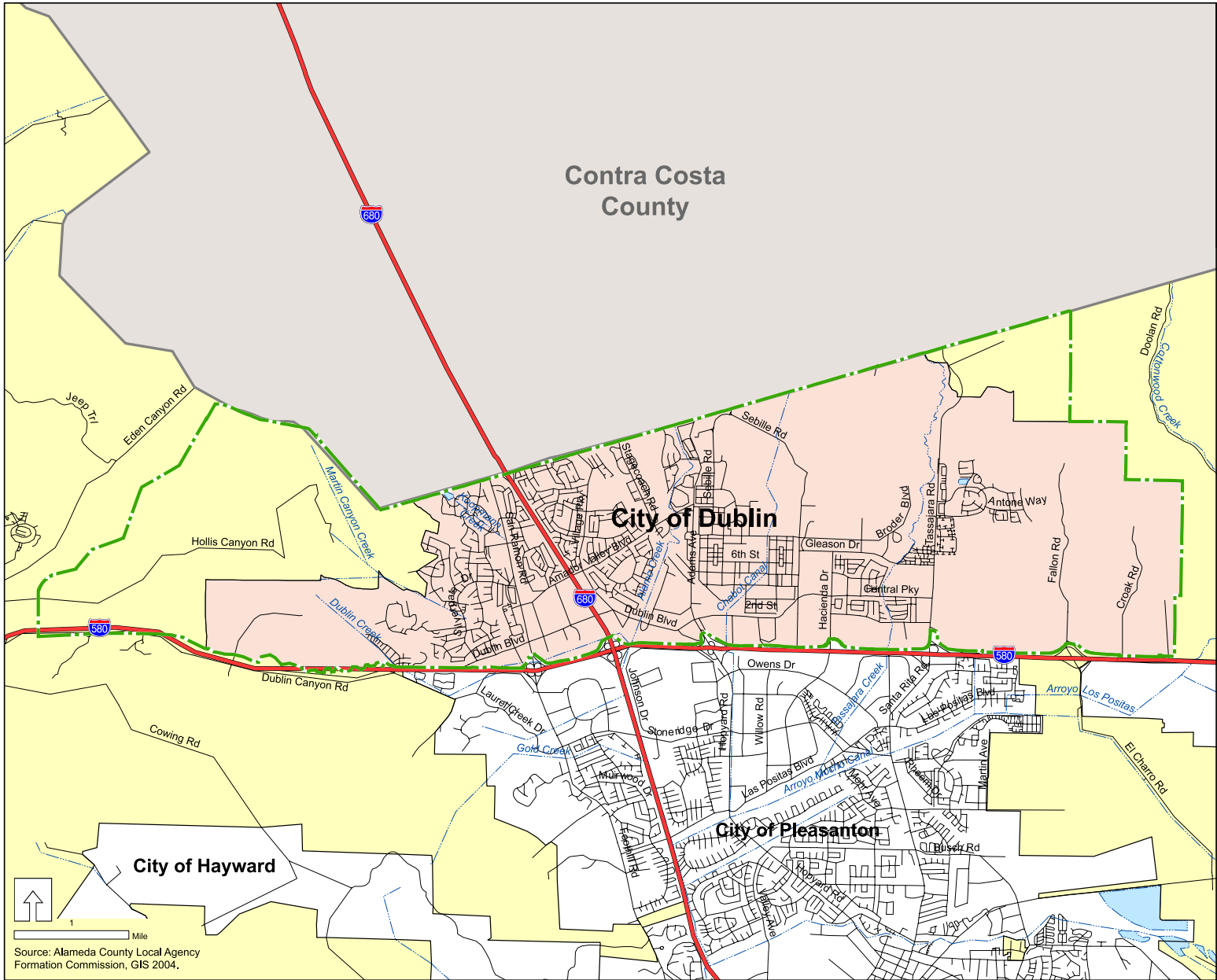




Legend

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



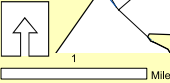


Alameda County Reference Map

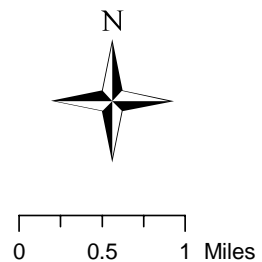
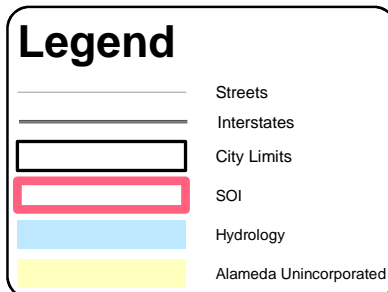
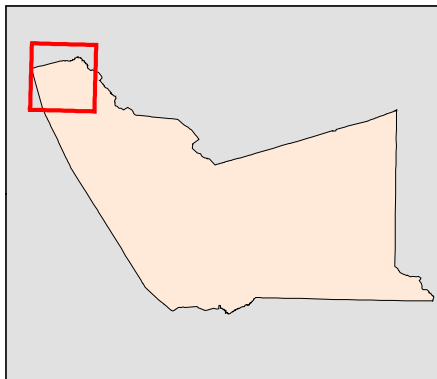
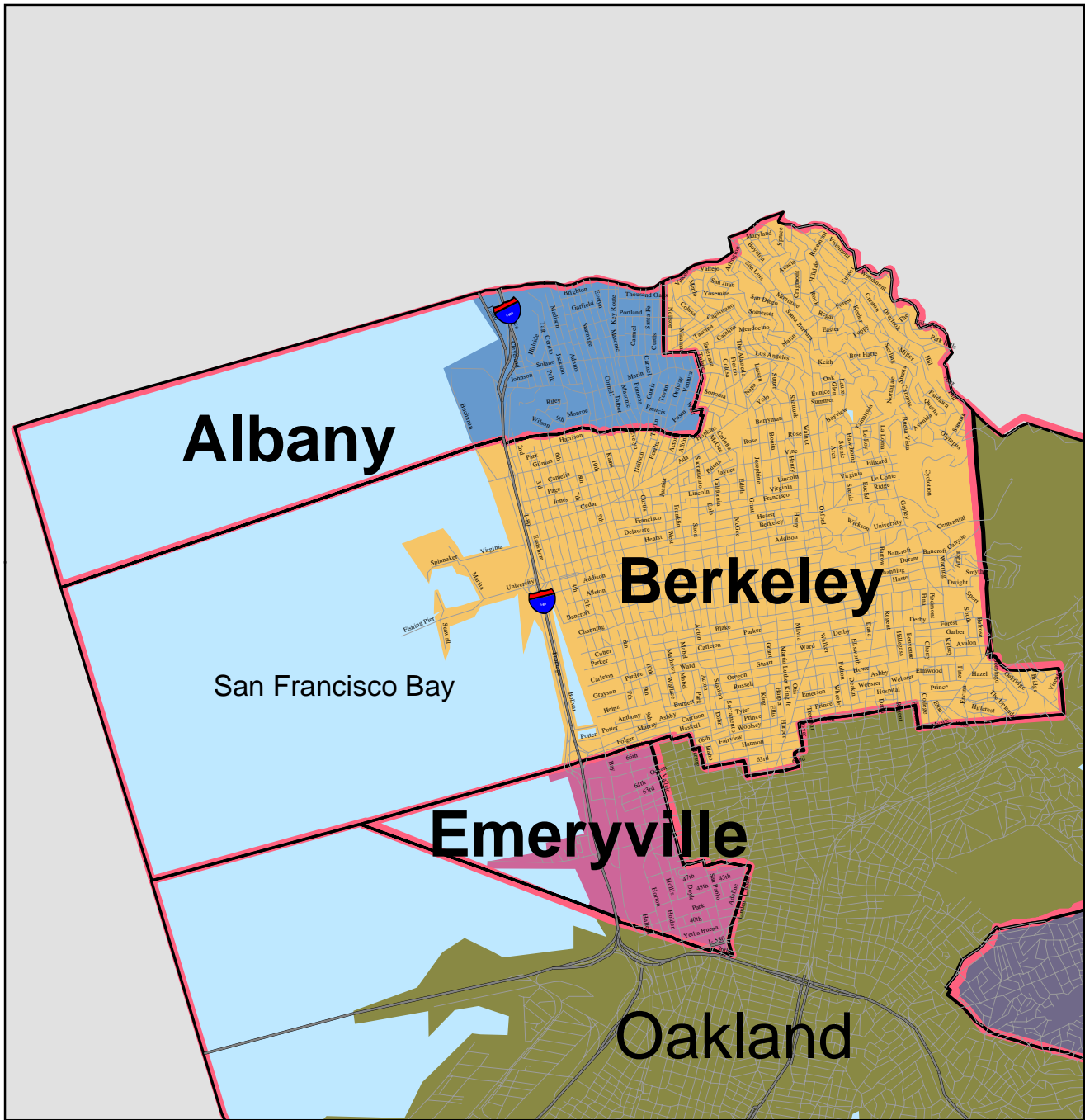
Legend

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

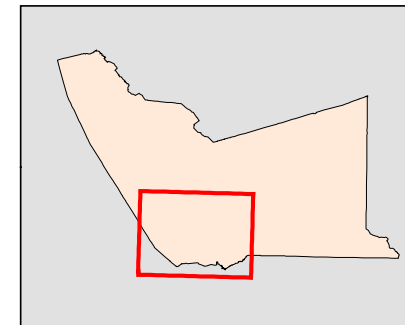
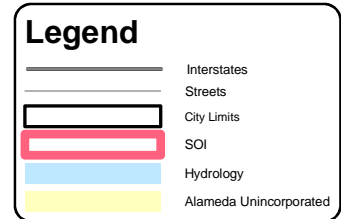
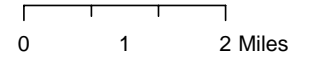
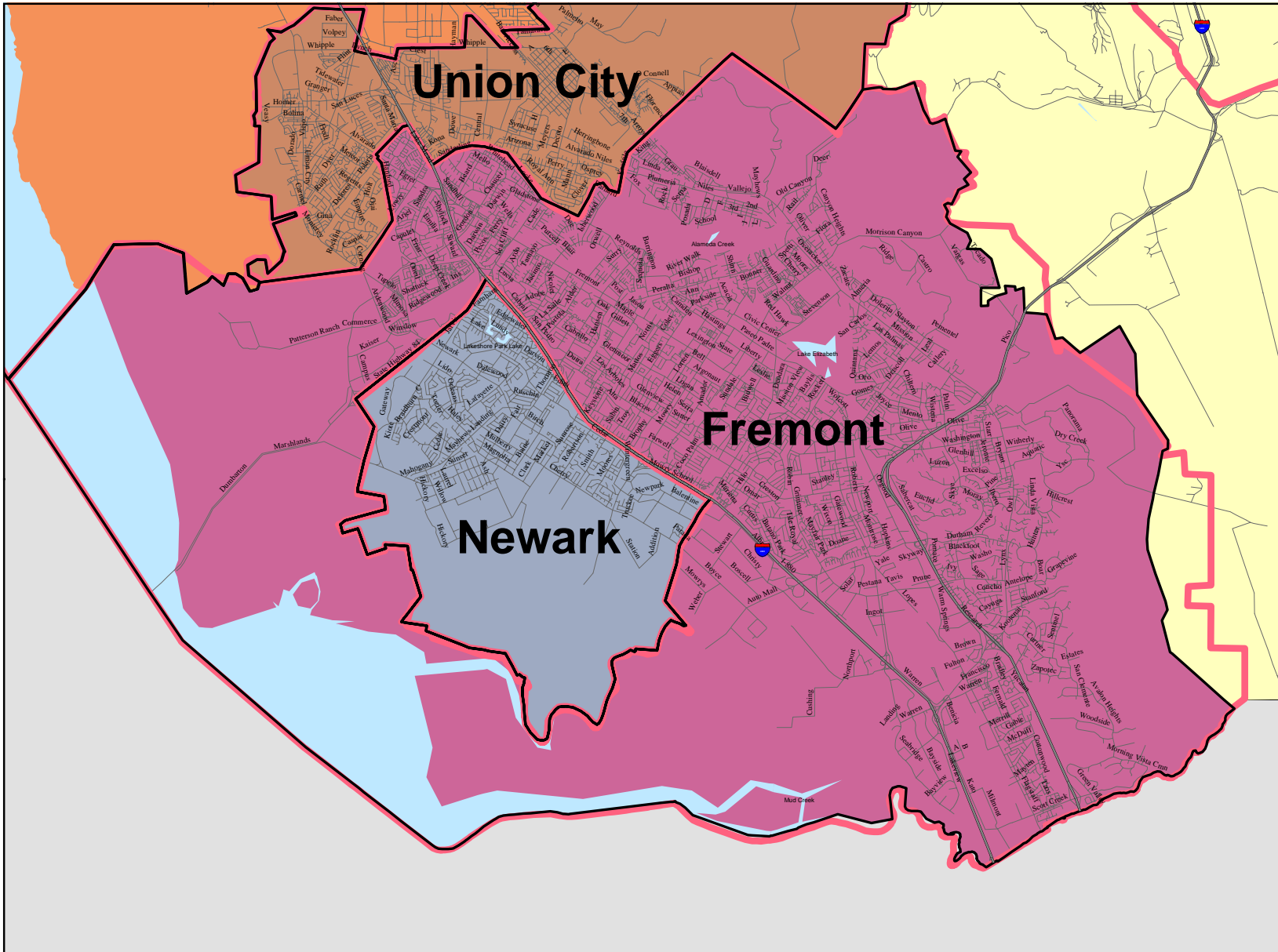
**City of Dublin and Sphere of Influence
Alameda County
MUNICIPAL SERVICE REVIEW**



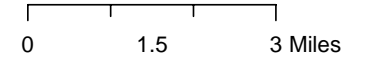
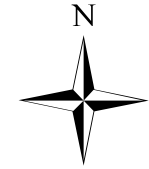
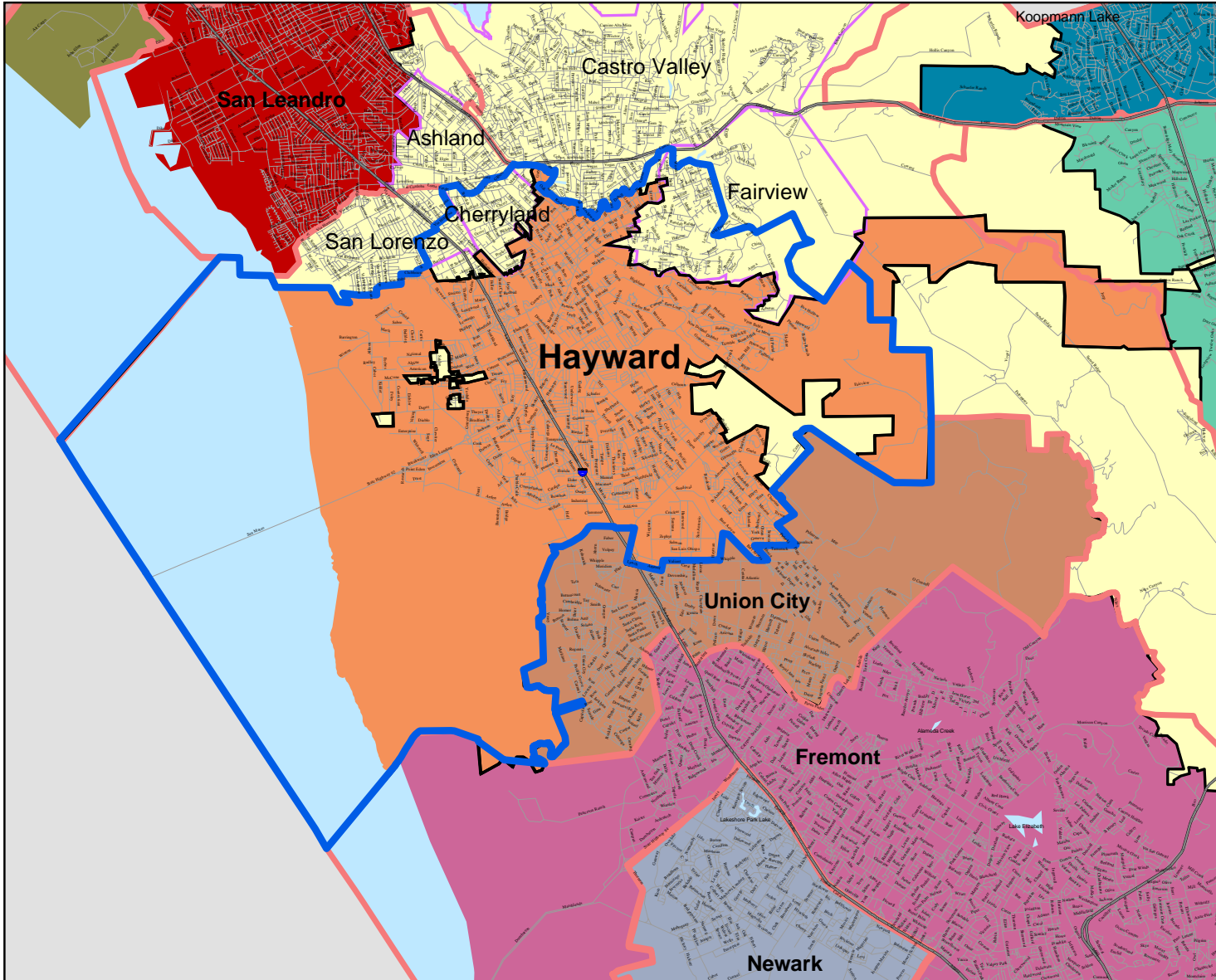
Source: Alameda County Local Agency Formation Commission, GIS 2004.



FREMONT & NEWARK CITY LIMITS & SOI

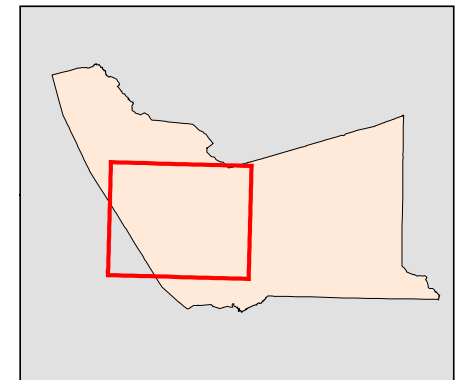


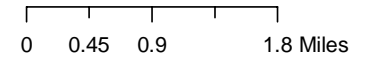
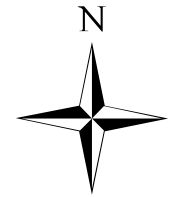
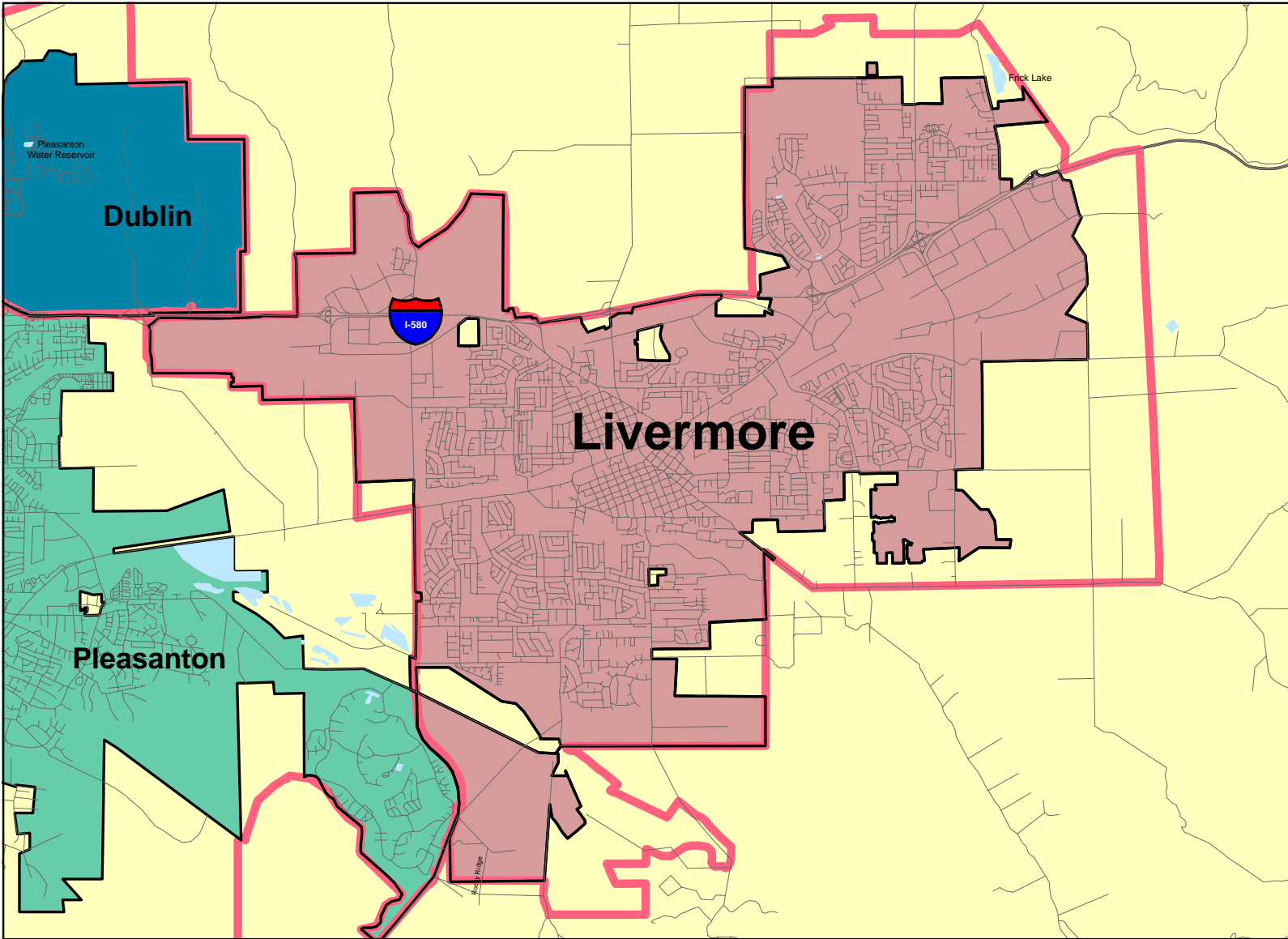
HAYWARD CITY LIMITS & SOI







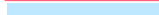
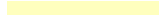
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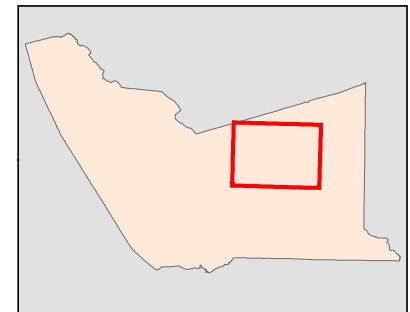
- Streets
- Interstates
- City Limits
- Hayward SOI
- City SOI
- CDP
- Hydrology
- Alameda Unincorporated



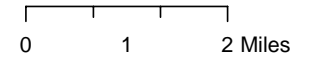
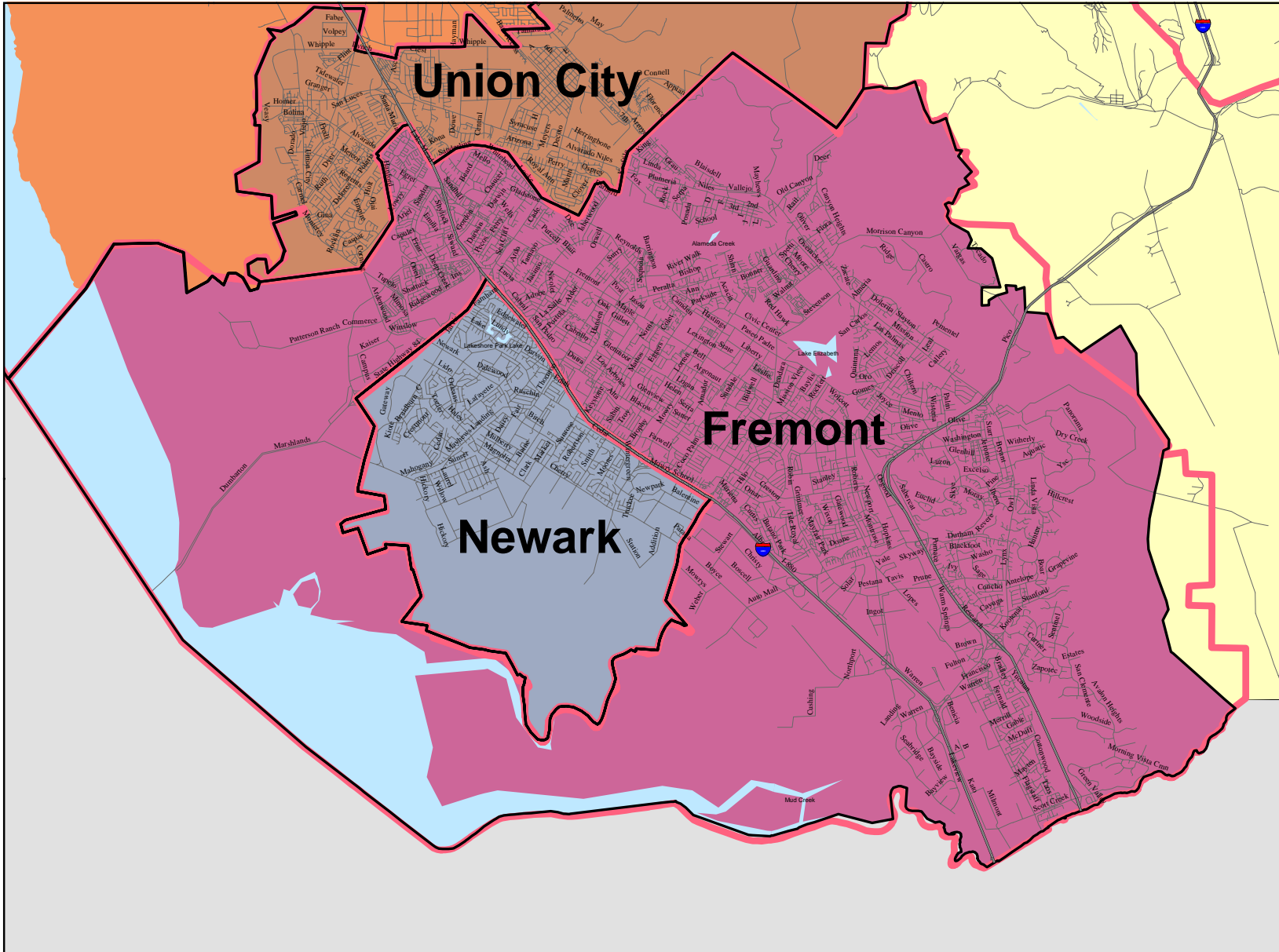


Legend

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

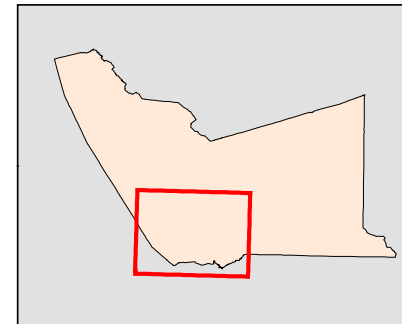


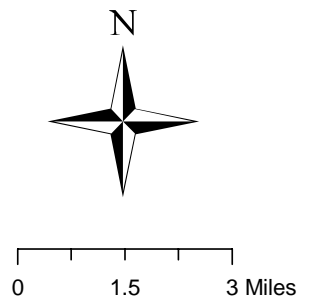
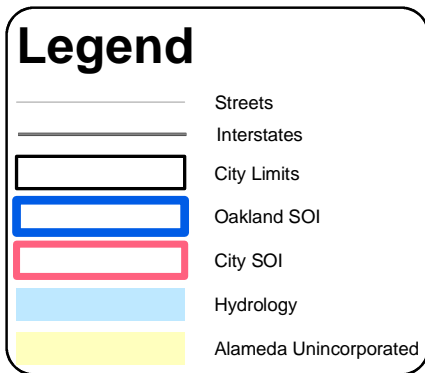
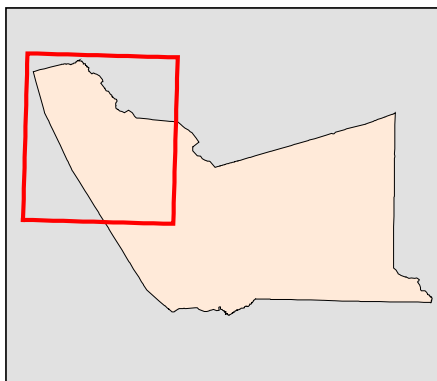
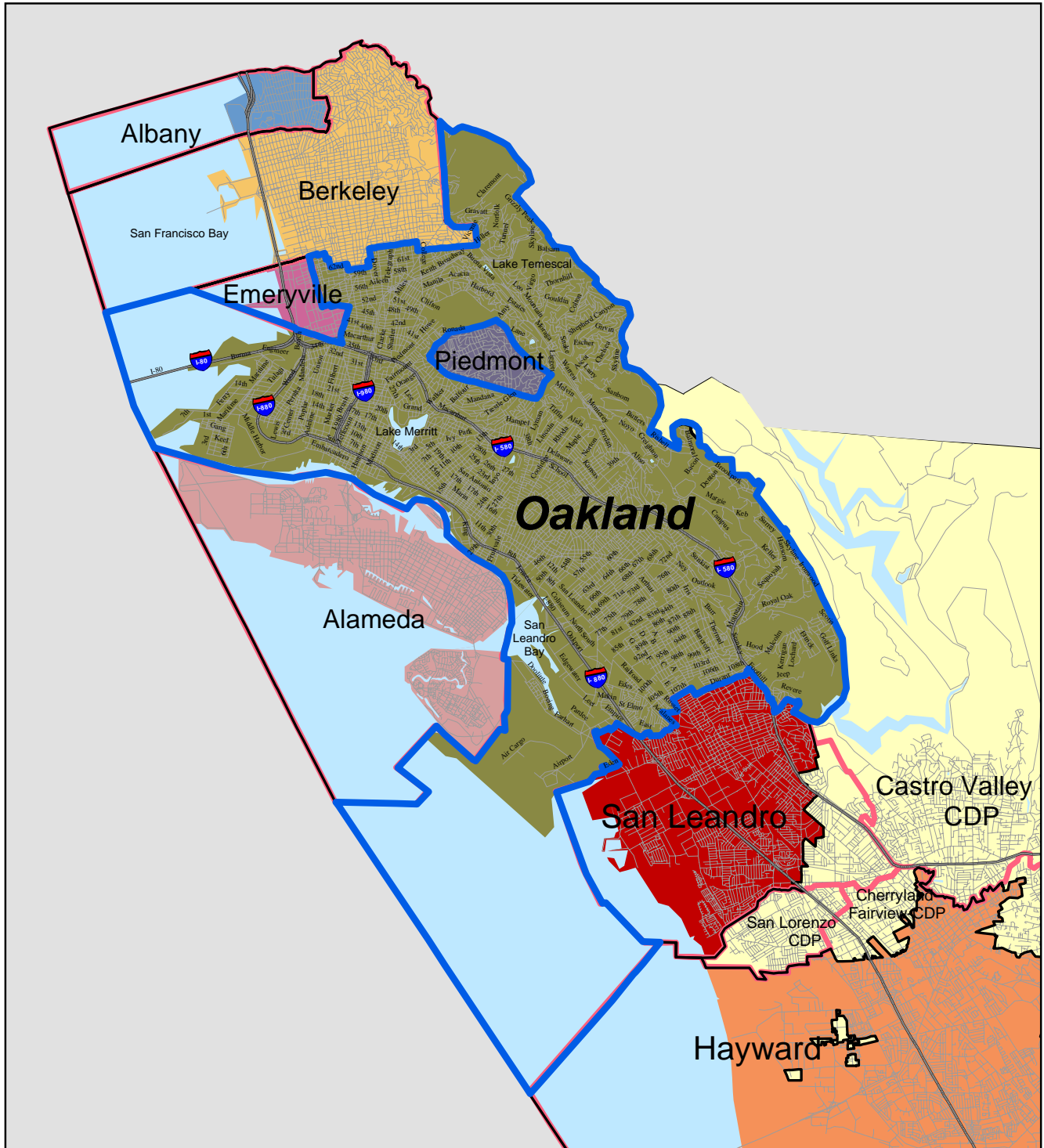
FREMONT & NEWARK CITY LIMITS & SOI



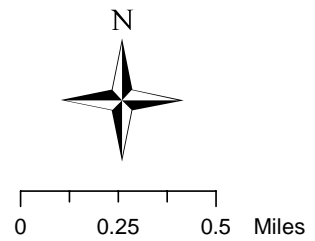
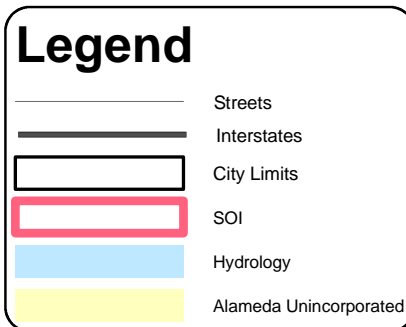
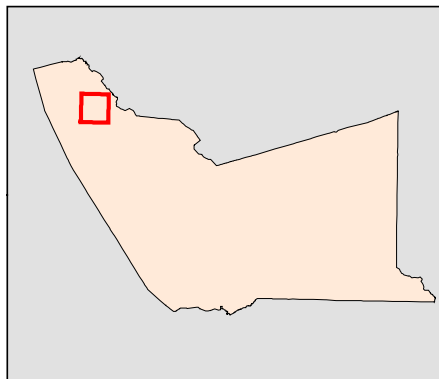
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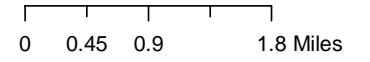
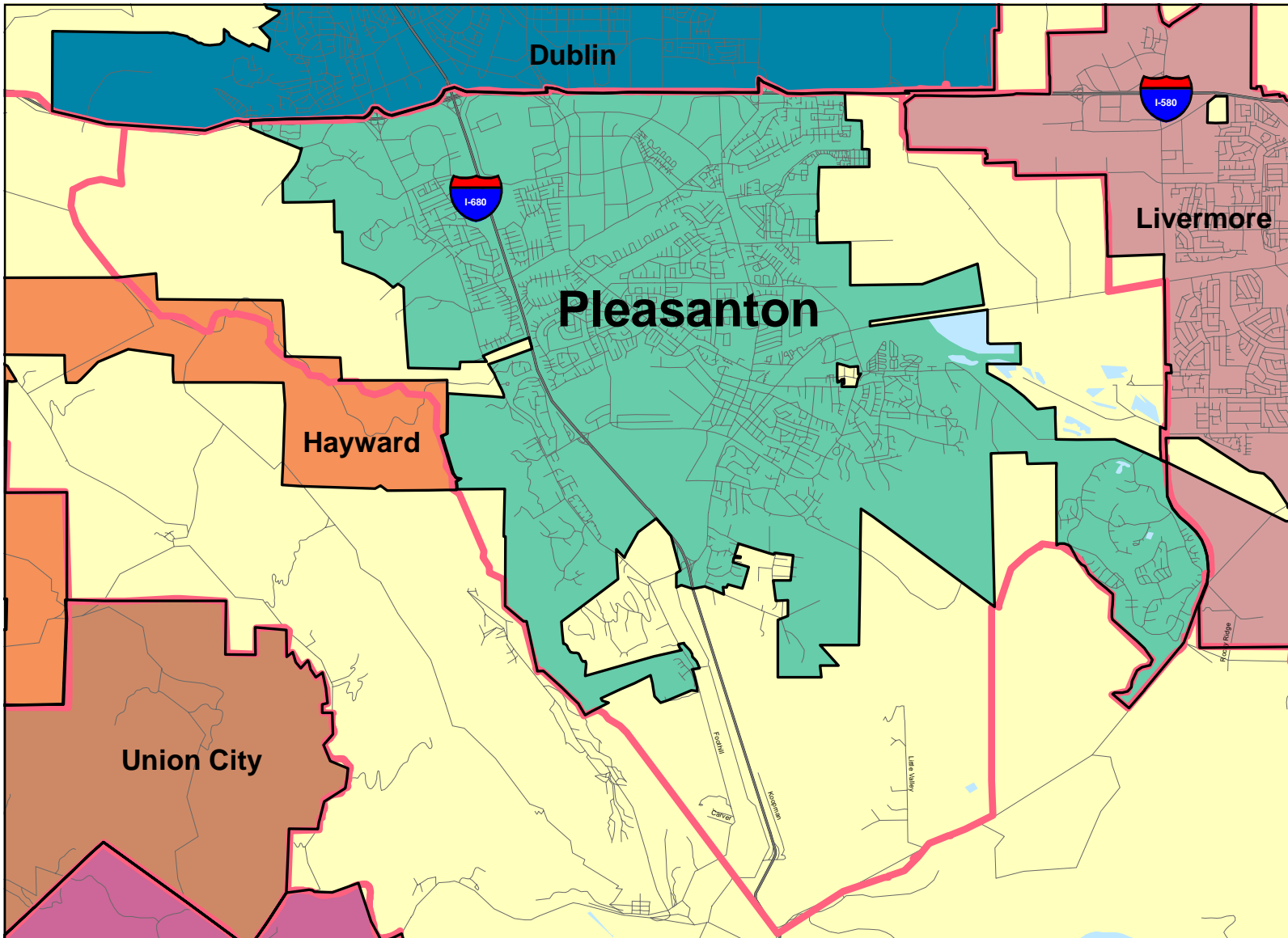
- Interstates
- Streets
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated







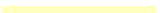



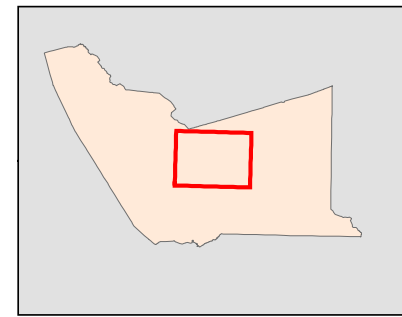
Piedmont

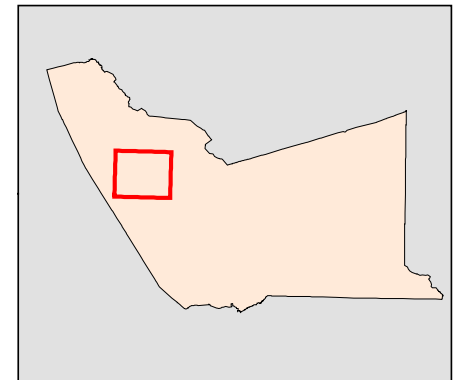
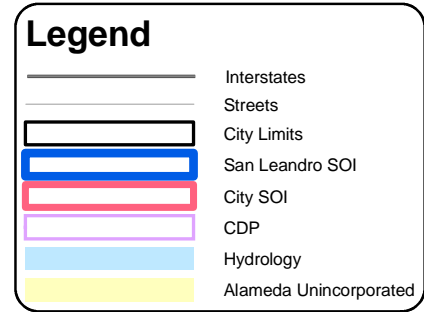
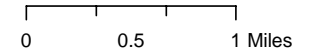
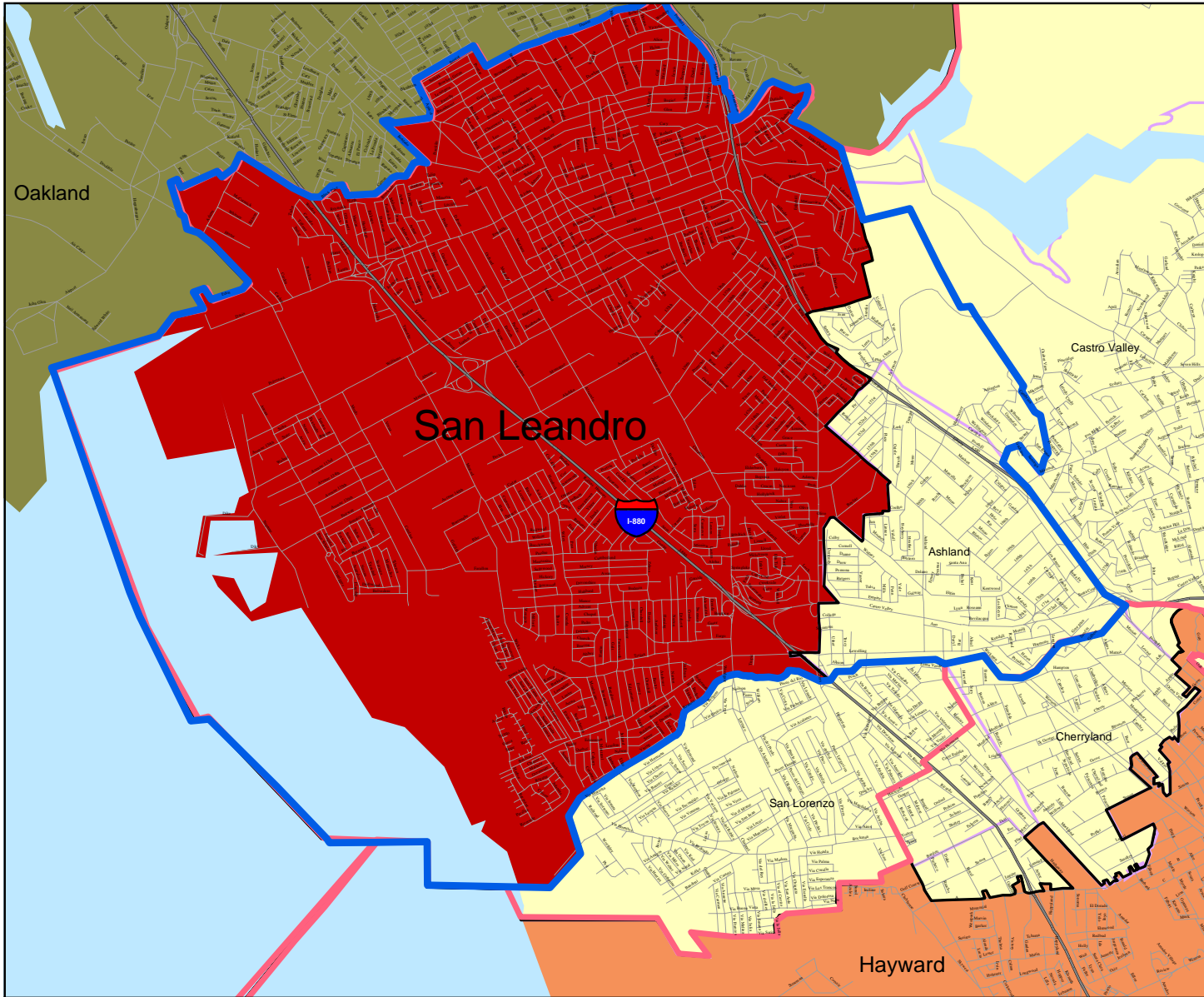


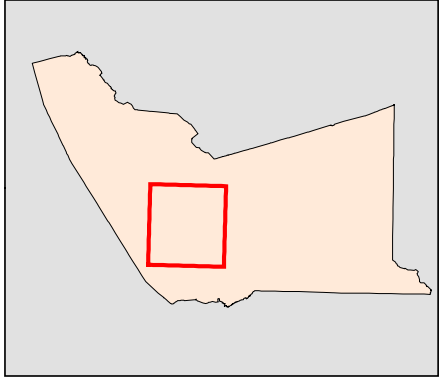
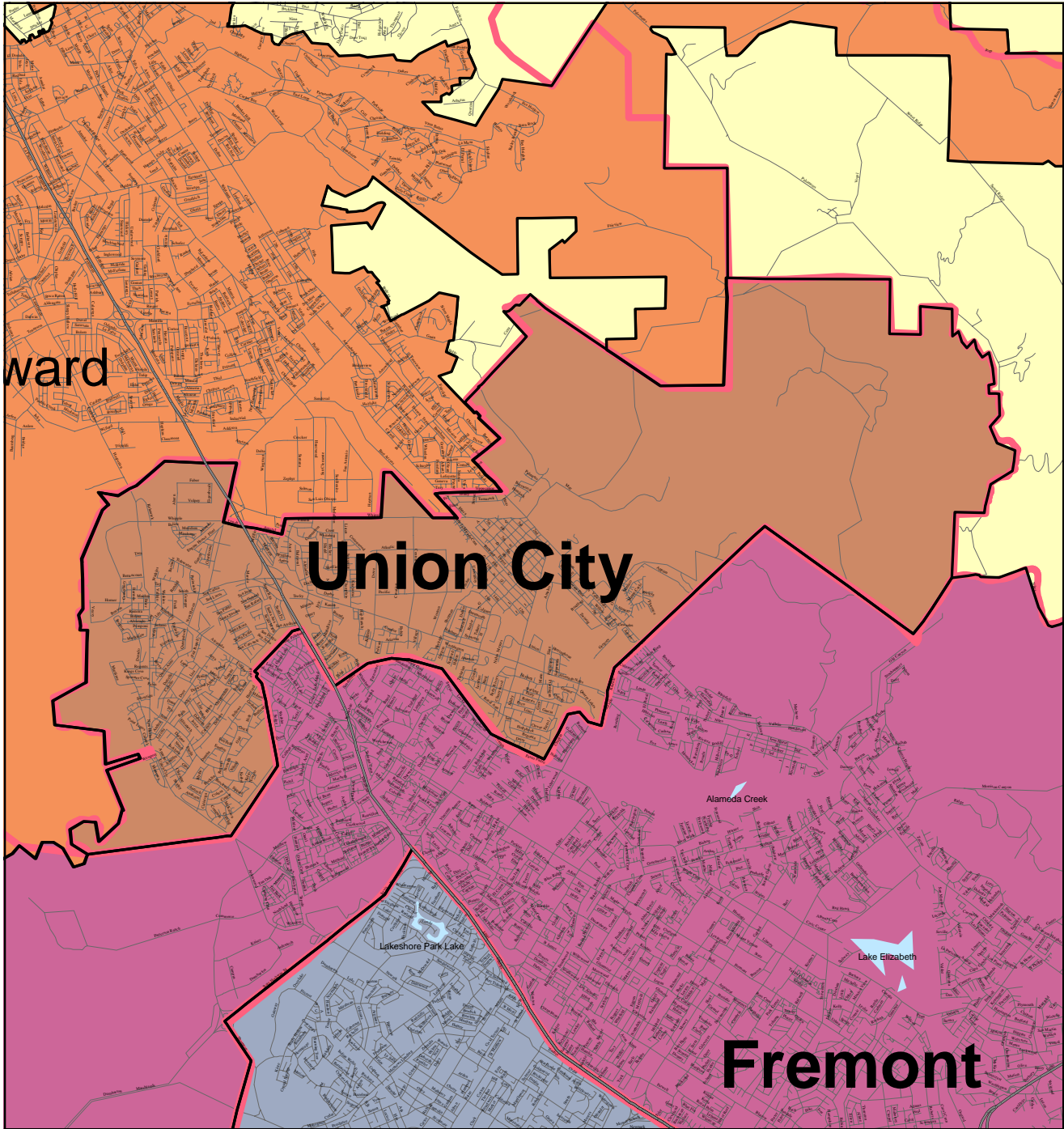


Legend





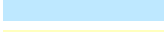

-  Interstates
-  Streets
-  City Limits
-  SOI
-  Hydrology
-  Alameda Unincorporated








Legend

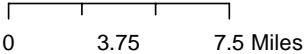
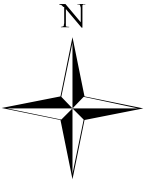
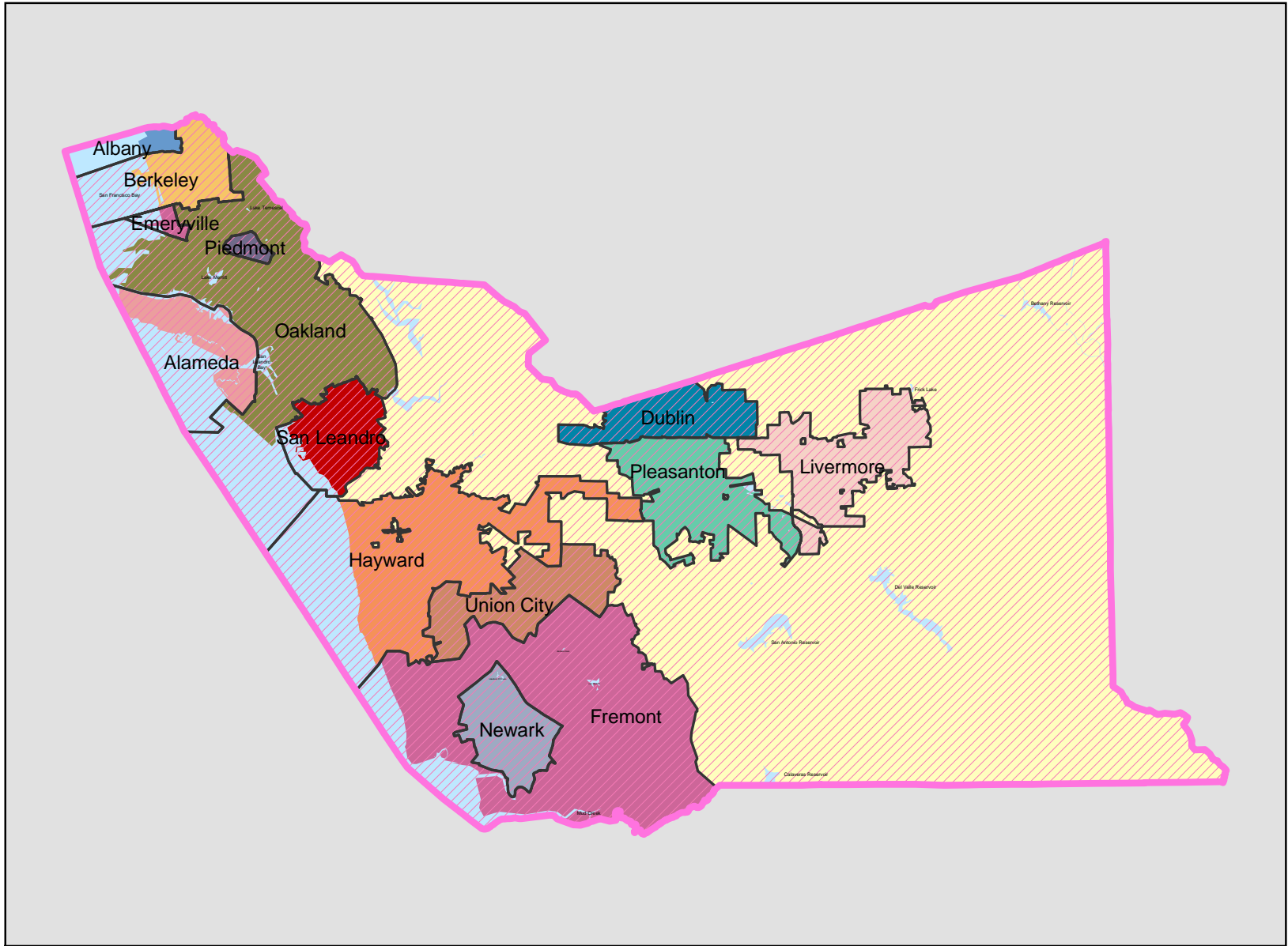
-  Interstates
-  Streets
-  City Limits
-  SOI
-  Hydrology
-  Alameda Unincorporated

N



0 0.5 1 Miles

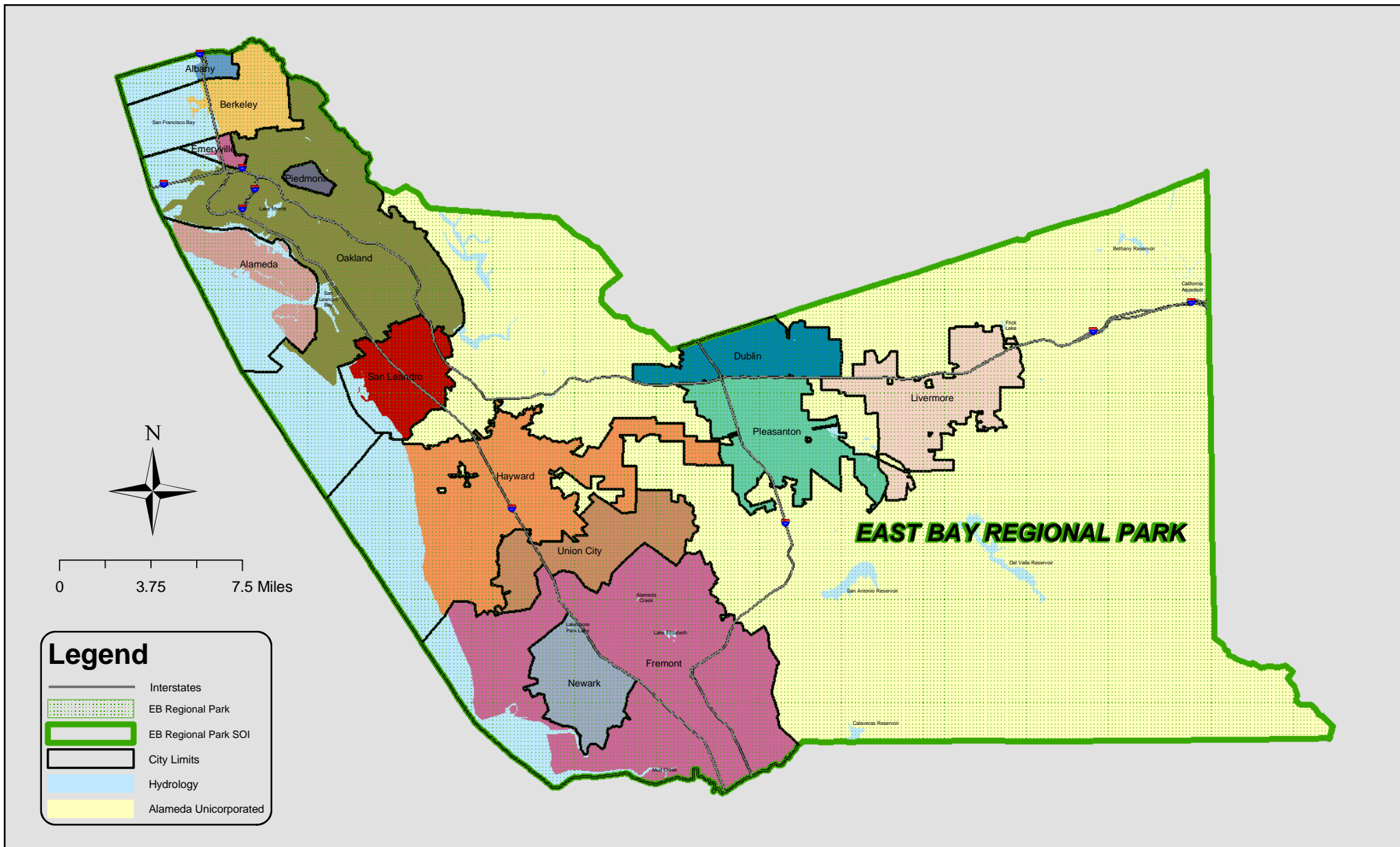
A north arrow is positioned above a scale bar. The scale bar is marked with 0, 0.5, and 1 mile increments.

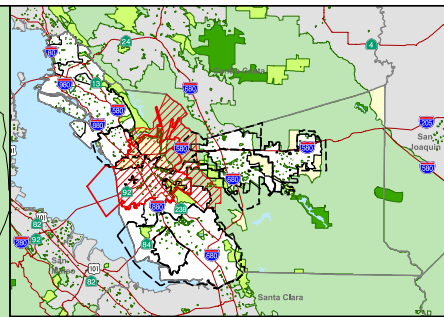
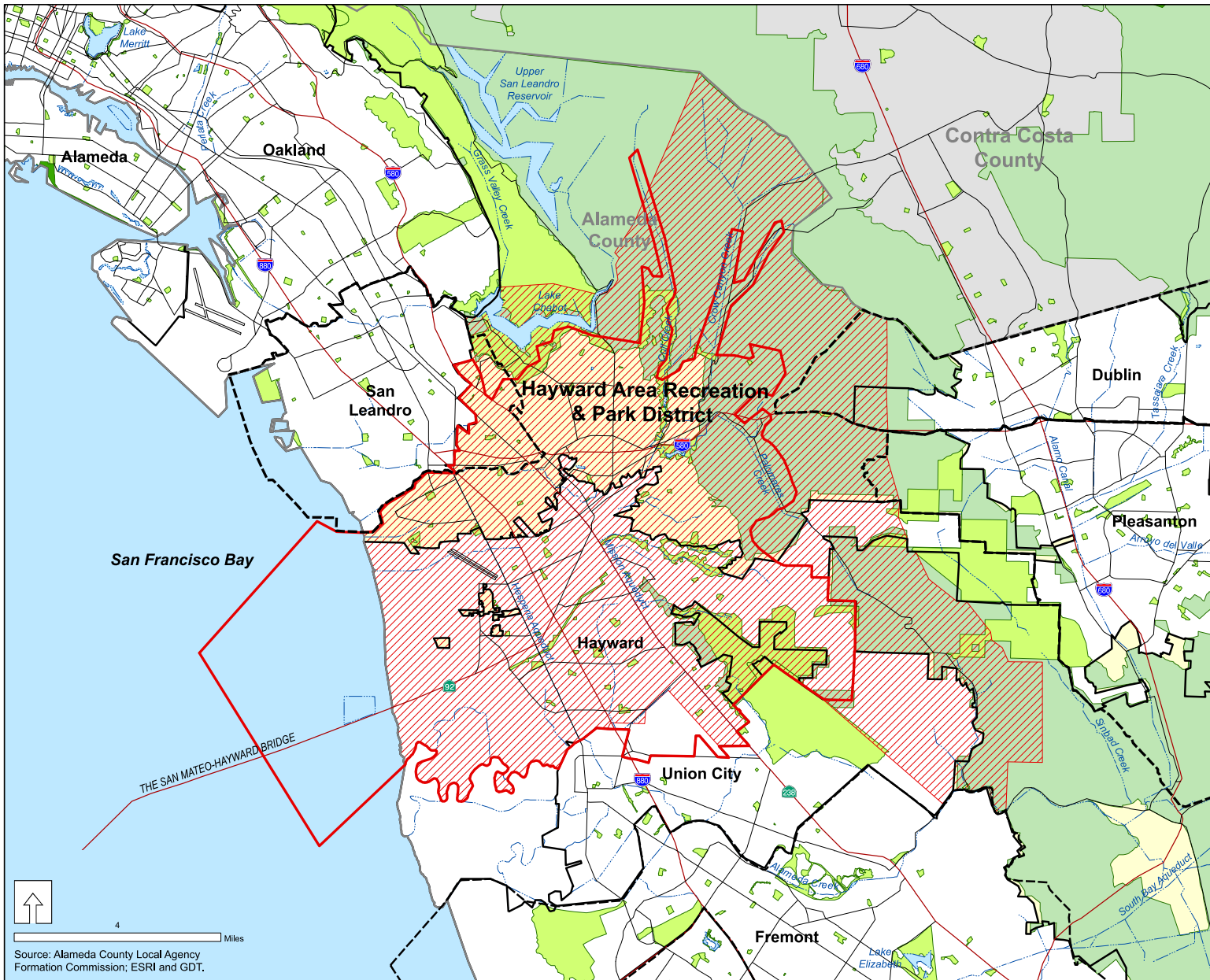


Legend

- Mosquito Abatement District (Color swatch)
- Mosquito SOI (Hatched swatch)
- City Limits (Black outline swatch)
- Hydrology (Blue swatch)



EAST BAY REGIONAL PARK DISTRICT



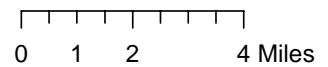
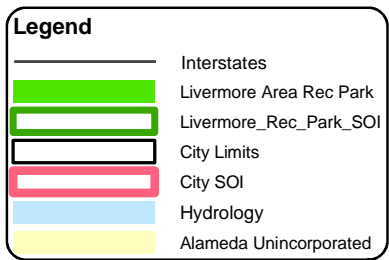
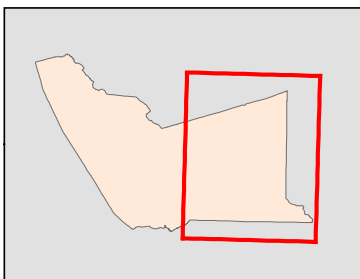
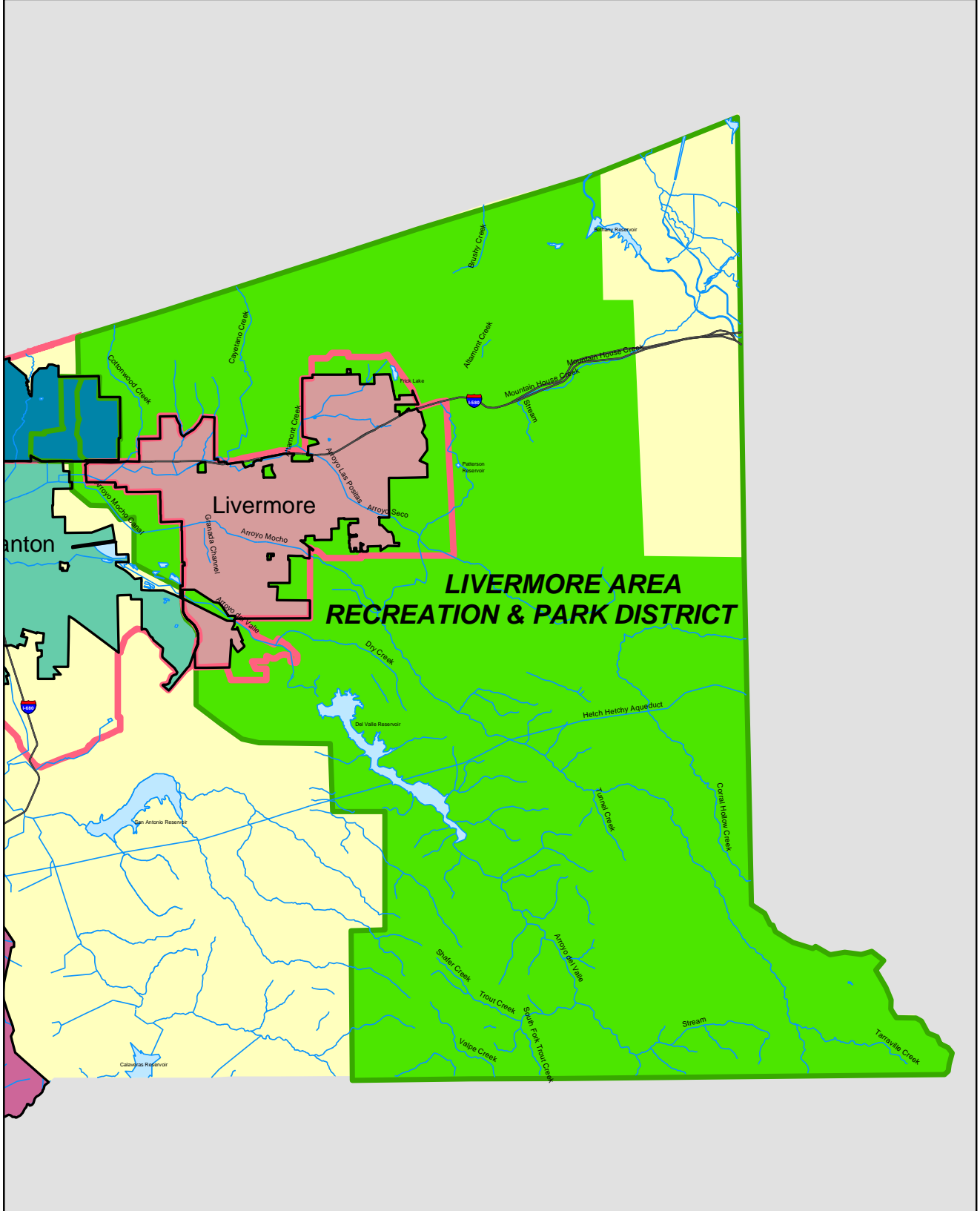


Alameda County Reference Map

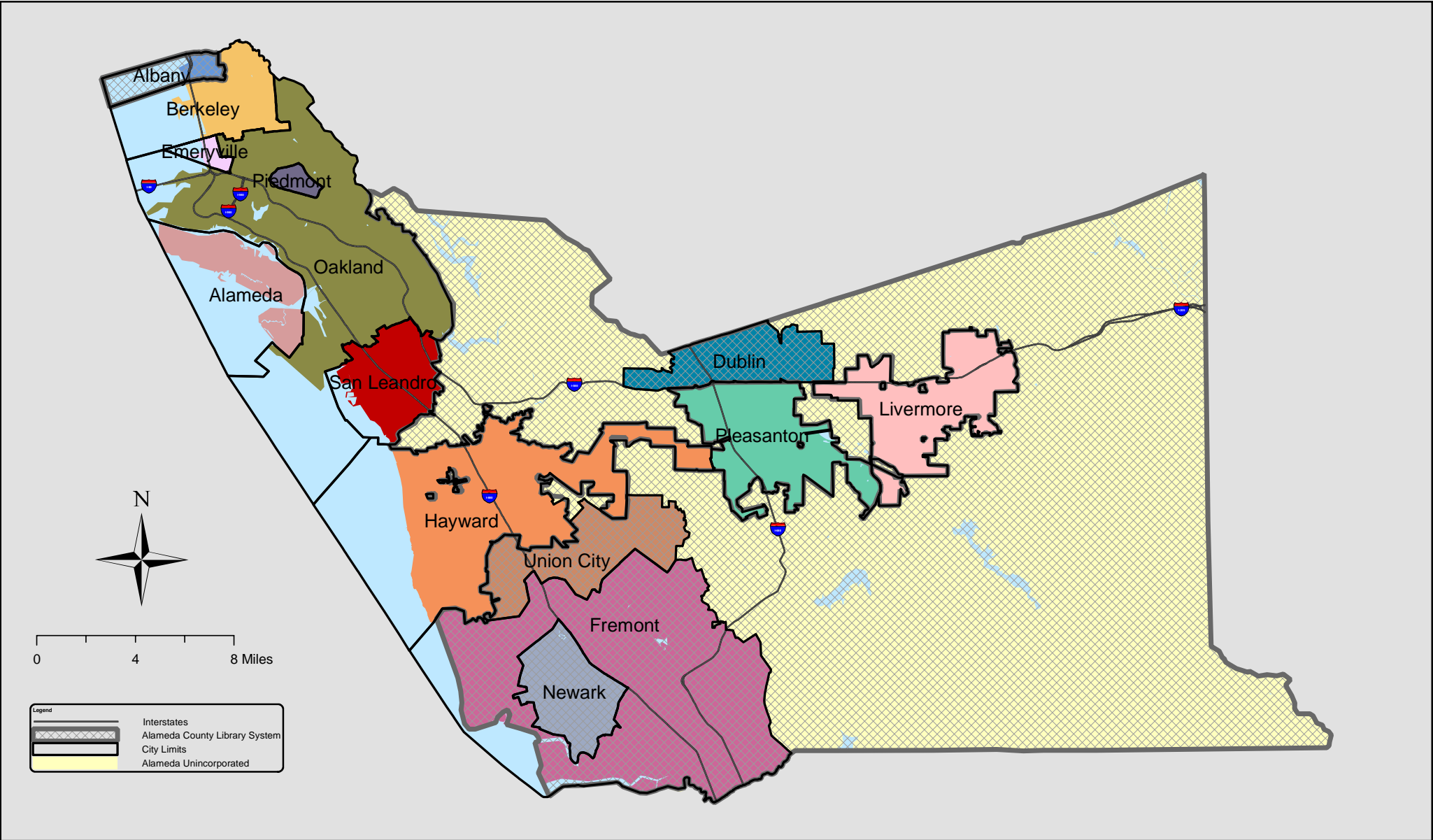
- Legend**
- Alameda County
 - Incorporated Cities
 - Incorporated Cities Spheres of Influence
 - Unincorporated Areas
 - Hydrology
 - Freeways
 - Minor Roads
- Park Service Provider**
- Hayward Area Recreation and Park District
 - Hayward Area Recreation and Park District Sphere of Influence
- Parkland Area**
- Local Park or Recreational Area
 - State Park or Forest
 - Wildland

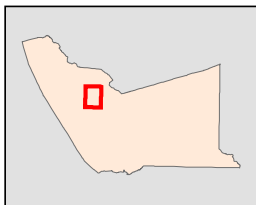
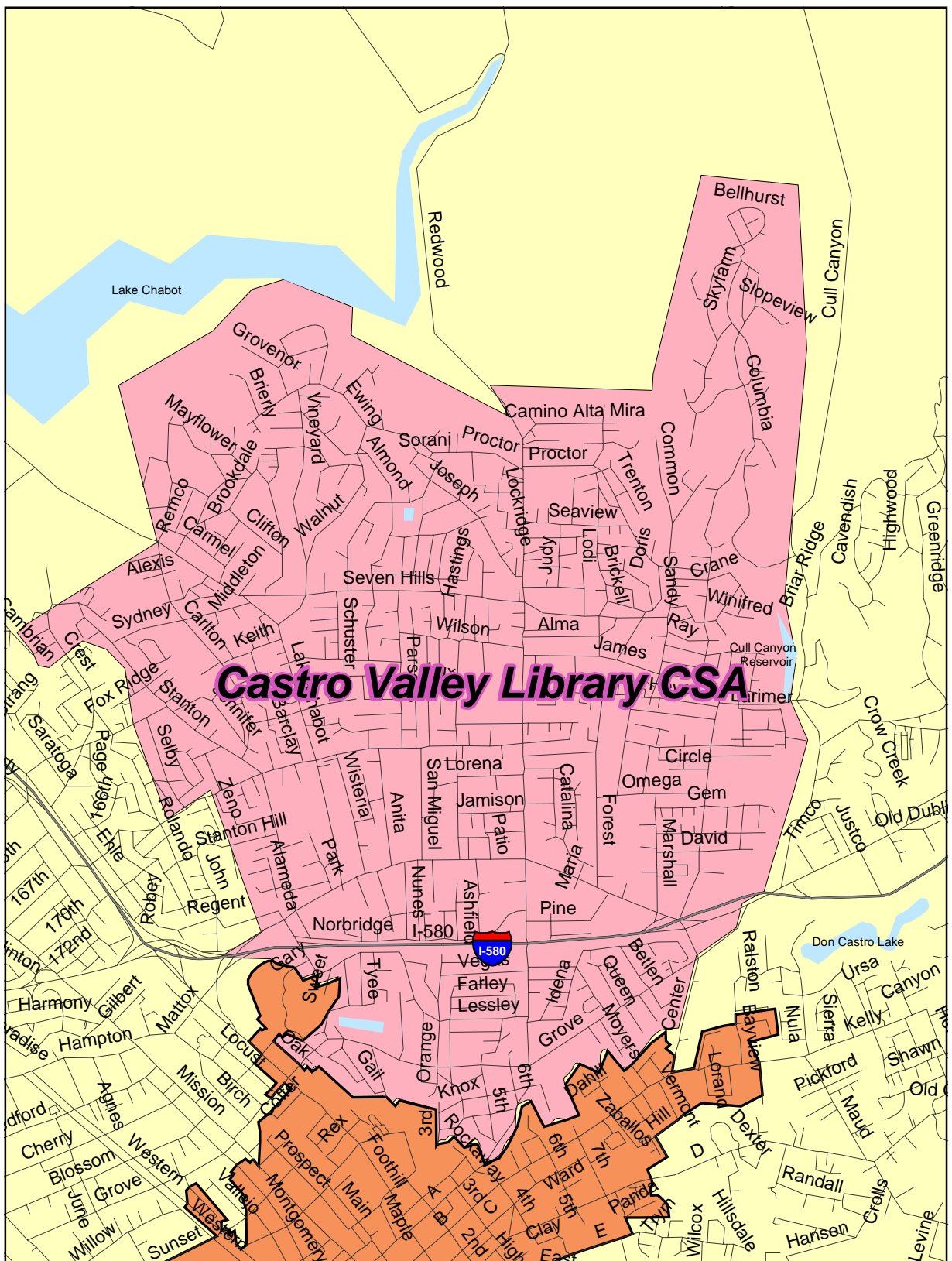


 Source: Alameda County Local Agency Formation Commission; ESRI and GDT.

**Hayward Area Recreation
 and Park District
 Alameda County
 MUNICIPAL SERVICE REVIEW**





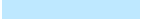



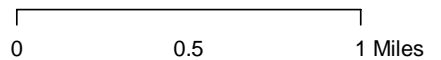
Alameda County Library District

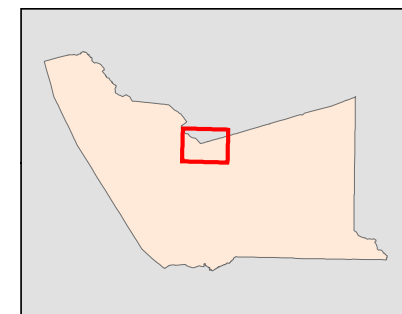
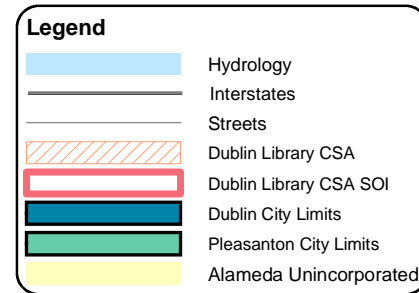
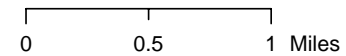
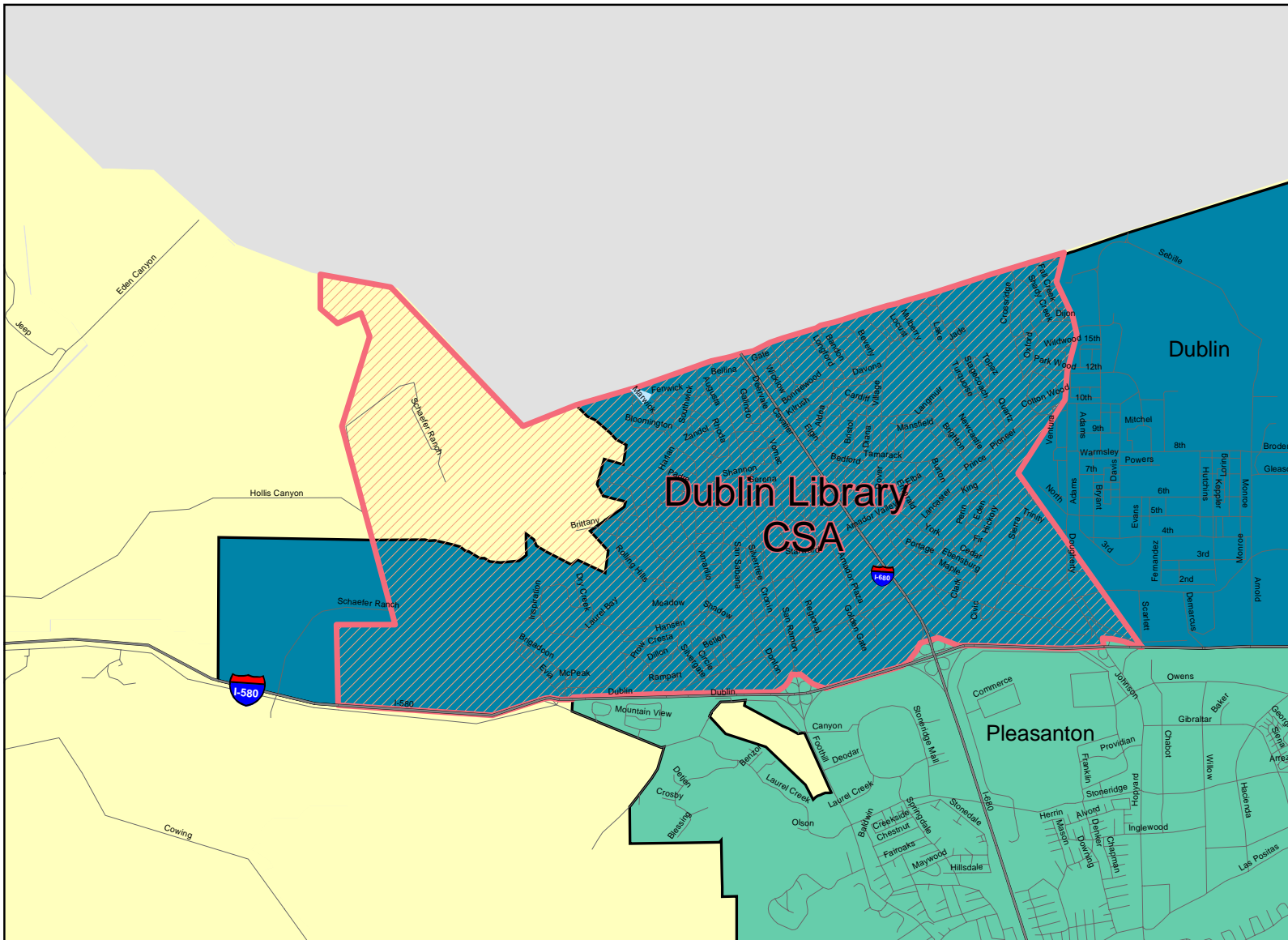


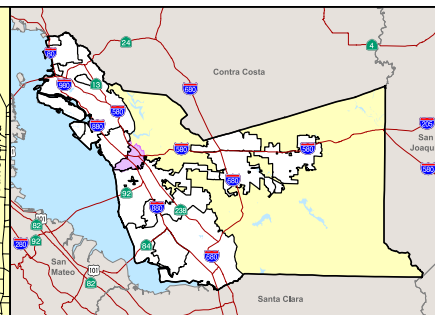
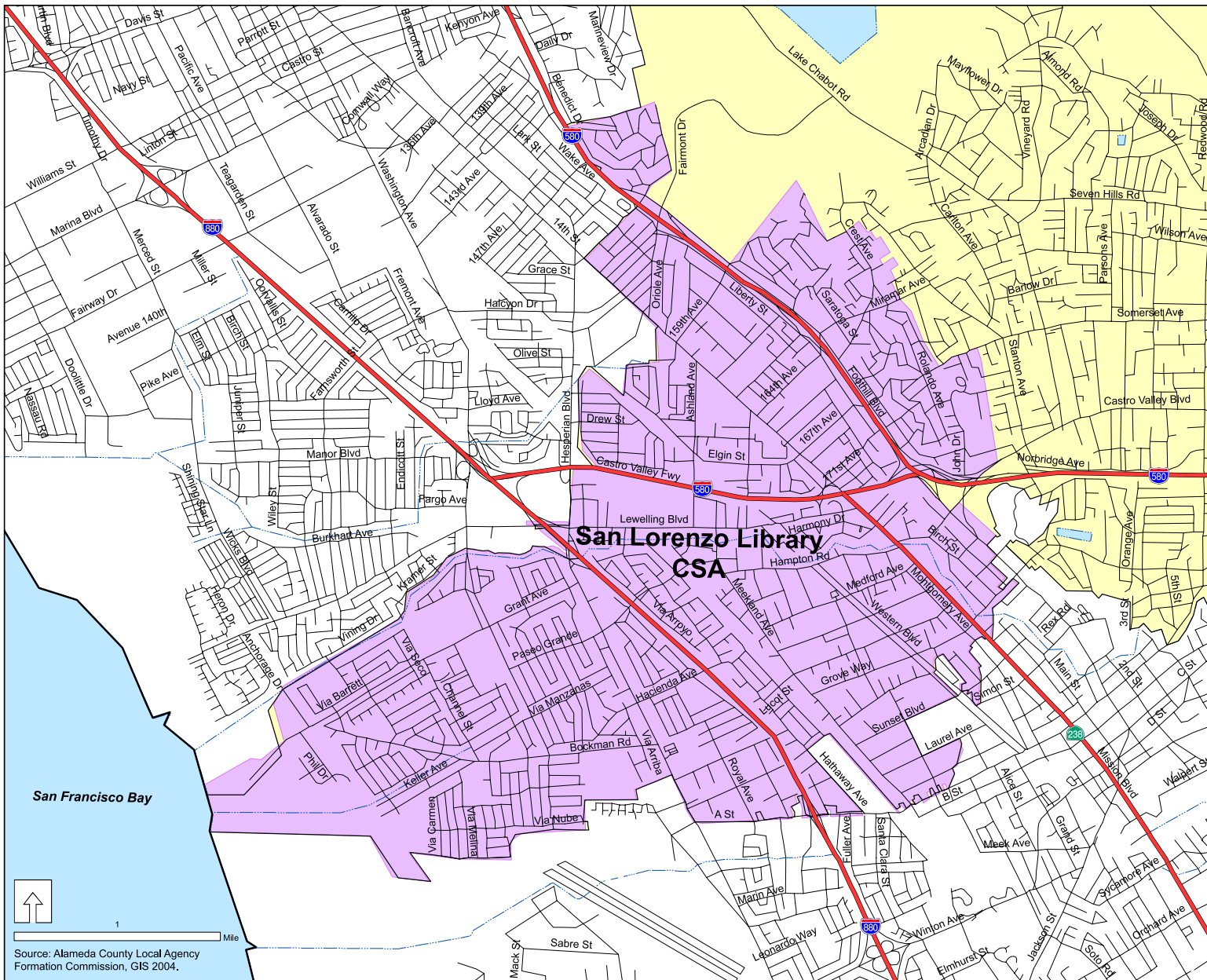


Legend

-  Streets
-  Interstates
-  Castro Valley Library CSA
-  Hayward City Limits
-  Hydrology
-  Alameda Unincorporated







Alameda County Reference Map

Legend

- Alameda County Flood Control and Water Conservation
- Incorporated Cities
- San Lorenzo Library CSA
- Unincorporated Areas
- Hydrology
- Freeways

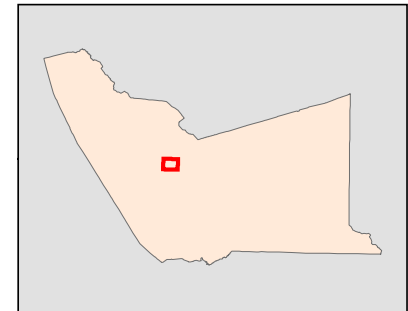
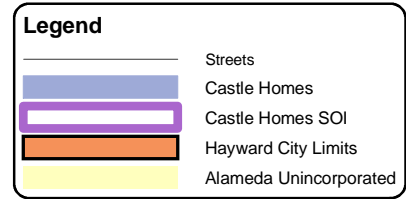
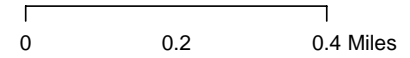
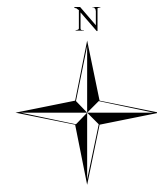
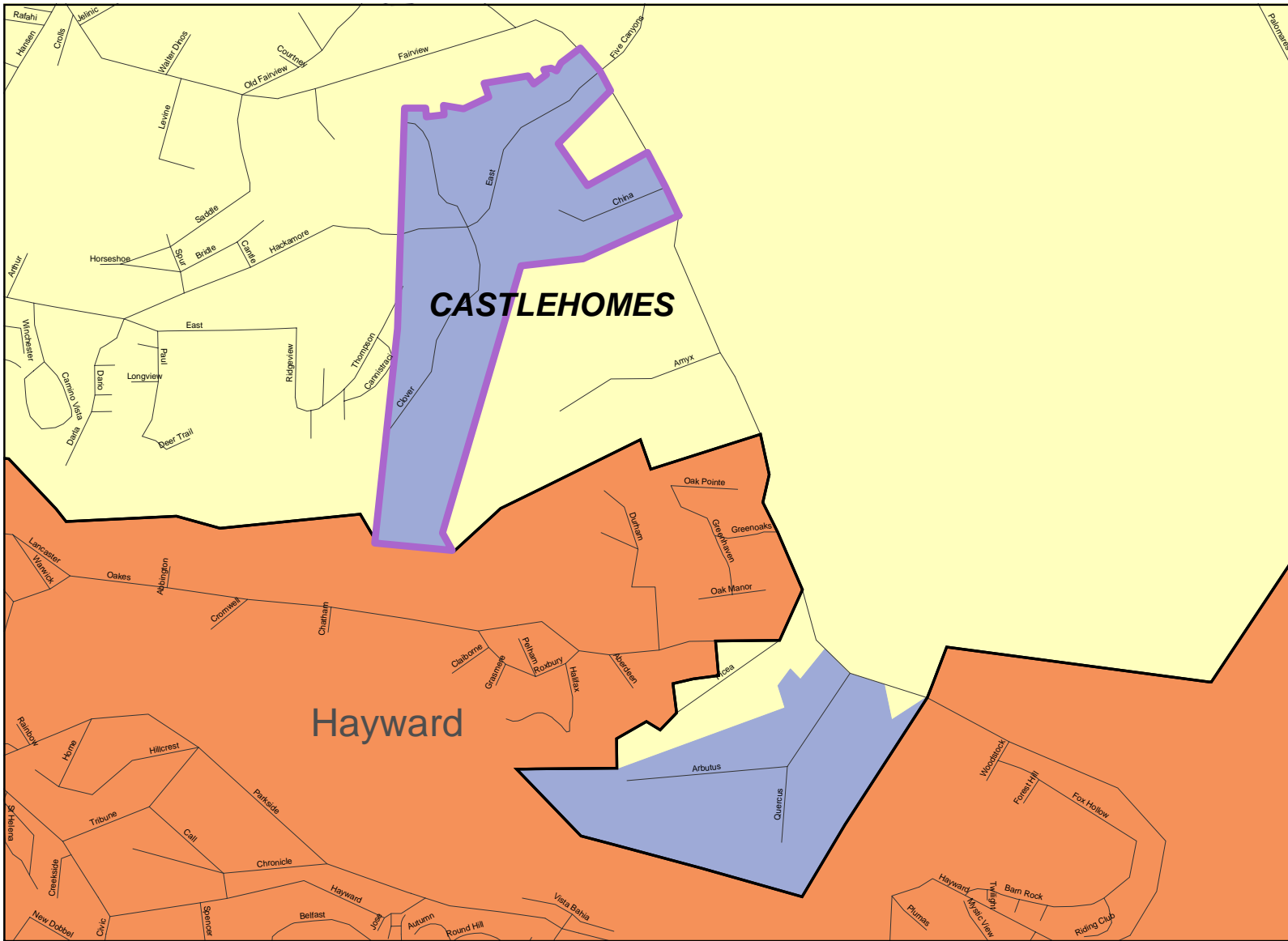
**San Lorenzo Library
CSA**

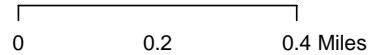
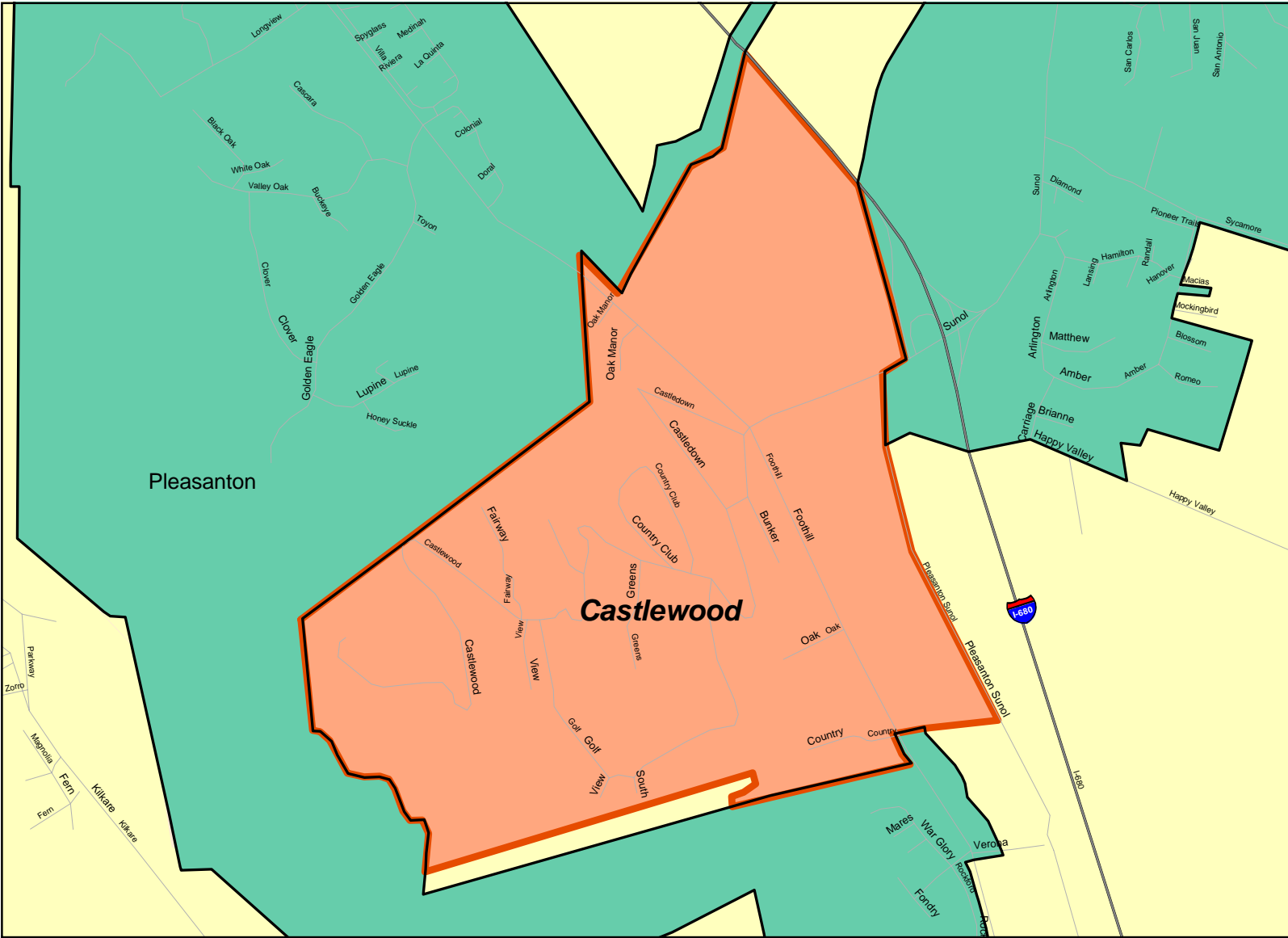
San Francisco Bay









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

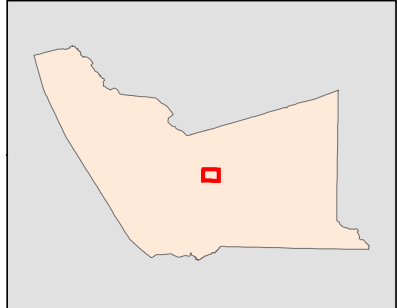
**San Lorenzo Library CSA
Alameda County
MUNICIPAL SERVICE REVIEW**

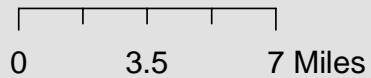
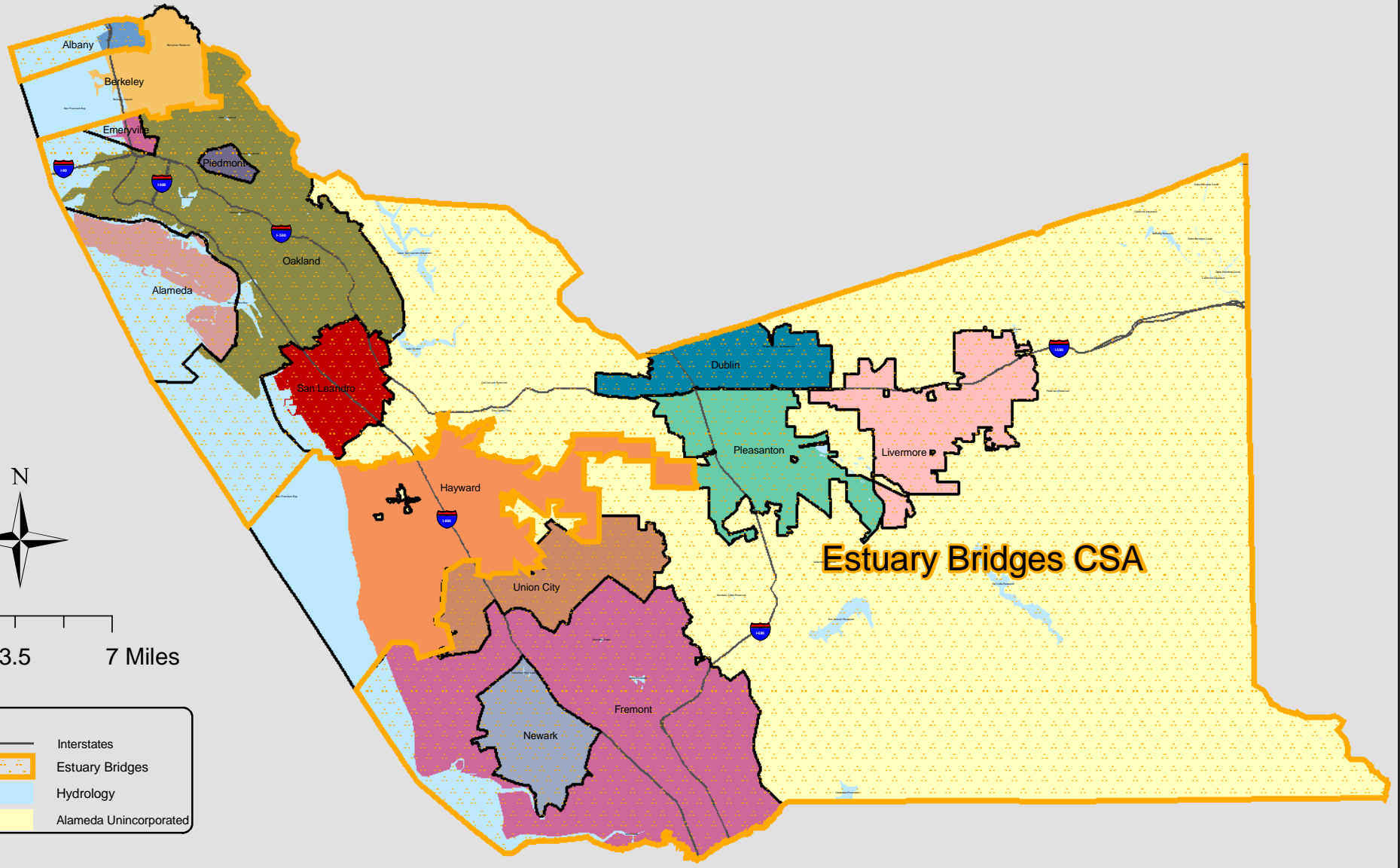




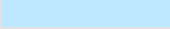



Legend

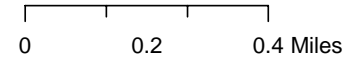
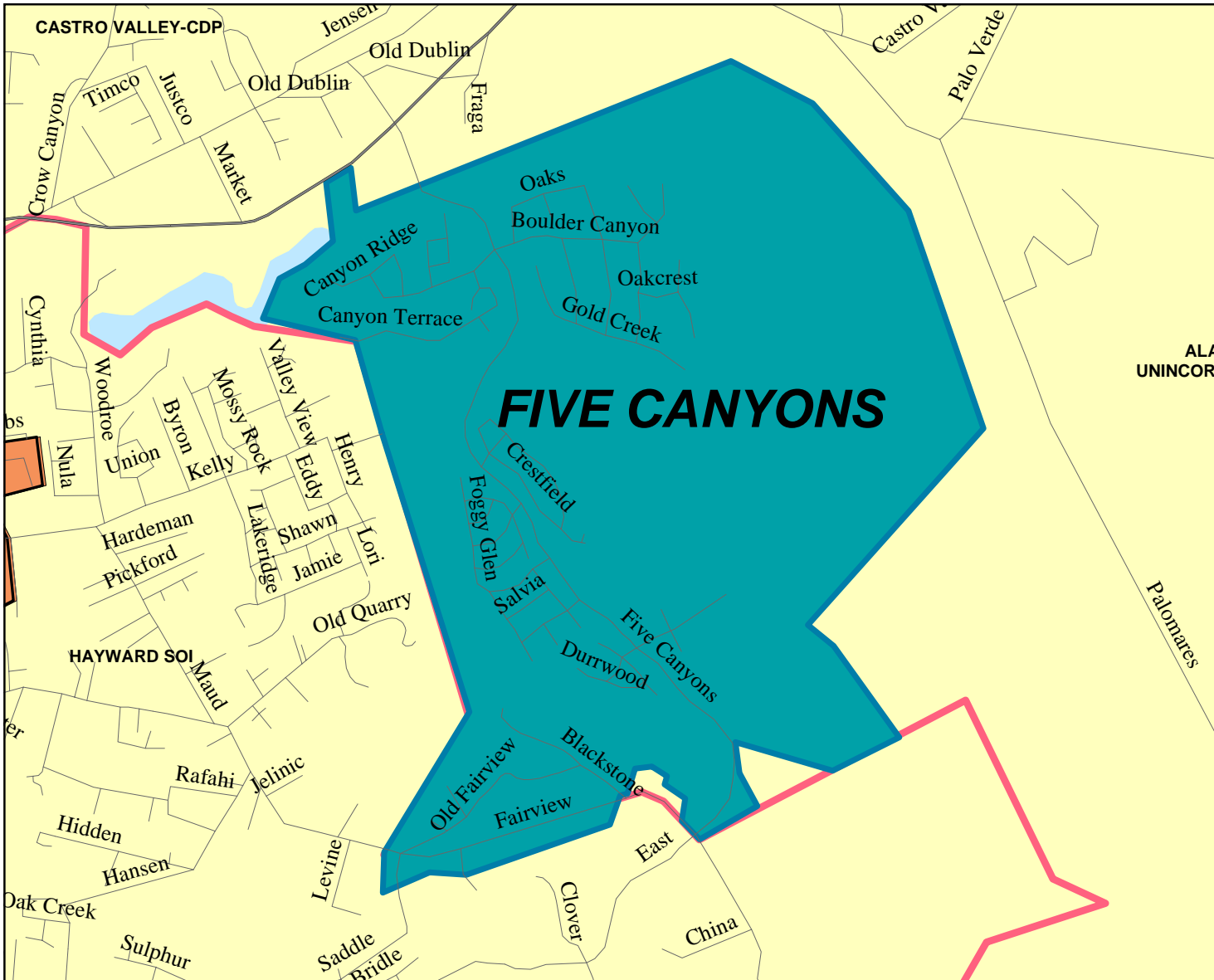
-  Streets
-  Interstates
-  Castlewood
-  Castlewood SOI
-  Pleasanton City Limits
-  Alameda Unincorporated








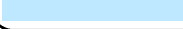


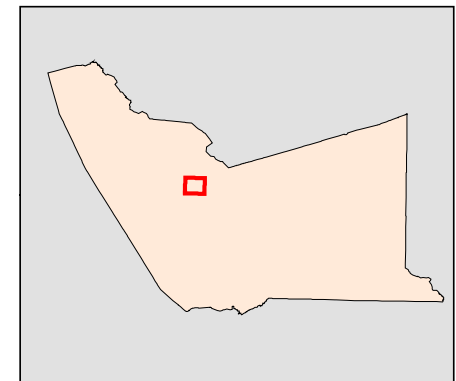
Legend	
	Interstates
	Estuary Bridges
	Hydrology
	Alameda Unincorporated

FIVE CANYONS CSA

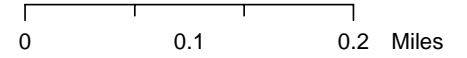
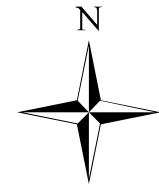
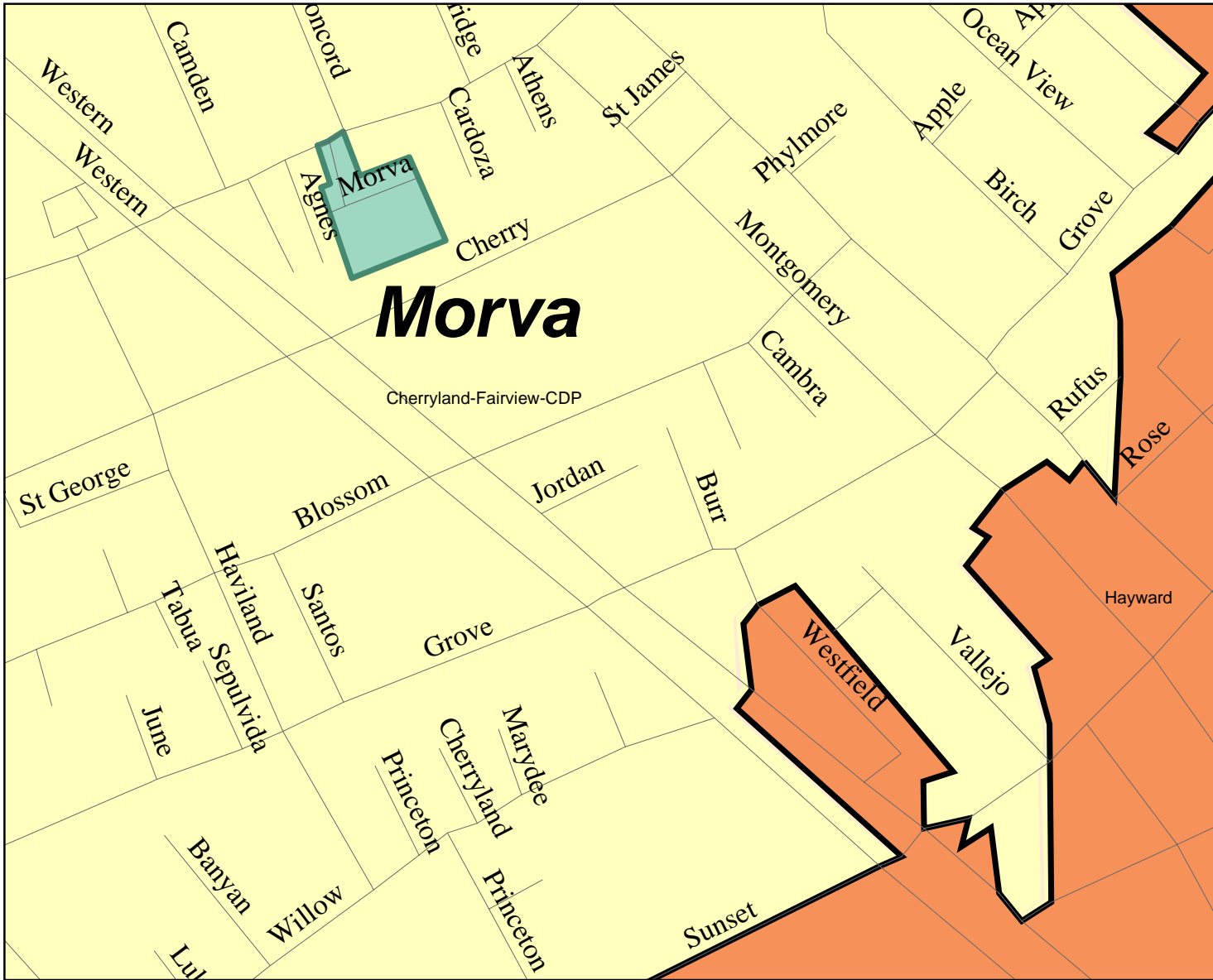


Legend

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

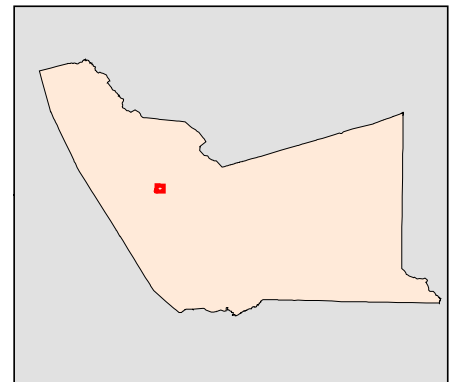


MORVA CSA

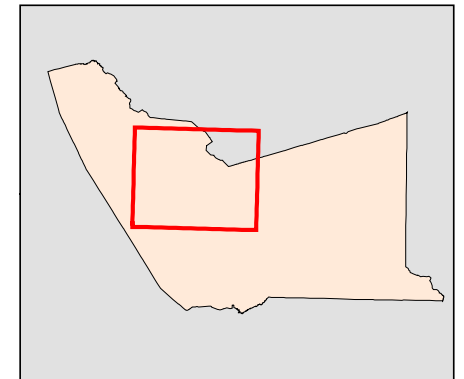
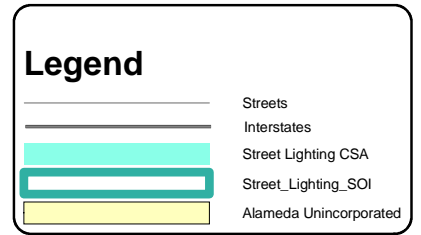
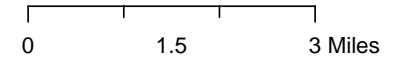
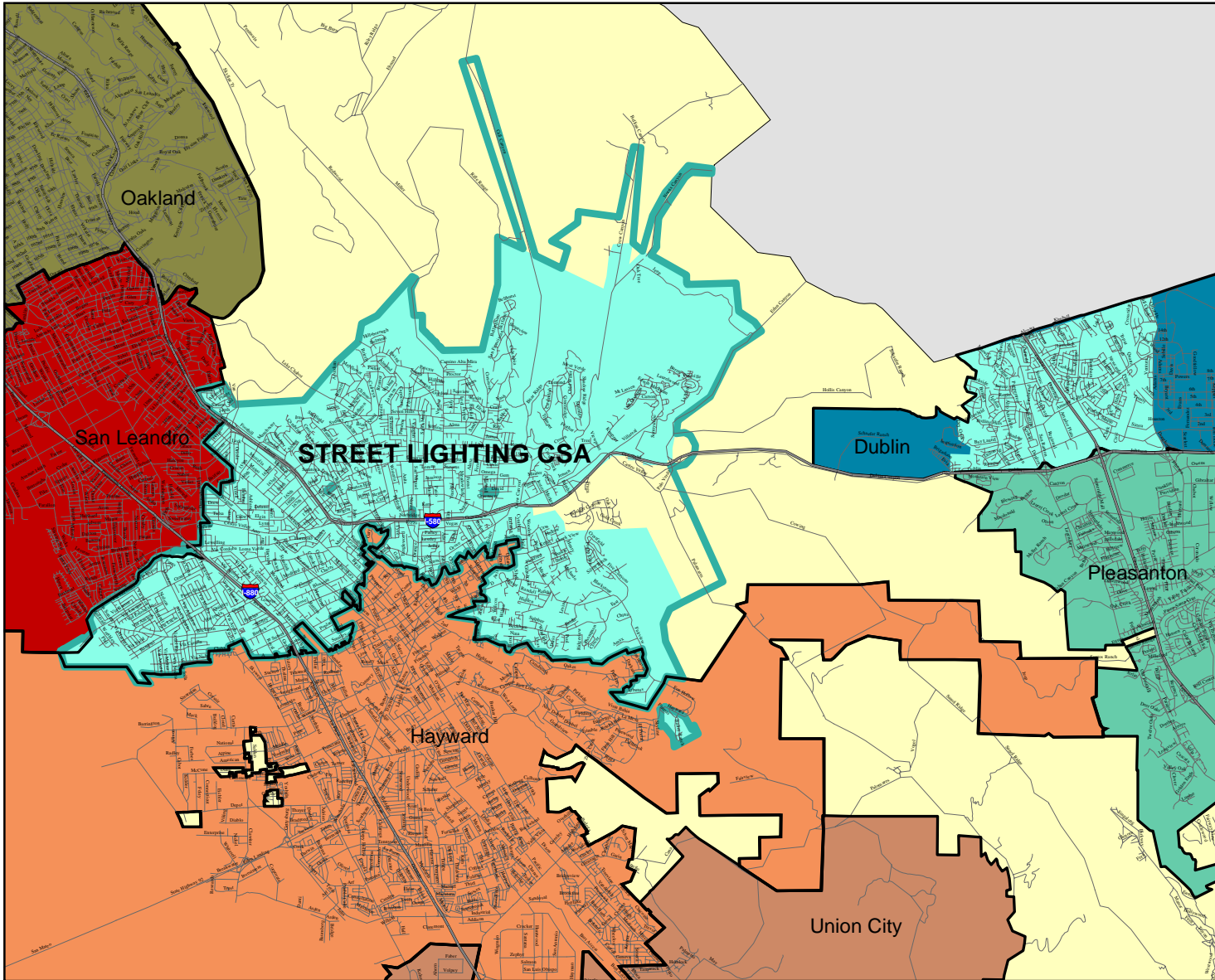


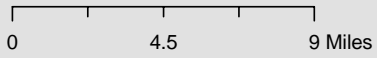
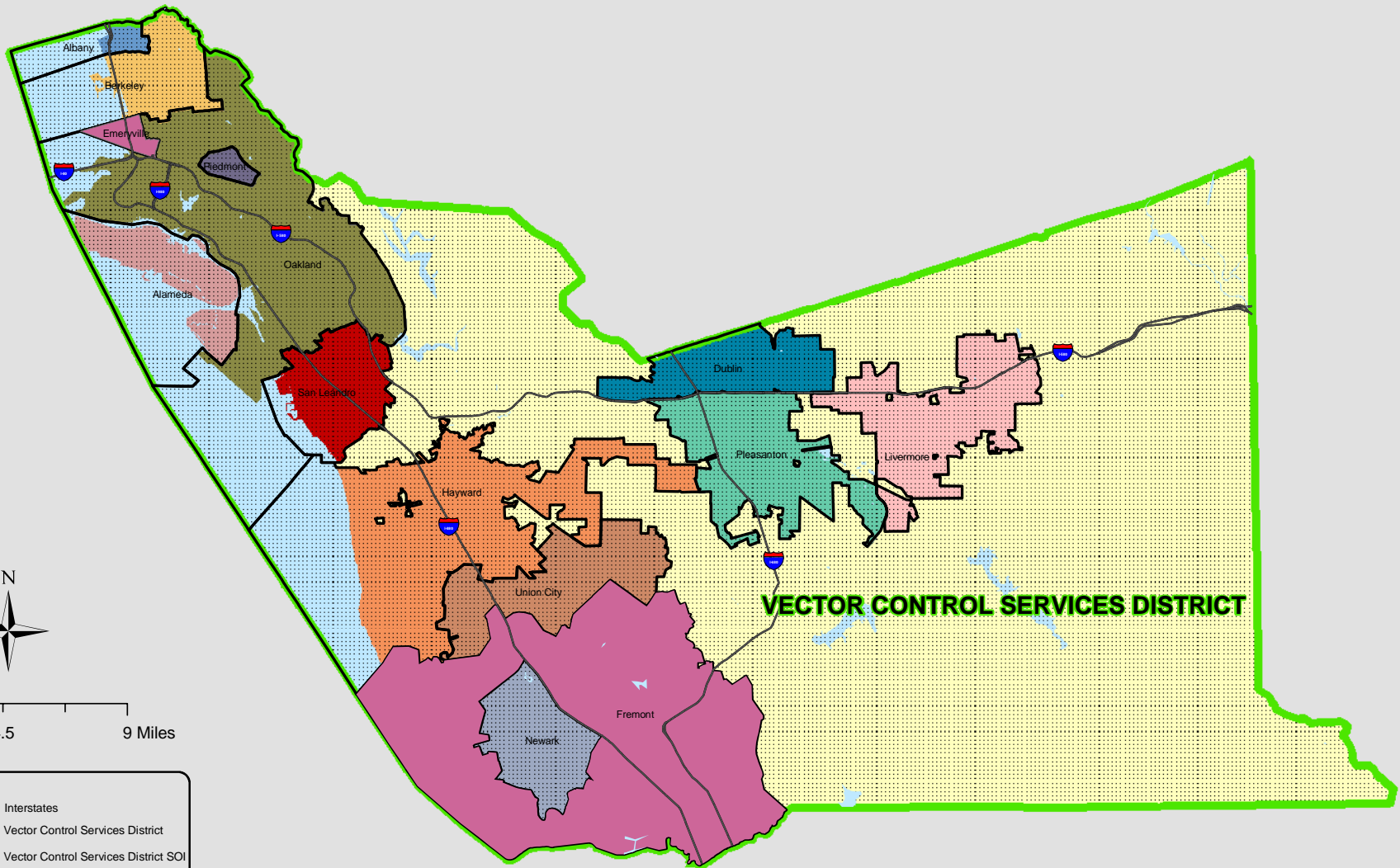
Legend

- Streets
- Morva
- Morva SOI
- Hayward City Limits








STREET LIGHTING CSA

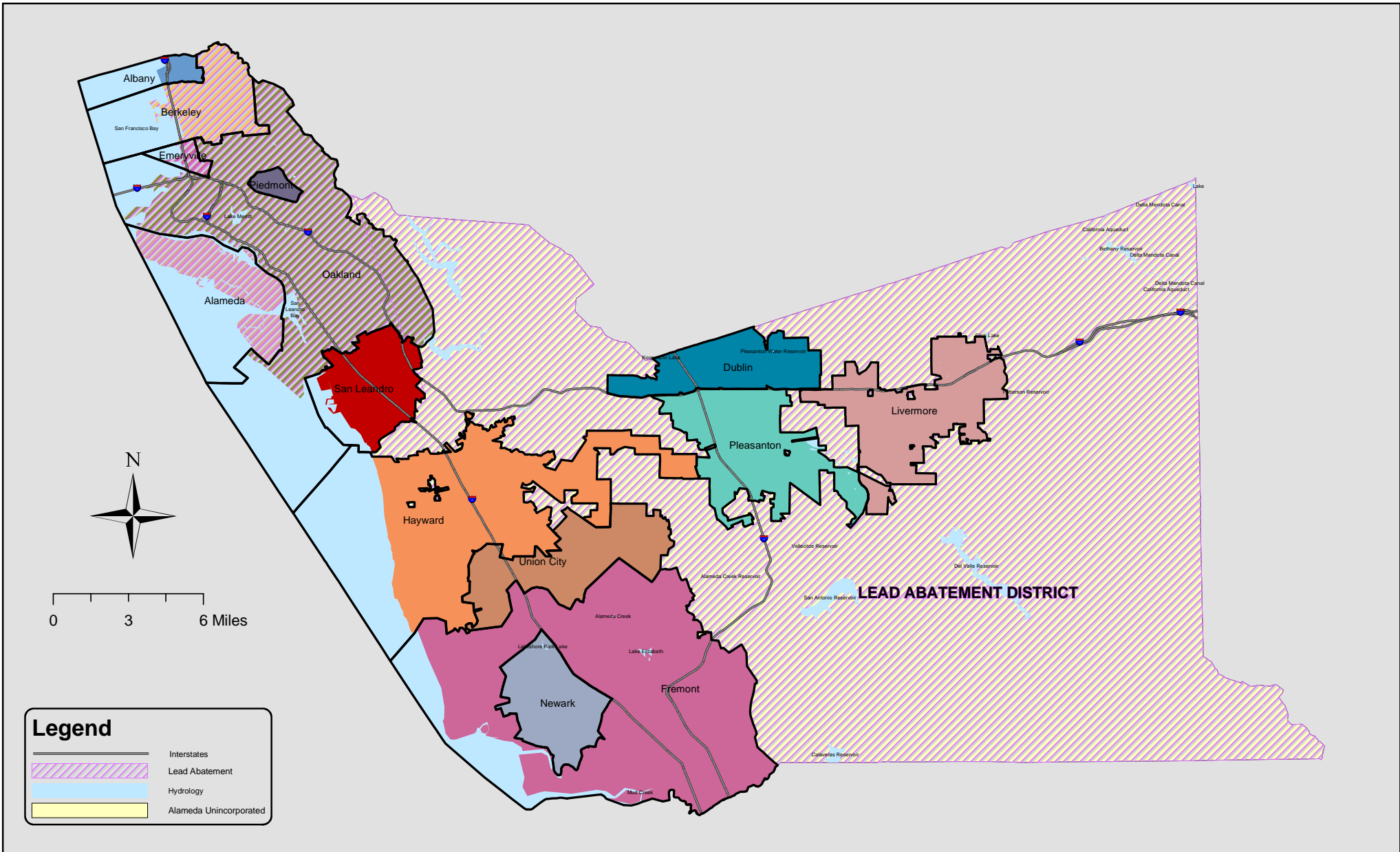




Legend

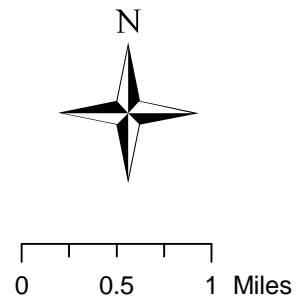
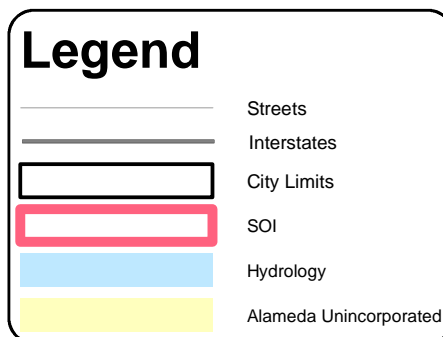
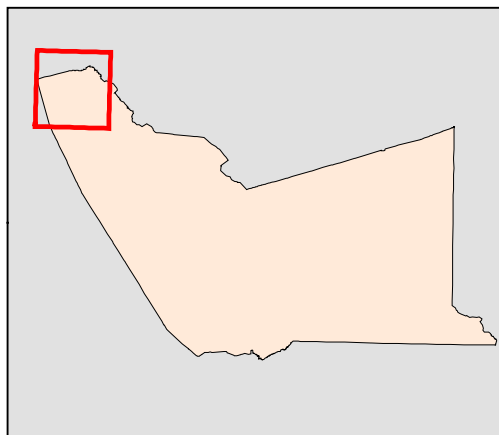
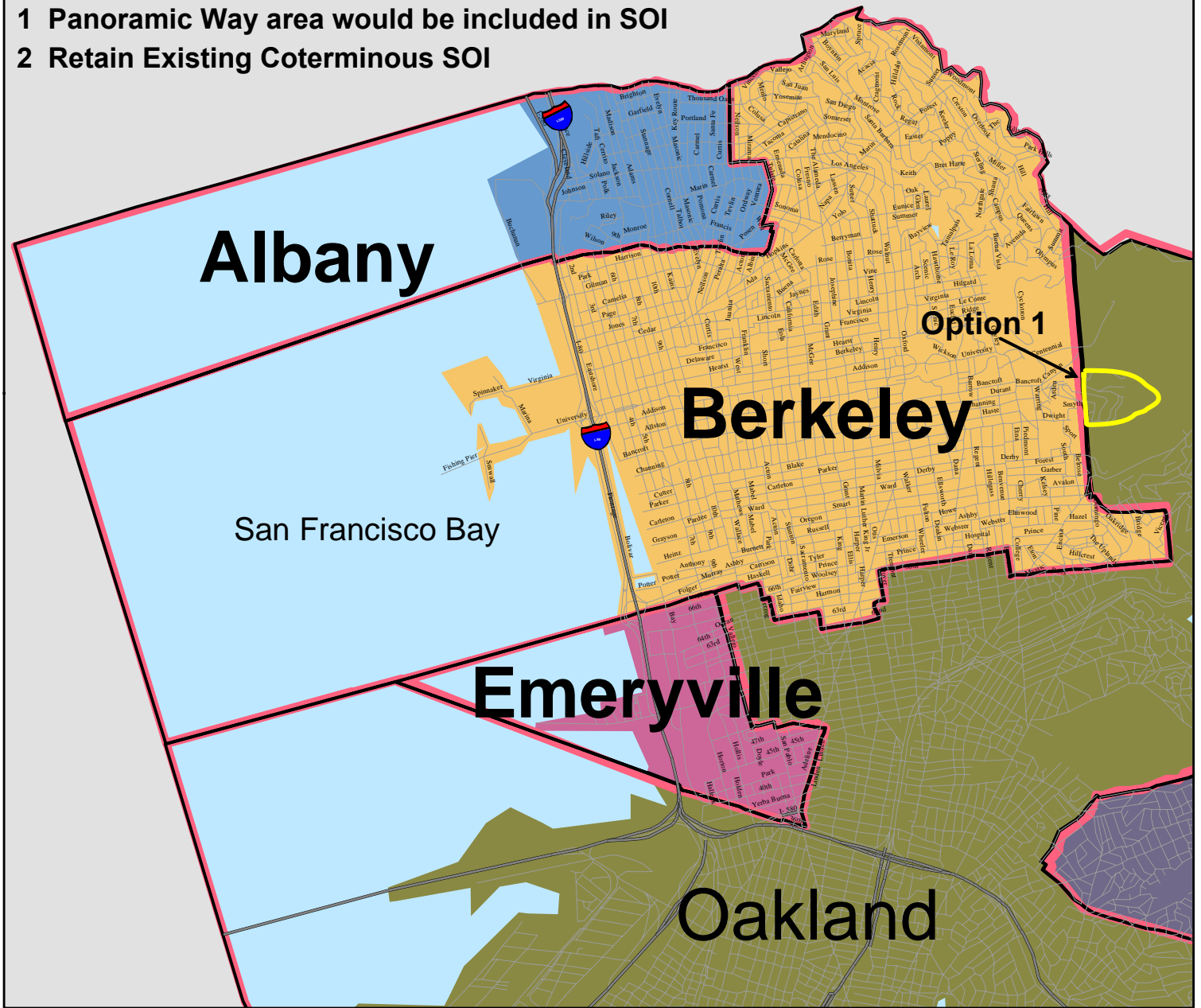
	Interstates
	Vector Control Services District
	Vector Control Services District SOI
	City Limits
	Hydrology

LEAD ABATEMENT DISTRICT

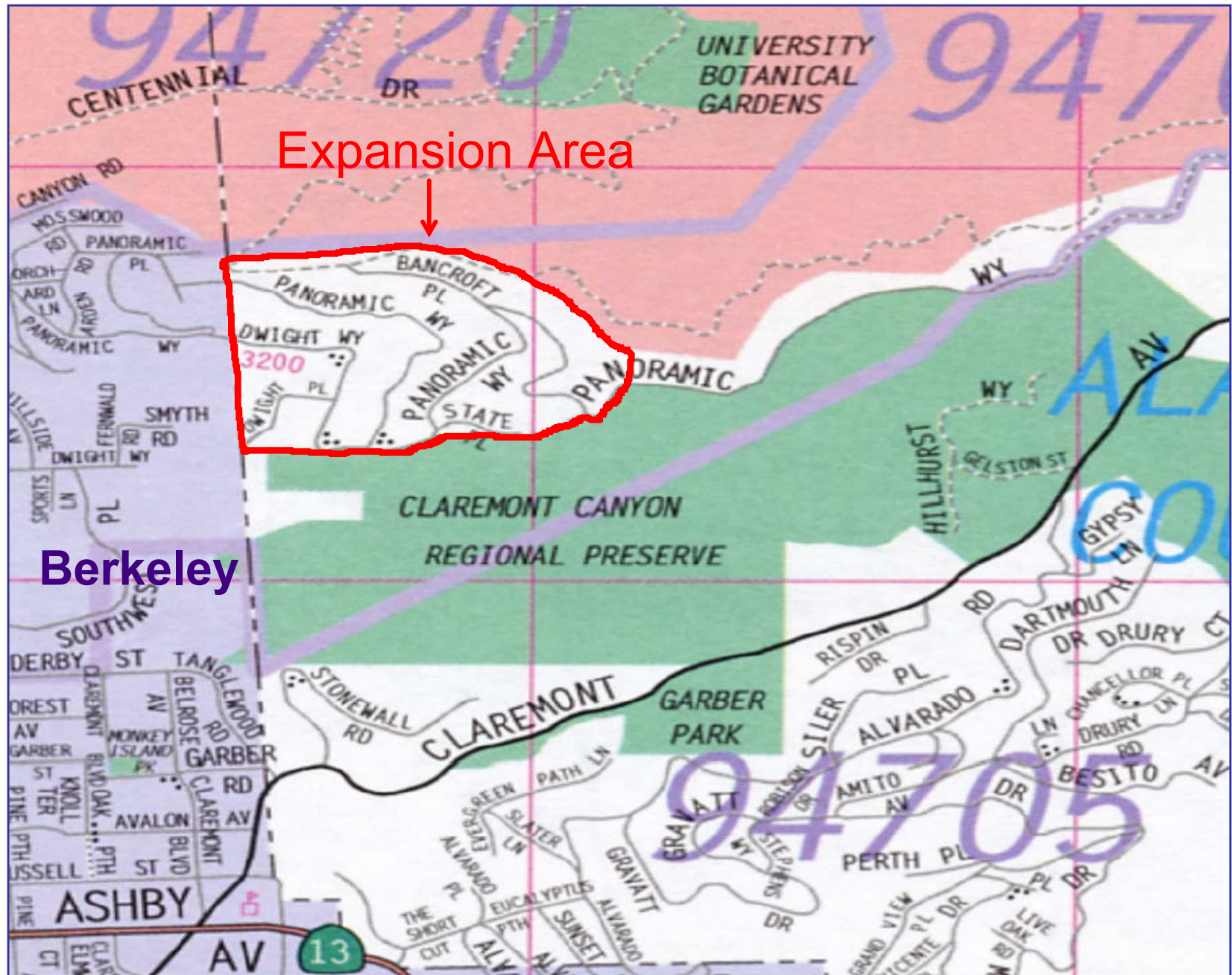


Berkeley SOI Options

- 1 Panoramic Way area would be included in SOI
- 2 Retain Existing Coterminous SOI



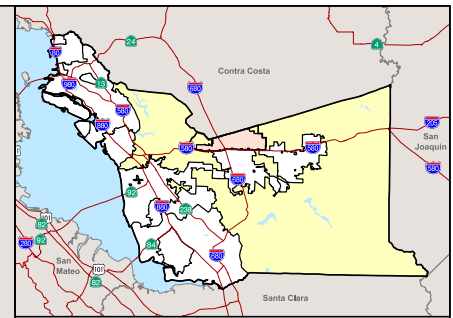
City of Berkeley Option 1



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

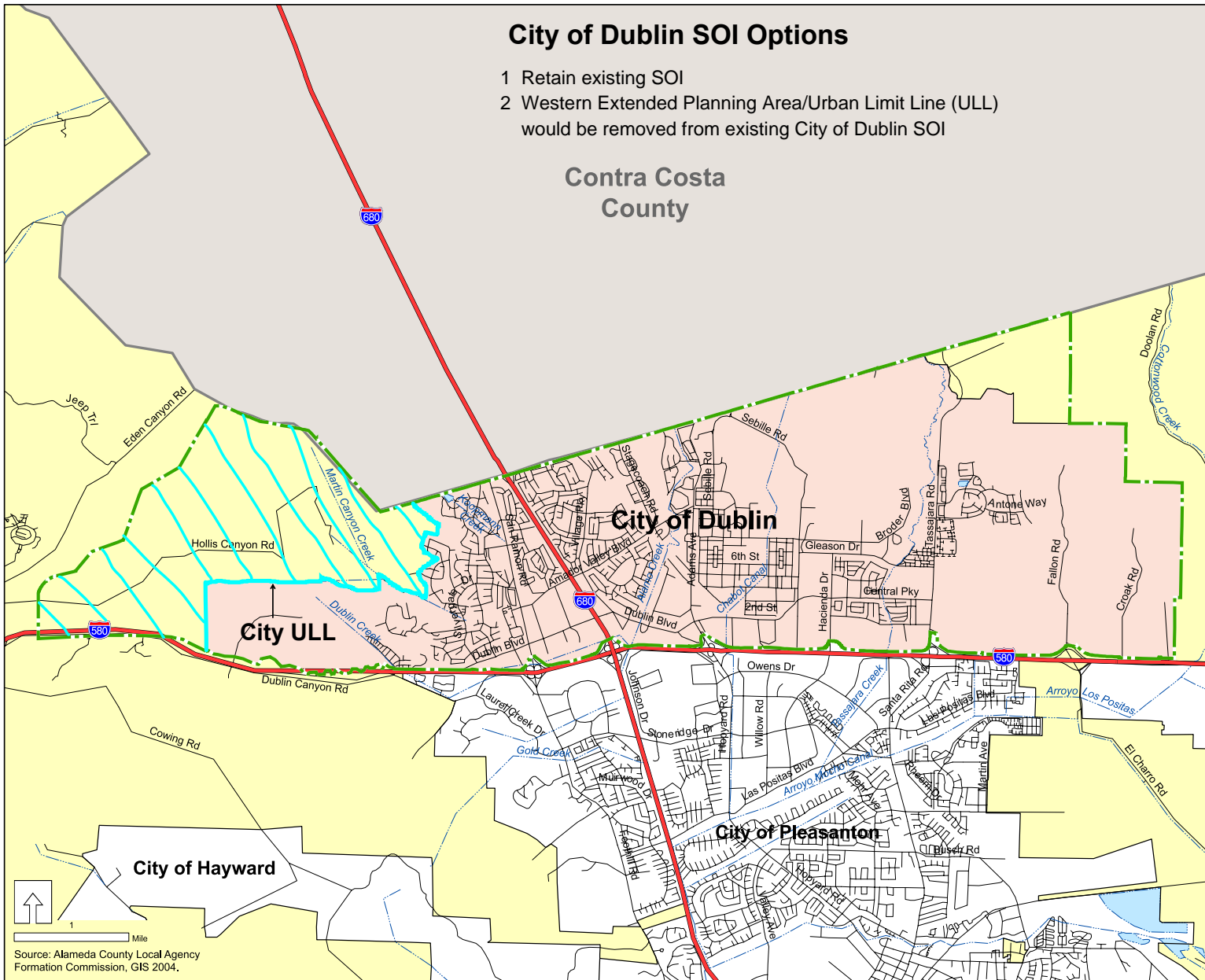
Contra Costa
County



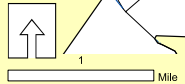
Alameda County Reference Map

Legend

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



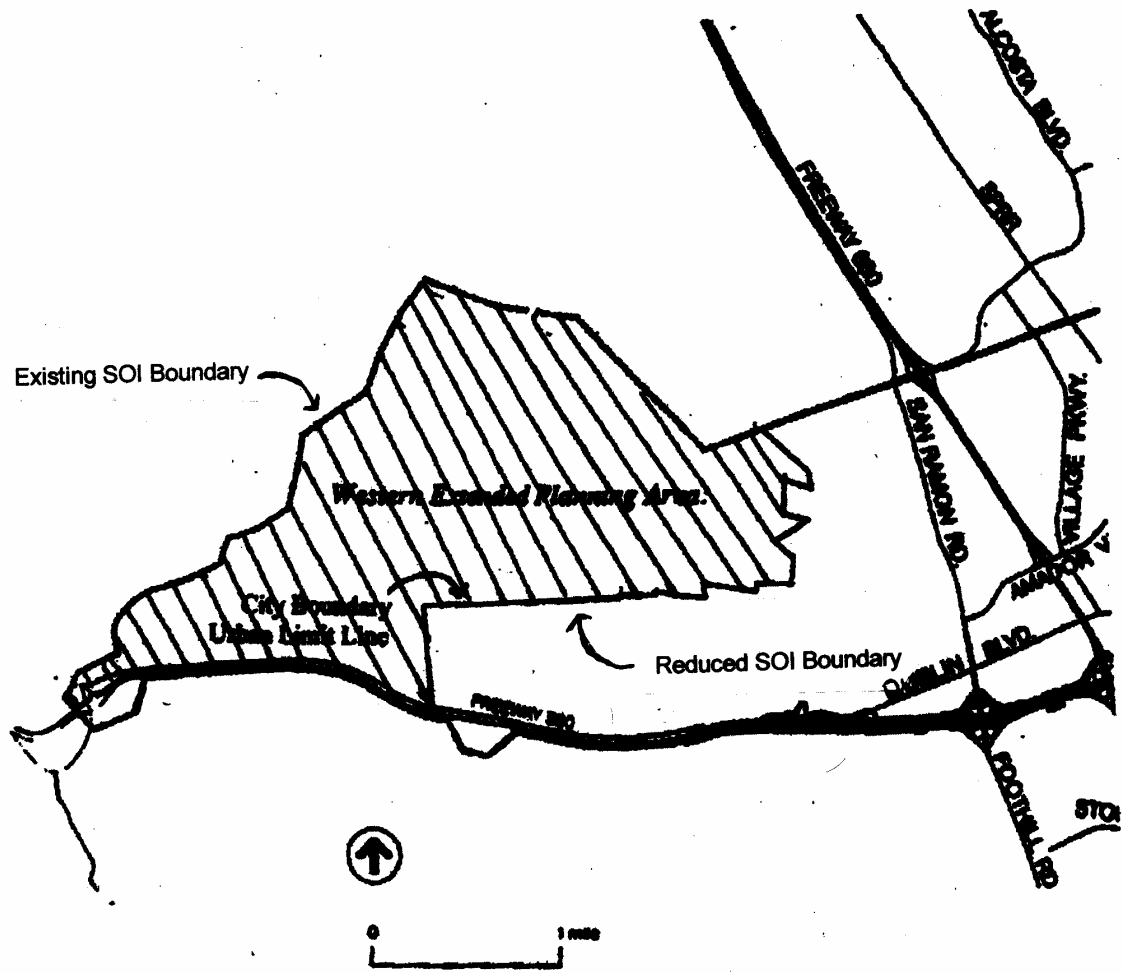
City of Dublin and Sphere of Influence
Alameda County
MUNICIPAL SERVICE REVIEW



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

CITY OF DUBLIN

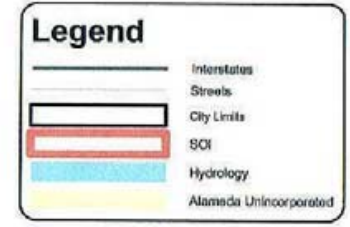
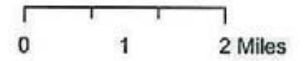
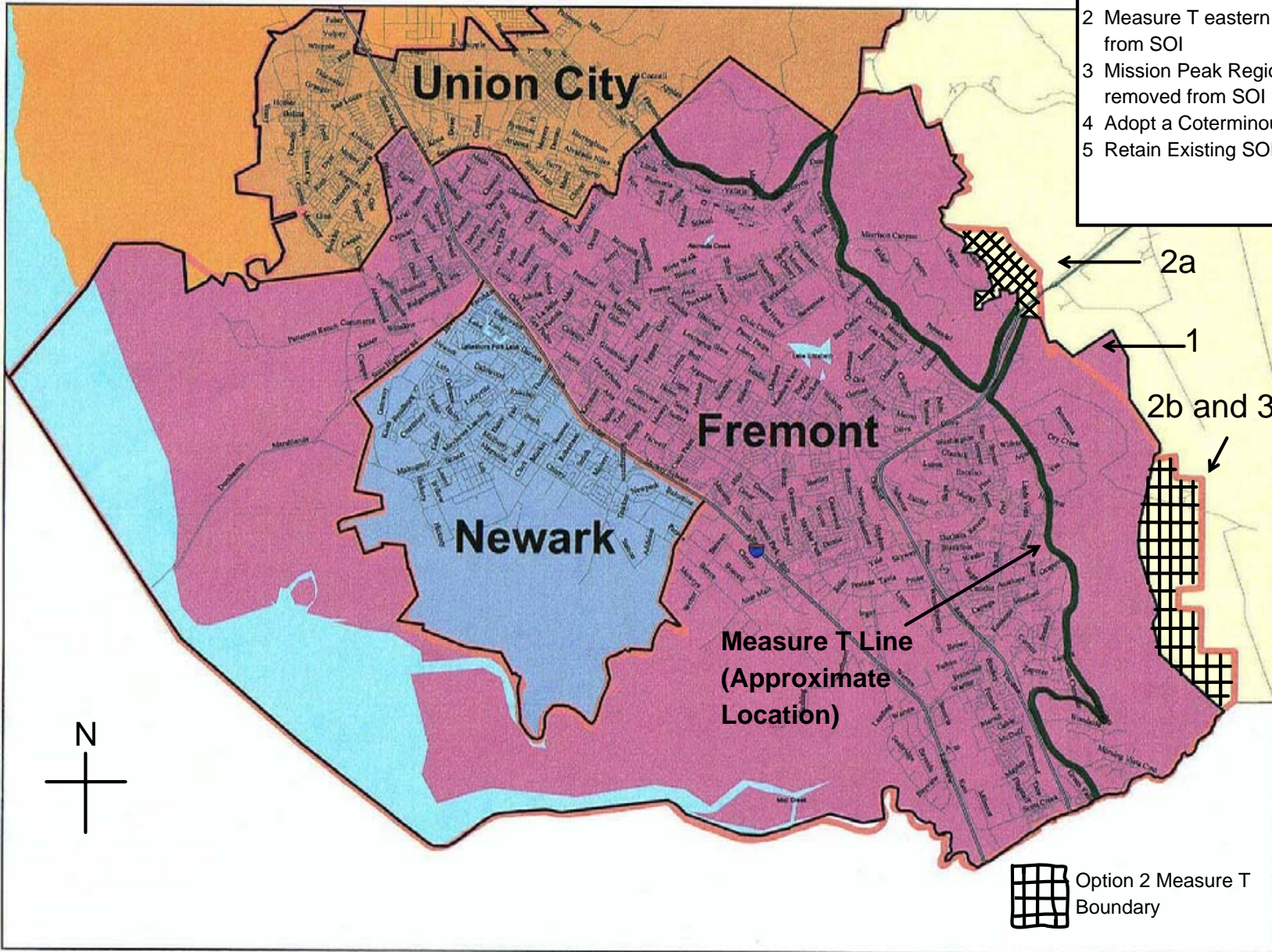
Reduced SOI Option (Urban Growth Boundary)



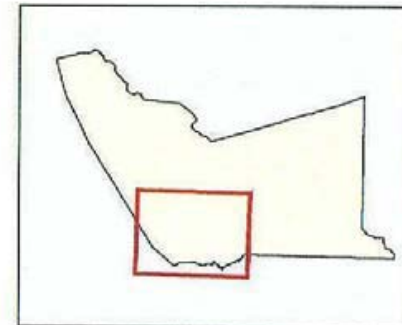
City of Fremont SOI Options


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



Alameda County Reference Map

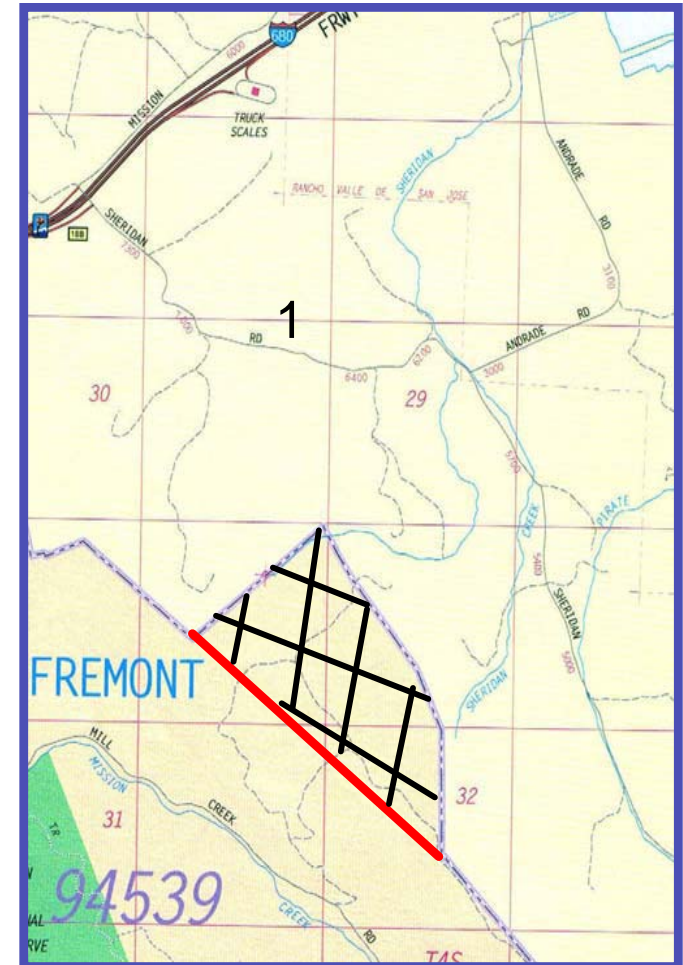
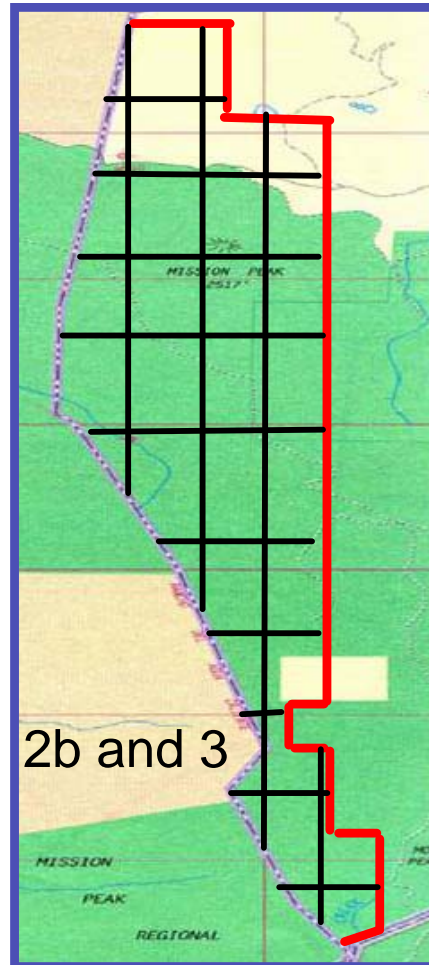


 Option 2 Measure T Boundary

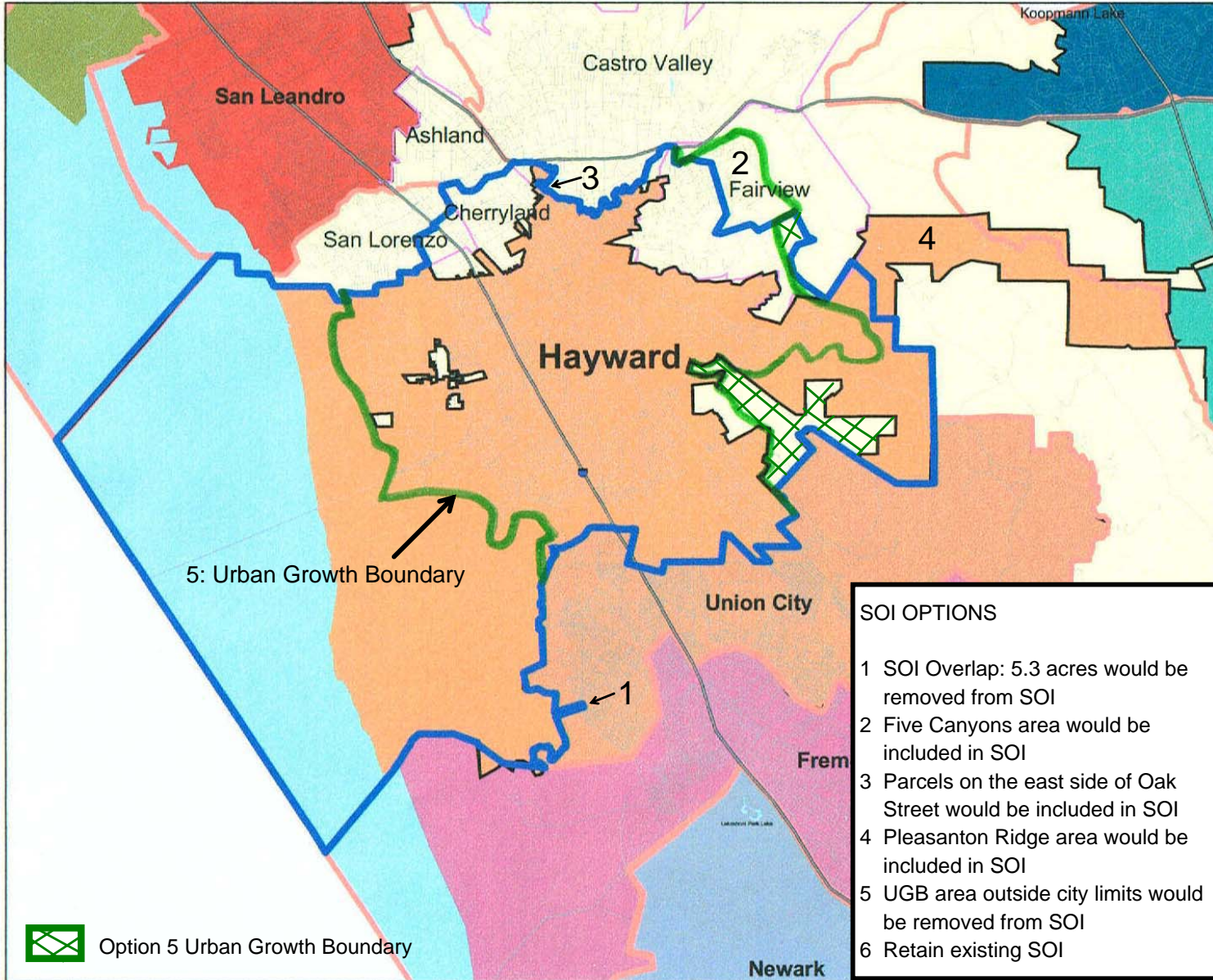
City of Fremont SOI Detail

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

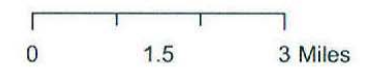


City of Hayward SOI Options







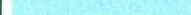



 Option 5 Urban Growth Boundary

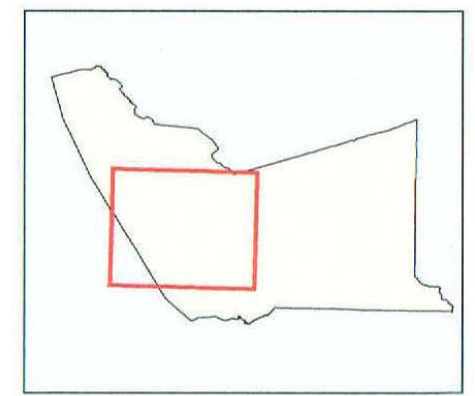
- SOI OPTIONS**
- 1 SOI Overlap: 5.3 acres would be removed from SOI
 - 2 Five Canyons area would be included in SOI
 - 3 Parcels on the east side of Oak Street would be included in SOI
 - 4 Pleasanton Ridge area would be included in SOI
 - 5 UGB area outside city limits would be removed from SOI
 -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



Legend

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

Alameda County Reference Map

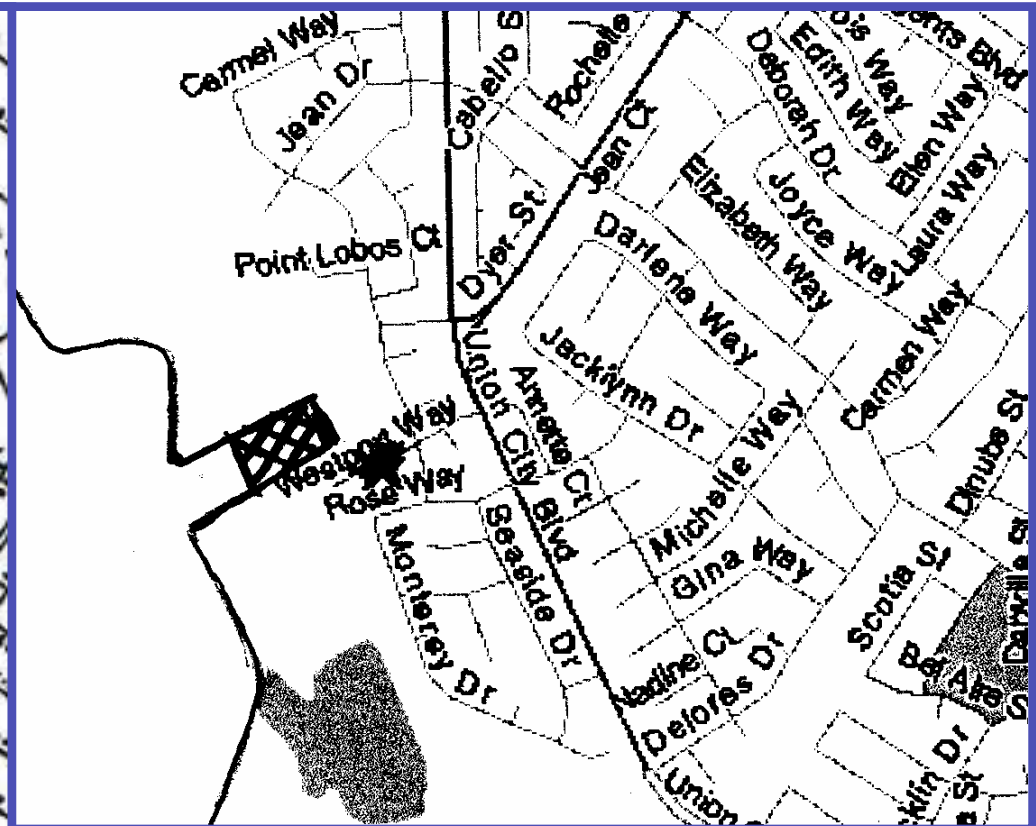


Hayward-Union City SOI Overlap Detail

Option 1: 5.3 acres would be removed from SOI

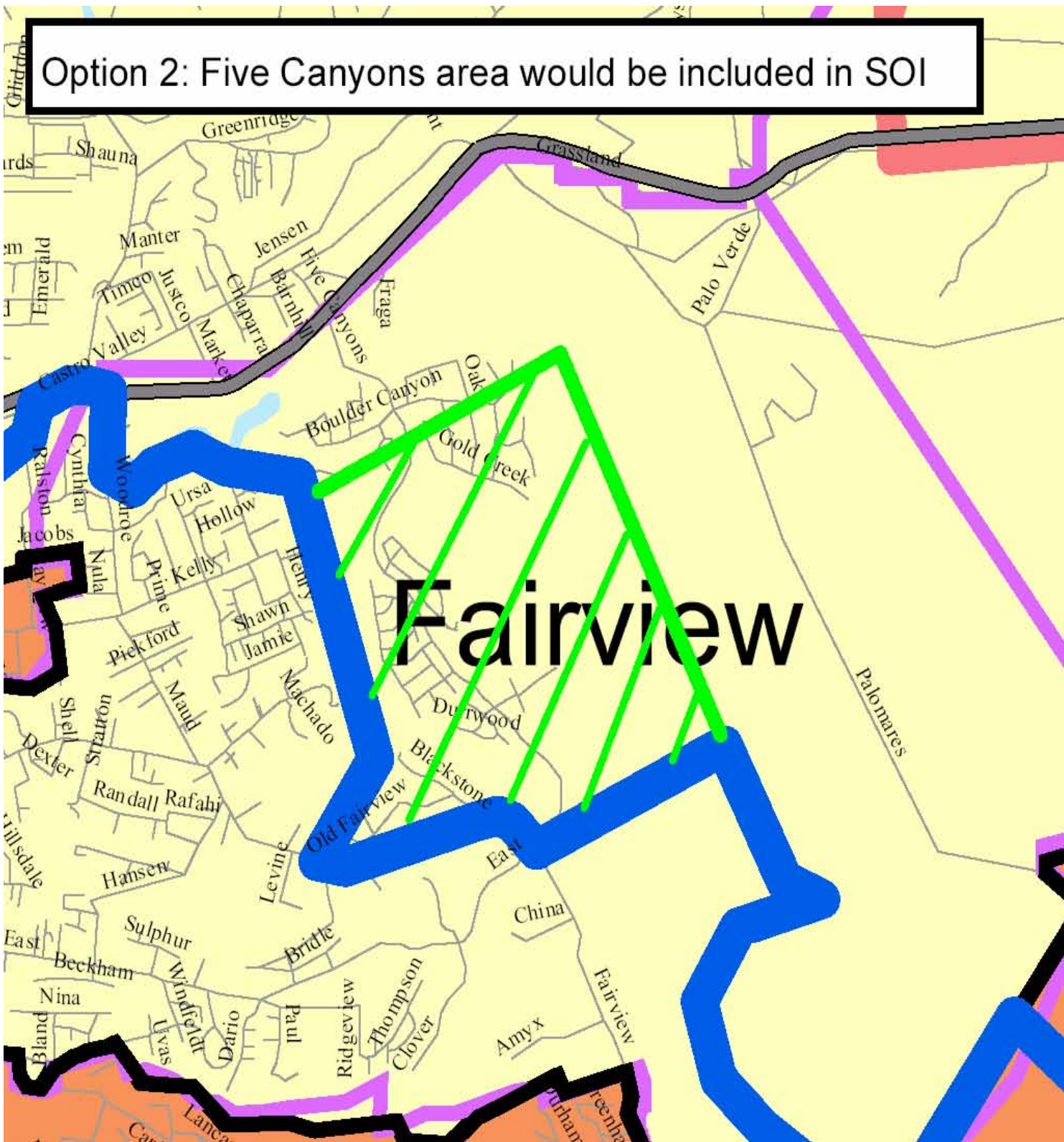


Source: Alameda LAFCo Archive File

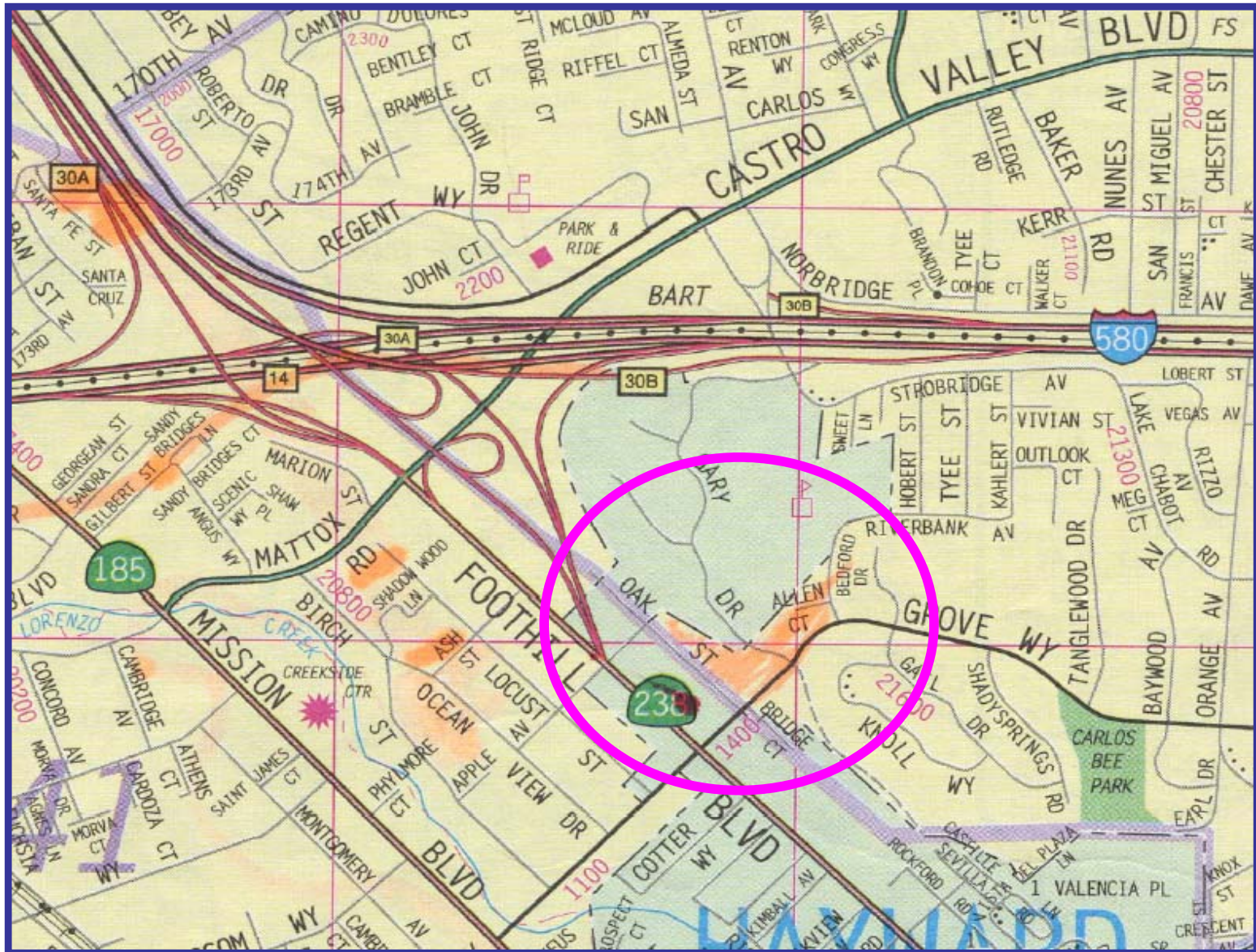


Source: Graichen Consulting

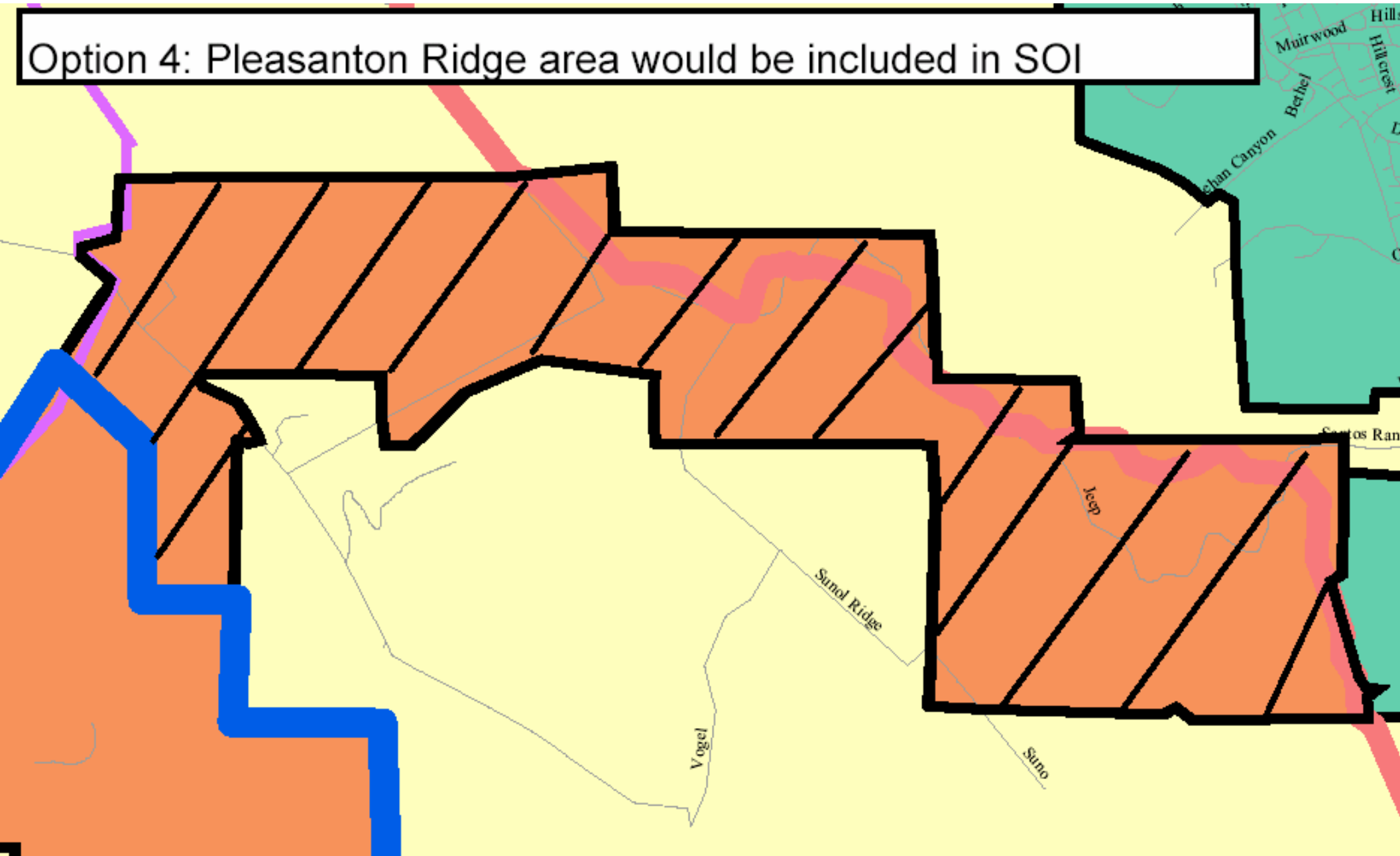
Option 2: Five Canyons area would be included in SOI



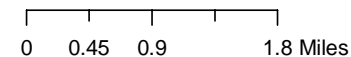
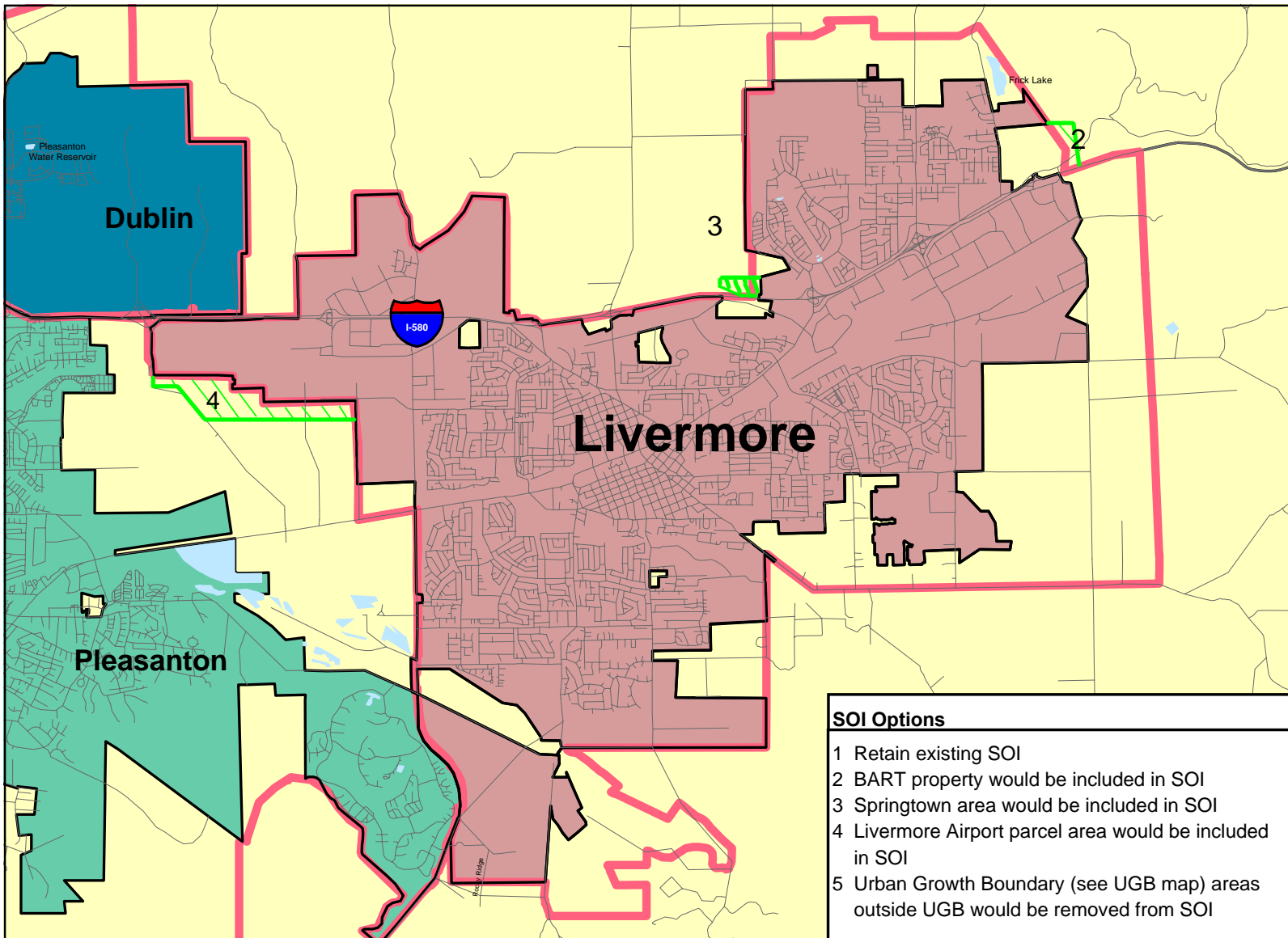
Option 3: Parcels on the east side of Oak Street would be included in SOI



Option 4: Pleasanton Ridge area would be included in SOI



City of Livermore SOI Options

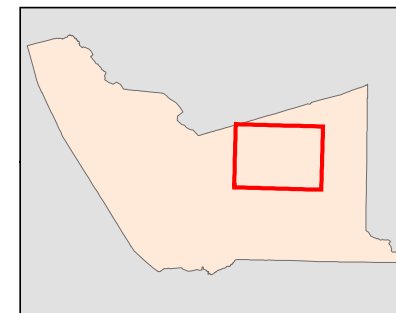


Legend

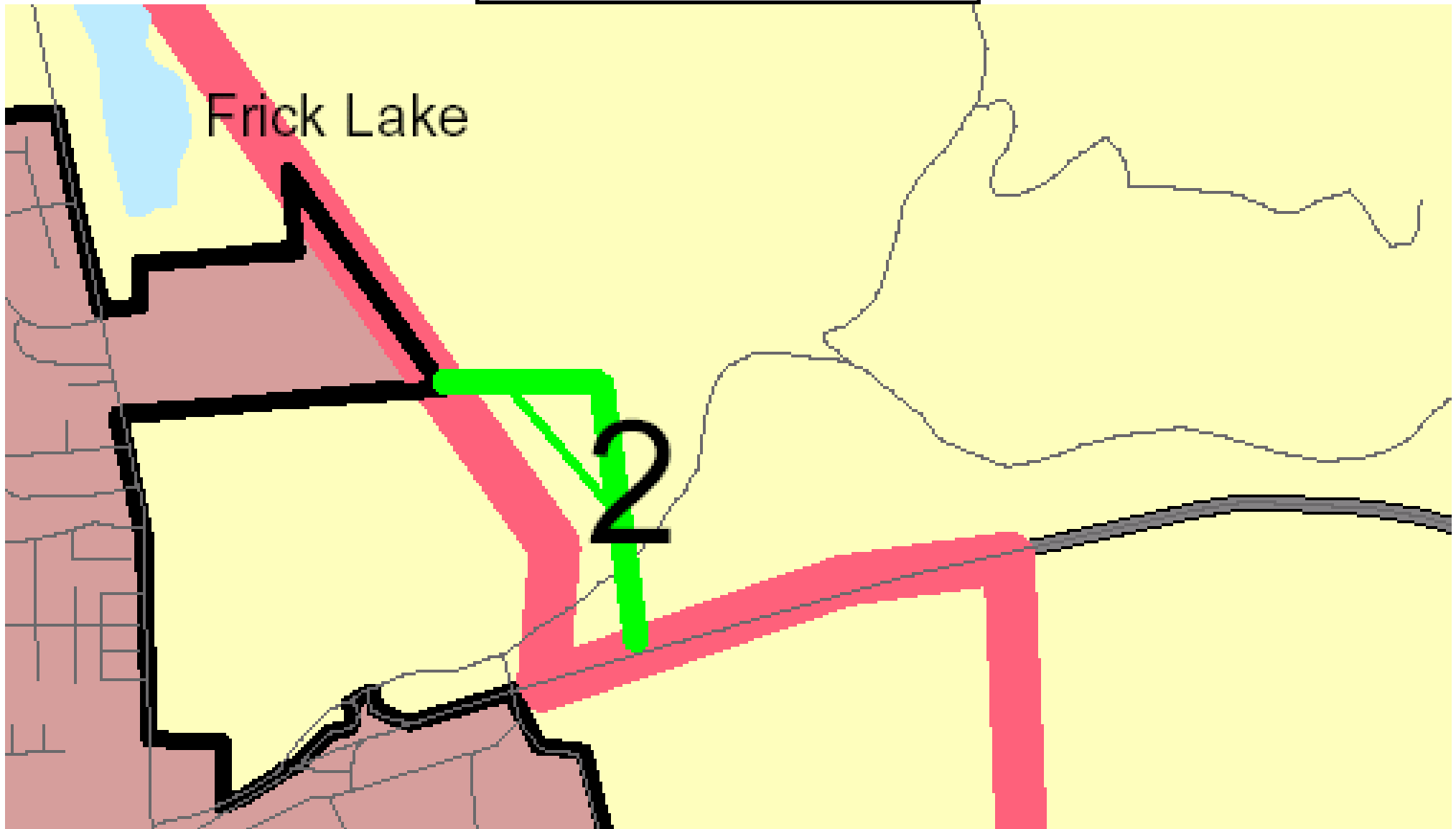
- Interstates
- Streets
- City Limits
- SOI
- Hydrology
- Alameda Unincorporated

SOI not yet verified by the Commission

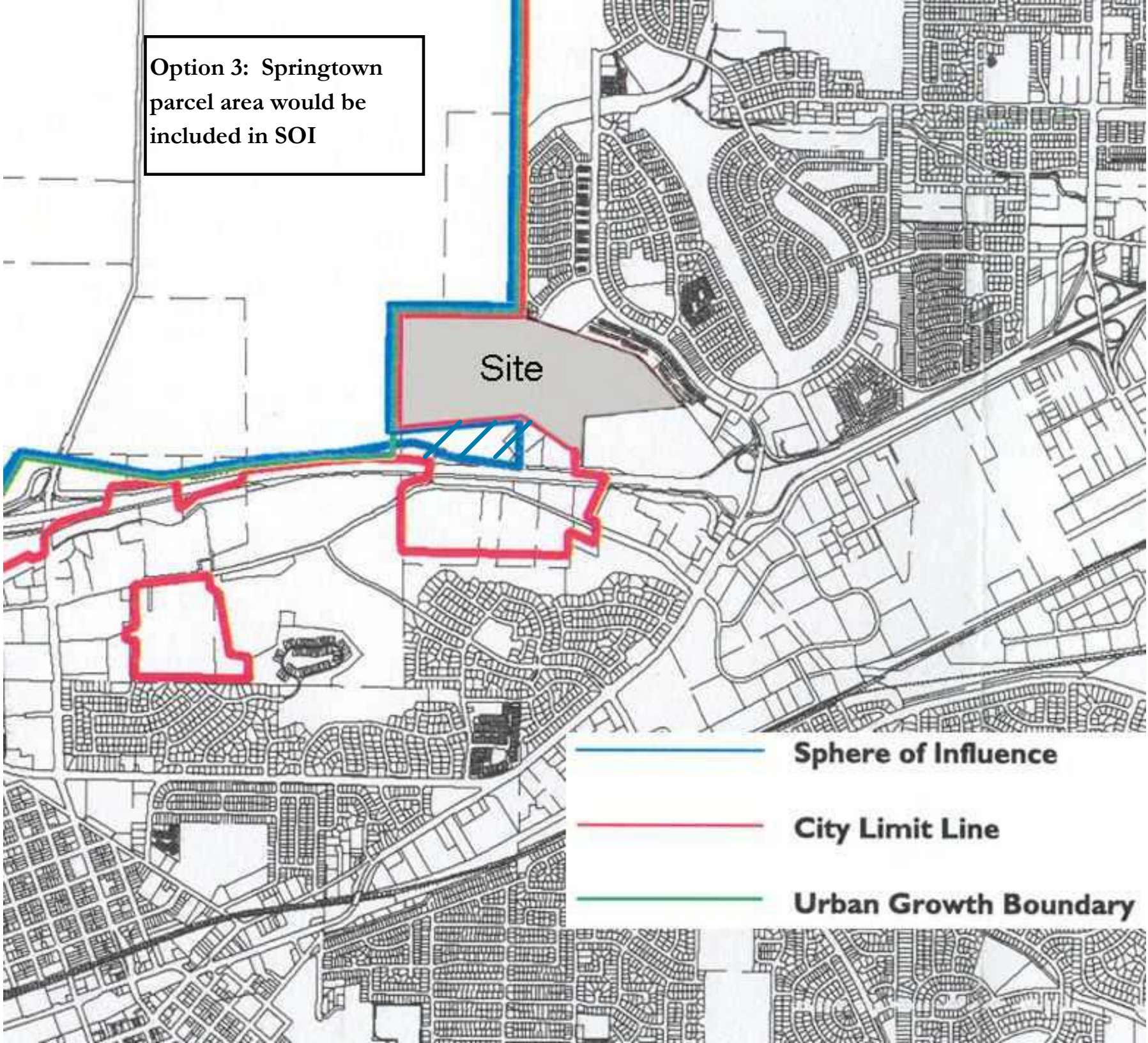
- SOI Options**
- 1 Retain existing SOI
 - 2 BART property would be included in SOI
 - 3 Springtown area would be included in SOI
 - 4 Livermore Airport parcel area would be included in SOI
 - 5 Urban Growth Boundary (see UGB map) areas outside UGB would be removed from SOI



Option 2: BART property would be included in SOI



Option 3: Springtown parcel area would be included in SOI



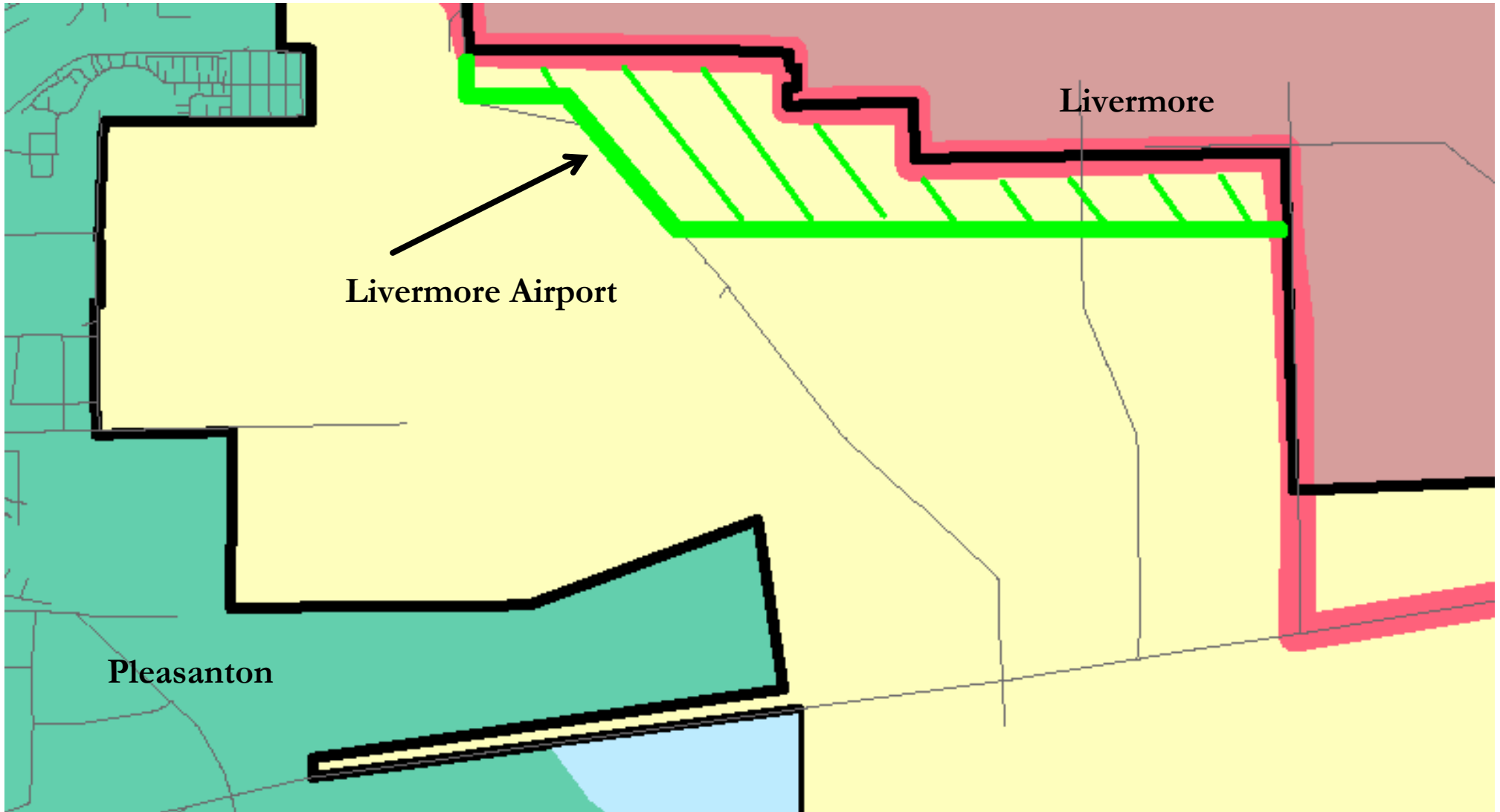
Site

Sphere of Influence

City Limit Line

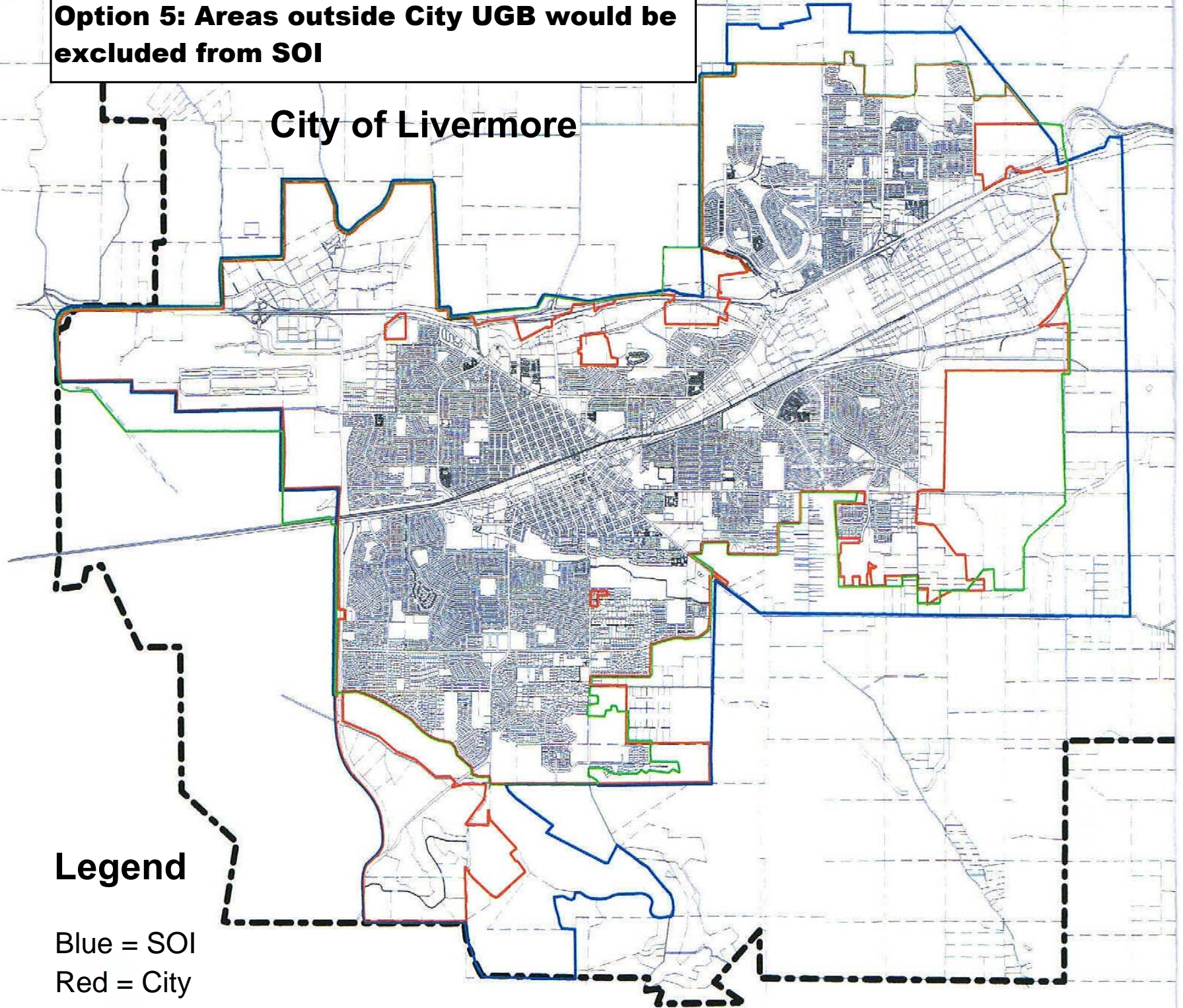
Urban Growth Boundary

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



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

City of Livermore



Legend

- Blue = SOI
- Red = City
- Green = UGB

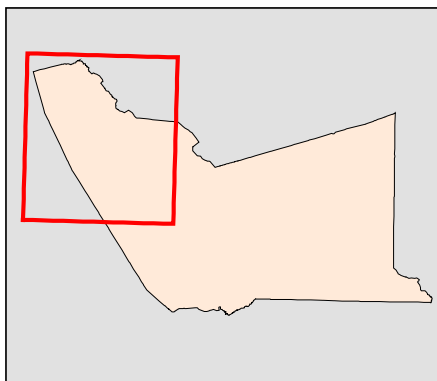
City of Oakland SOI Options



SOI Options

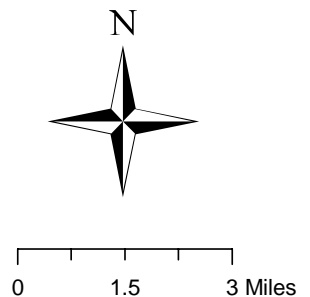
- 1 Panoramic Way area would be removed from SOI
- 2 Eastern hill areas in Contra Costa would be removed from SOI
- 3 Properties along Winding Way in Contra Costa would be included in SOI
- 4 Fringe areas south of Redwood Road would be removed from SOI
- 5 Small areas north of Redwood Road but outside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

SOI not yet verified by the Commission

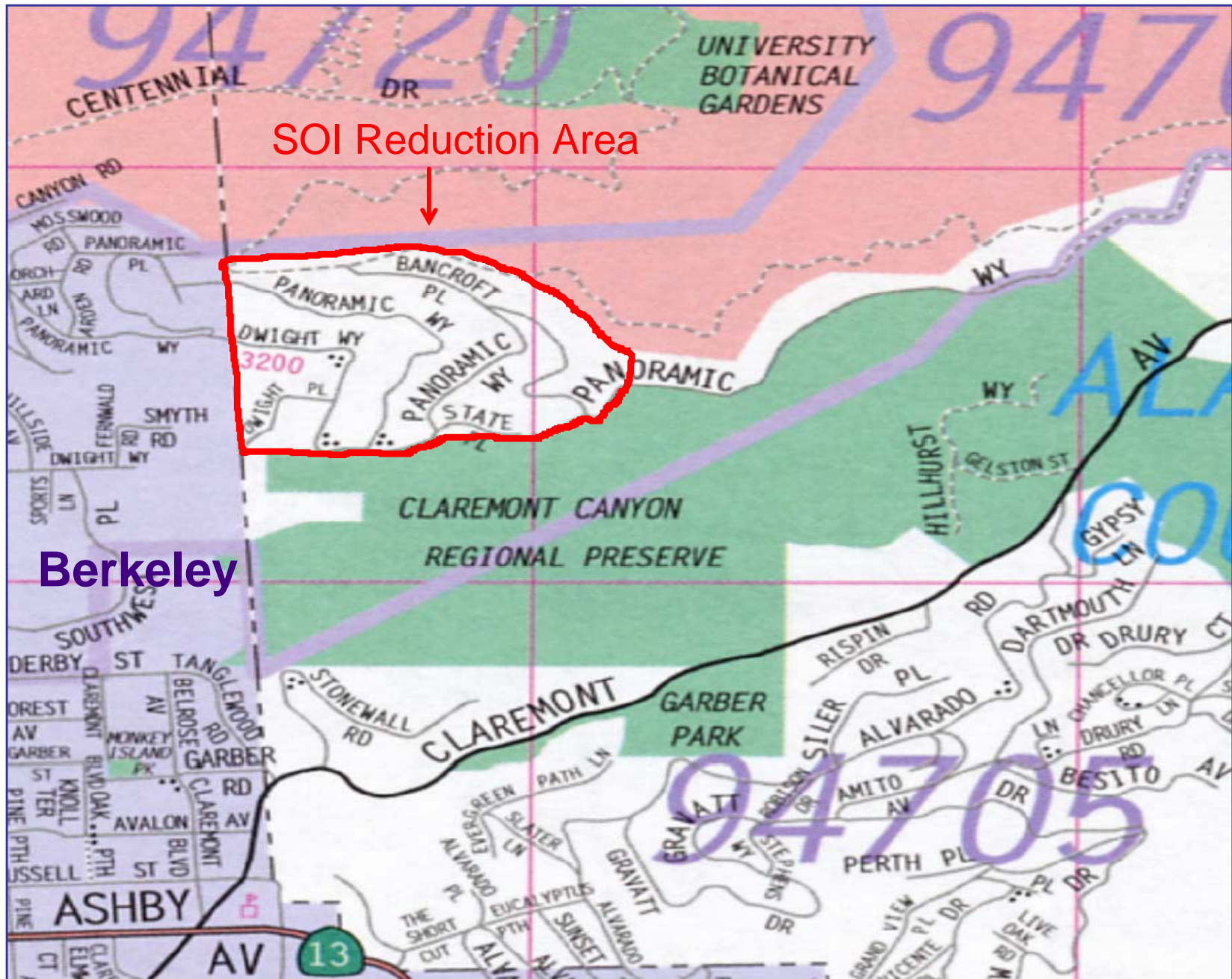


Legend

	Streets
	Interstates
	City Limits
	Oakland SOI
	City SOI
	Hydrology
	Alameda Unincorporated

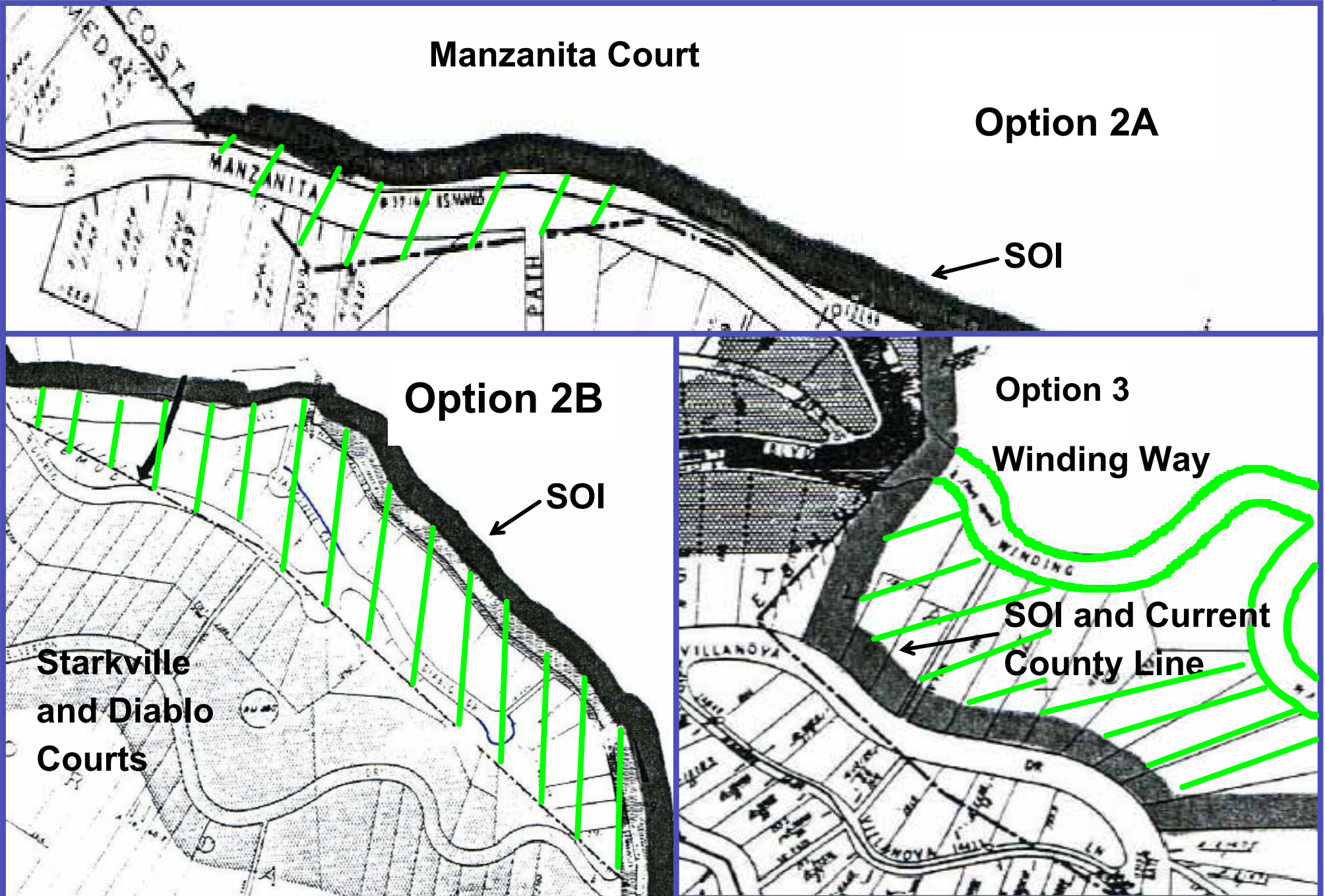


City of Oakland Option 1



City of Oakland

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



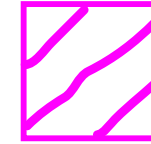
City of Oakland

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

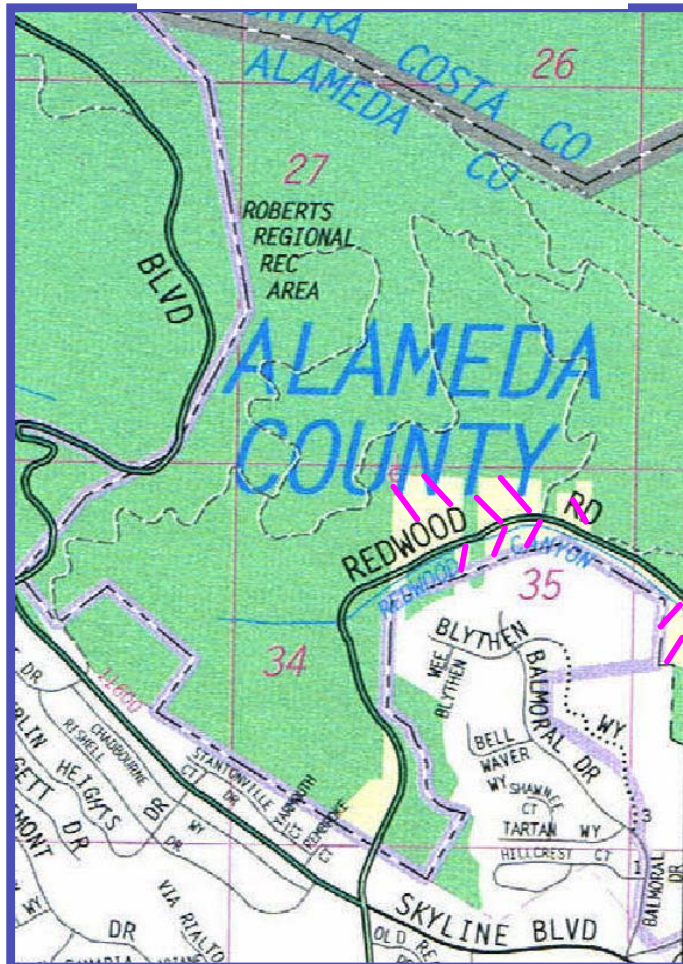
would be excluded from SOI

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

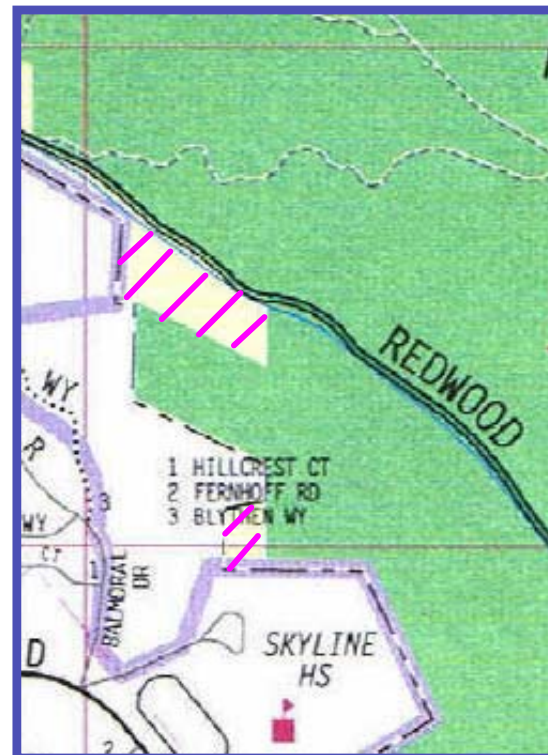
would be included in SOI



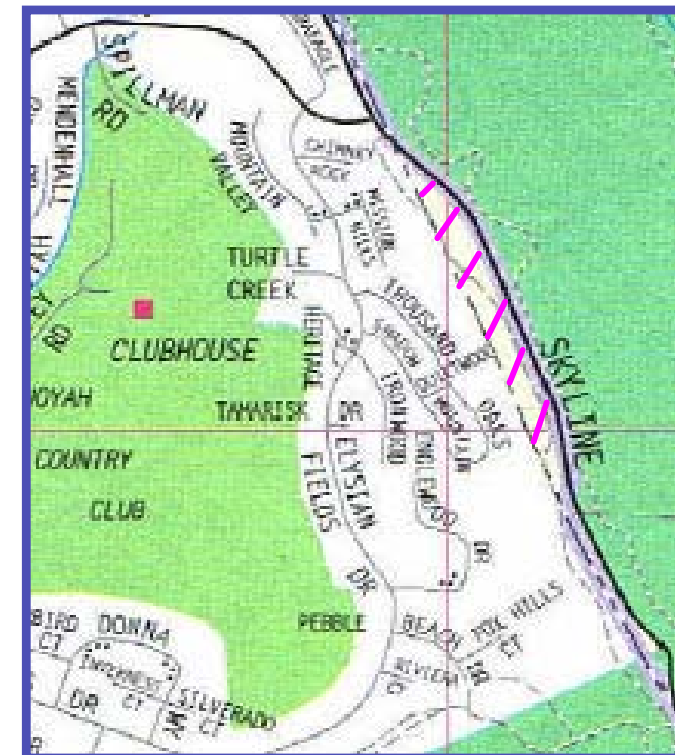
Option 5 & Option 4A



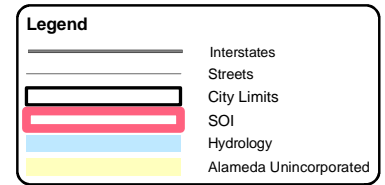
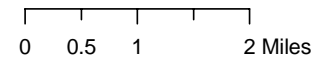
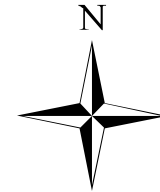
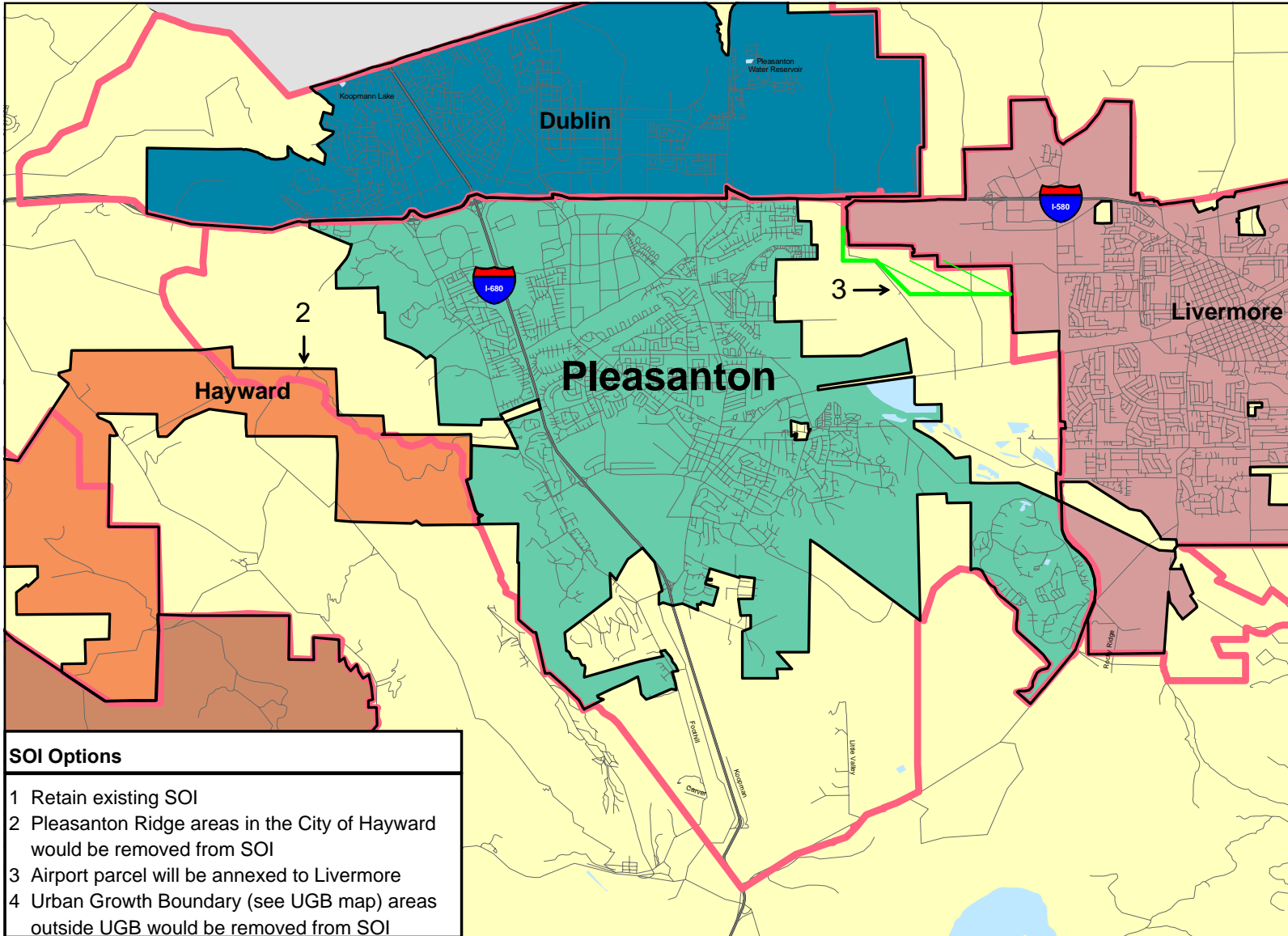
Option 4B



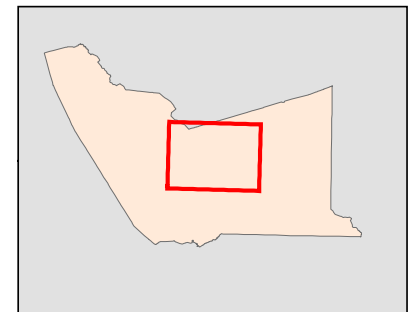
Option 4C



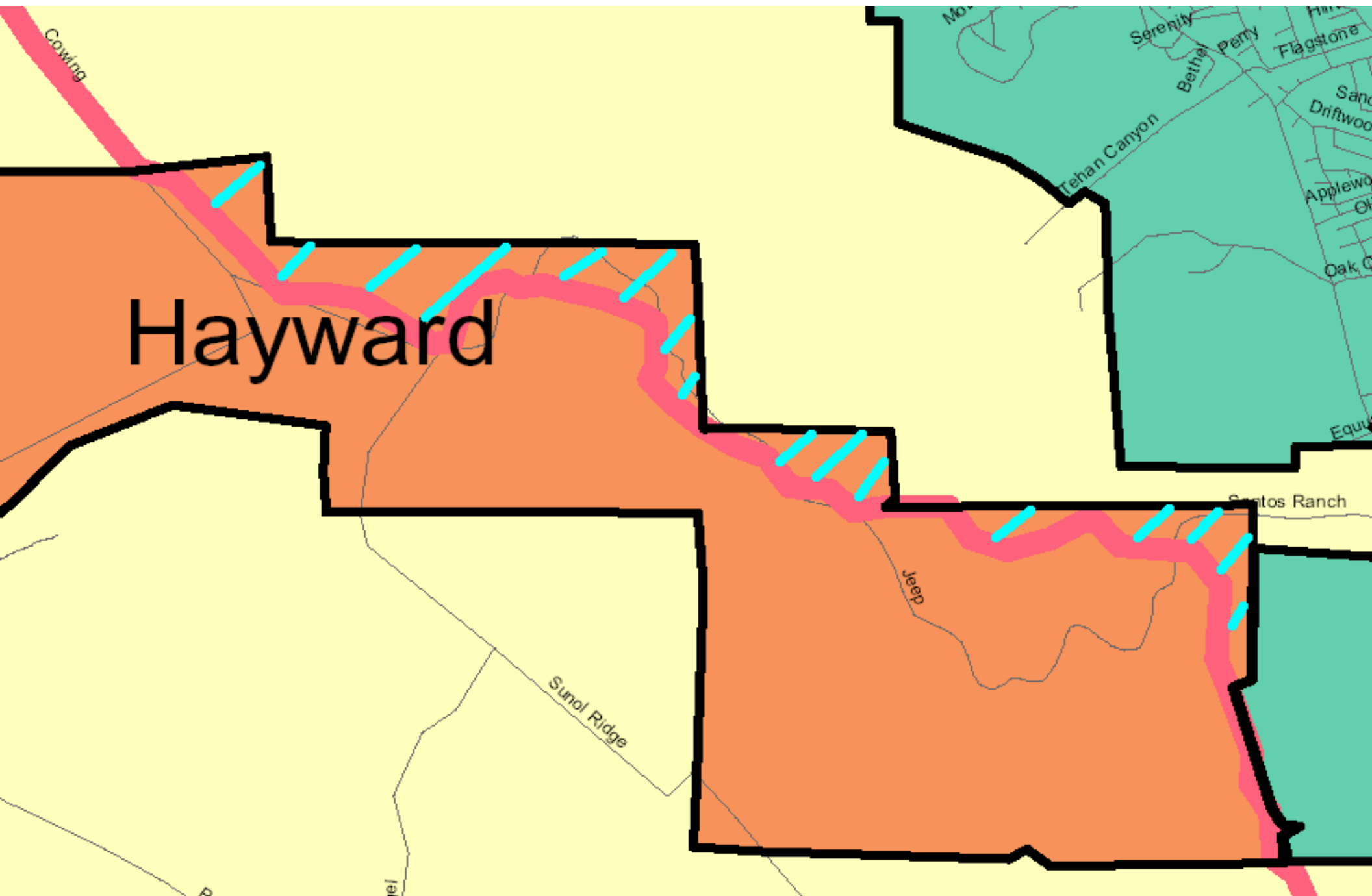
City of Pleasanton SOI Options



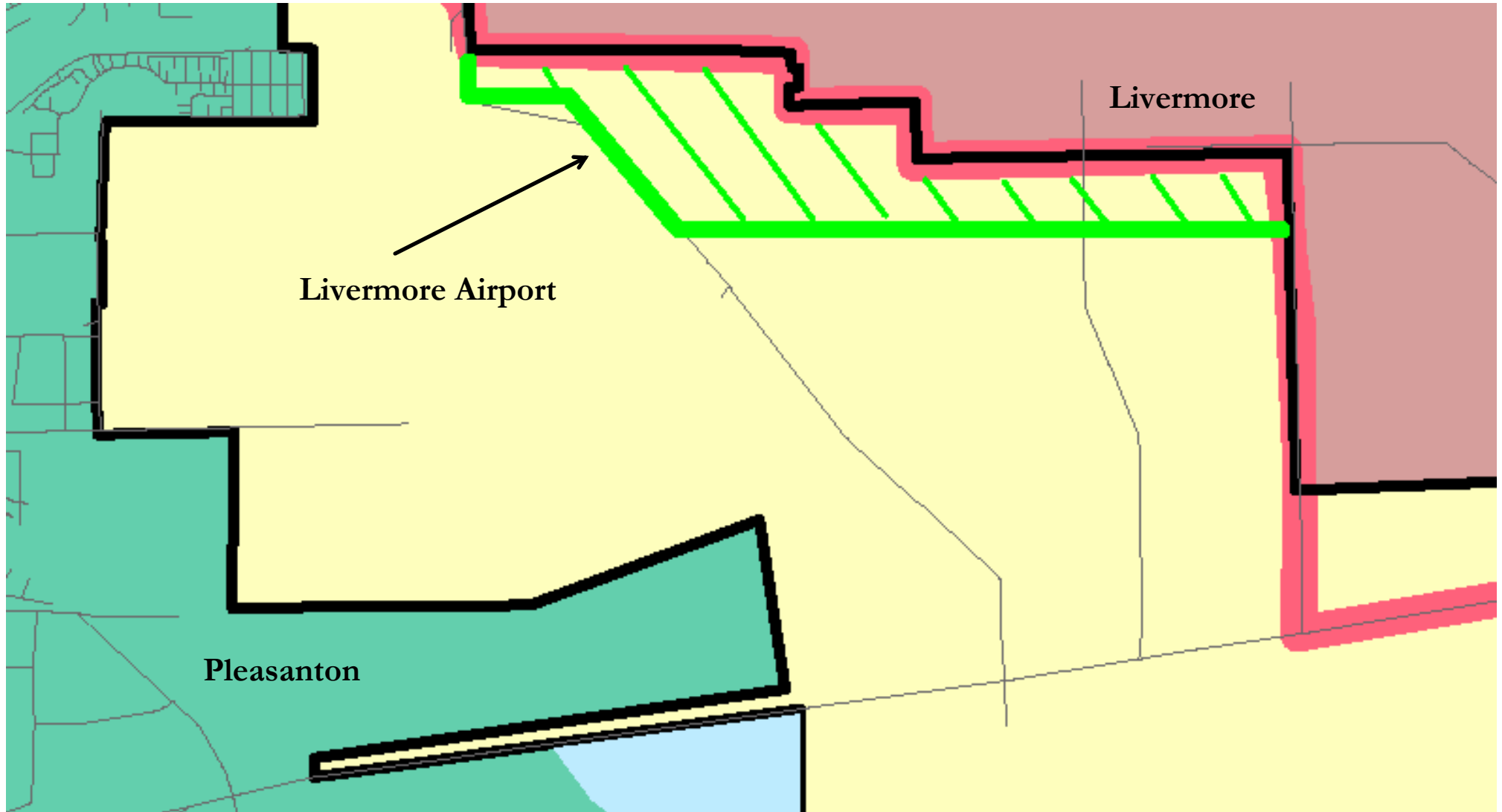
SOI not yet verified by the Commission



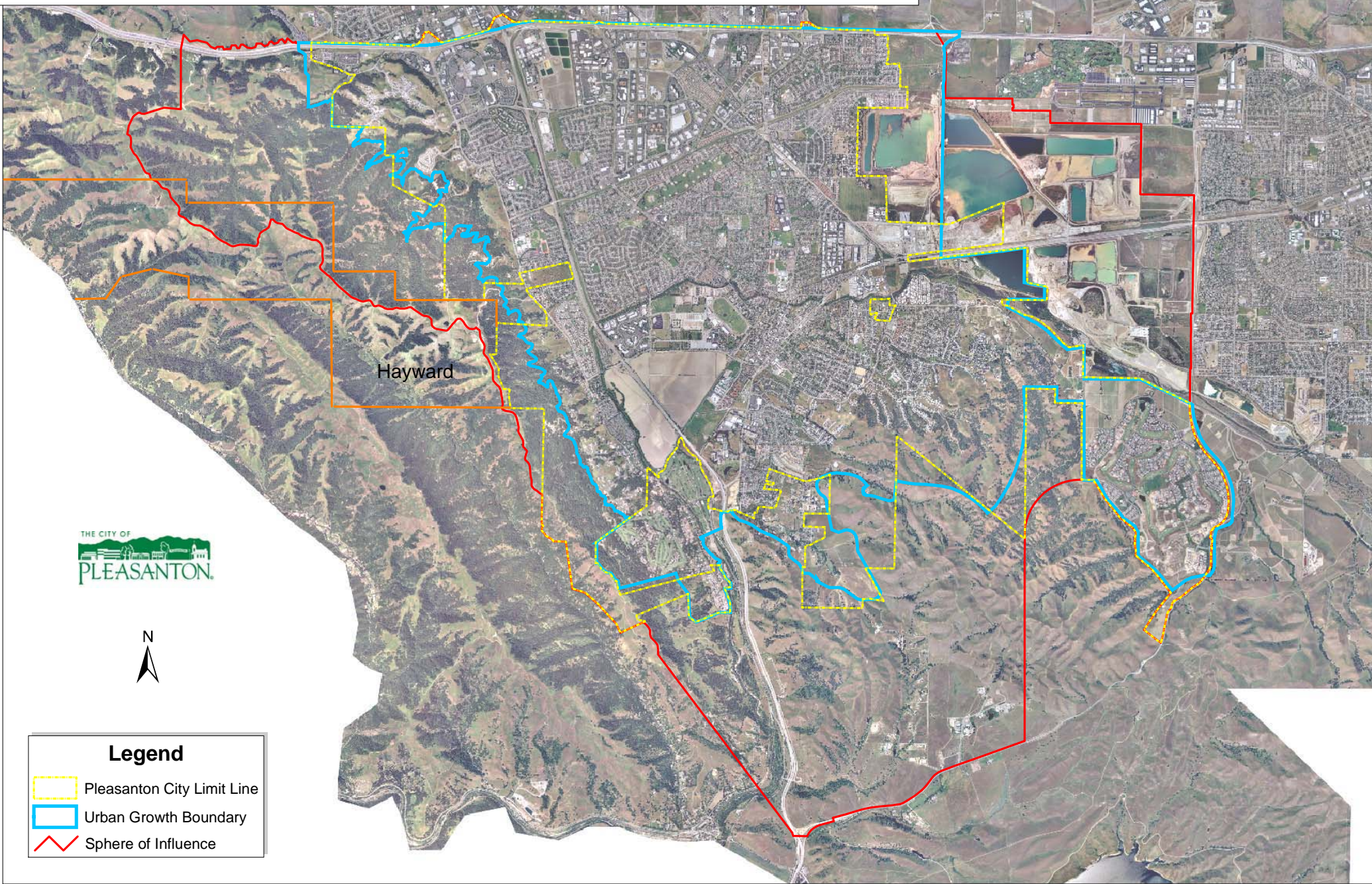
Option 2: Pleasanton Ridge areas in the City of Hayward would be removed from SOI






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



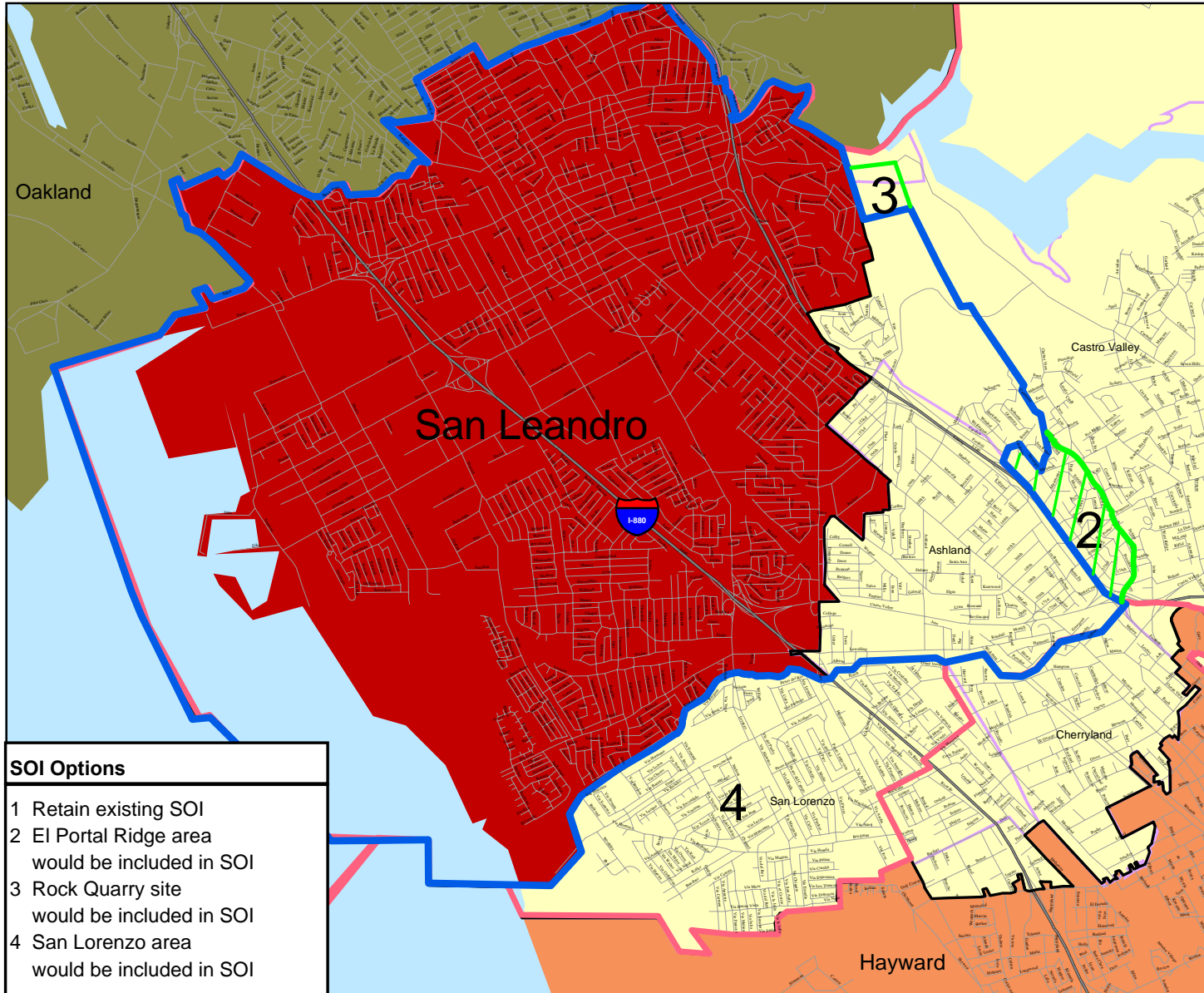
Option 4: Areas outside City UGB would be excluded from SOI



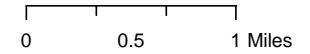
Legend

-  Pleasanton City Limit Line
-  Urban Growth Boundary
-  Sphere of Influence

City of San Leandro SOI Options

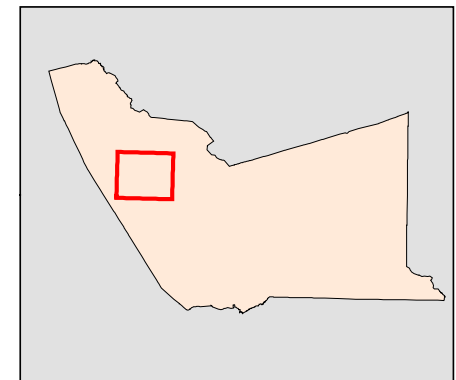


- SOI Options**
- 1 Retain existing SOI
 - 2 El Portal Ridge area would be included in SOI
 - 3 Rock Quarry site would be included in SOI
 - 4 San Lorenzo area would be included in SOI

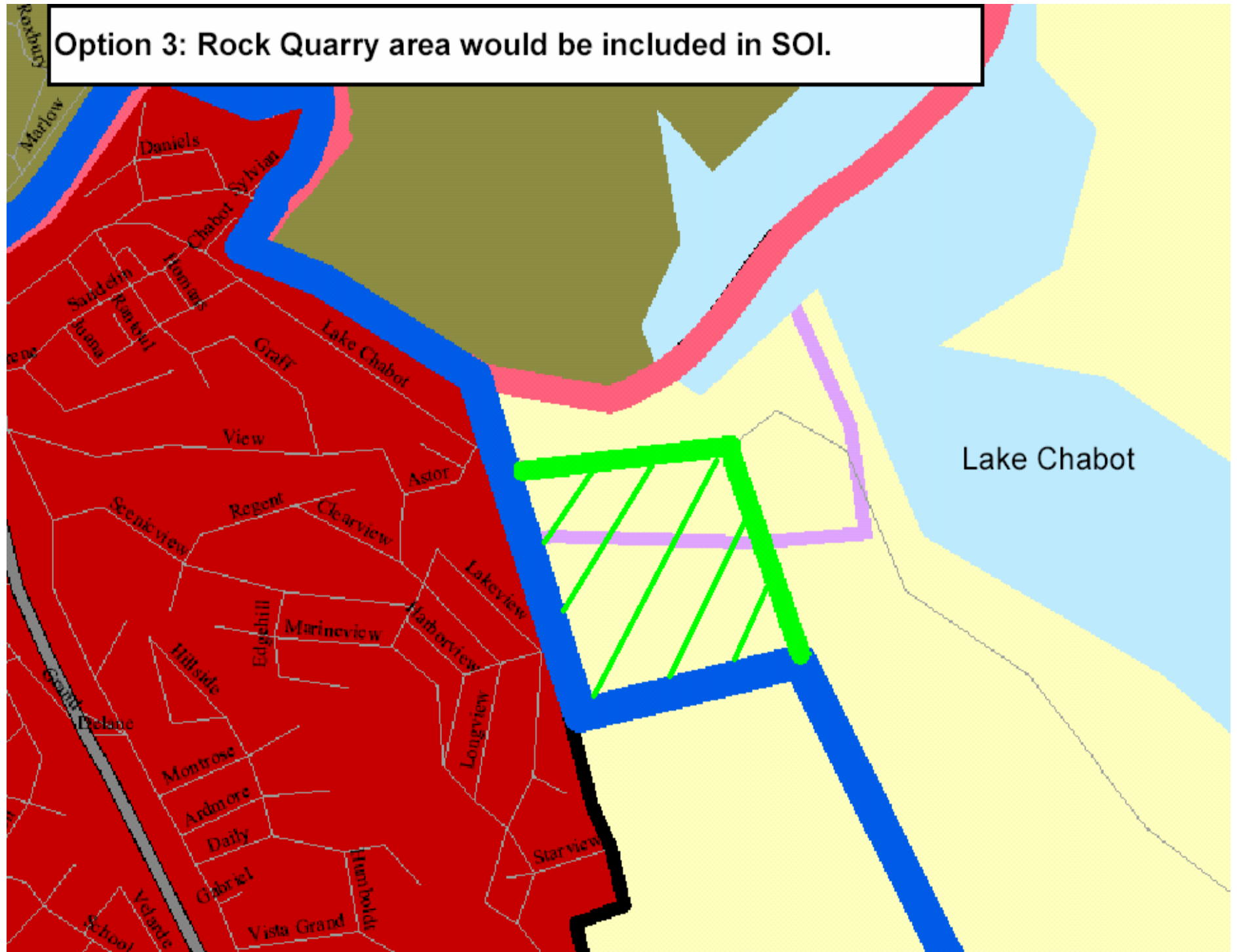


Legend

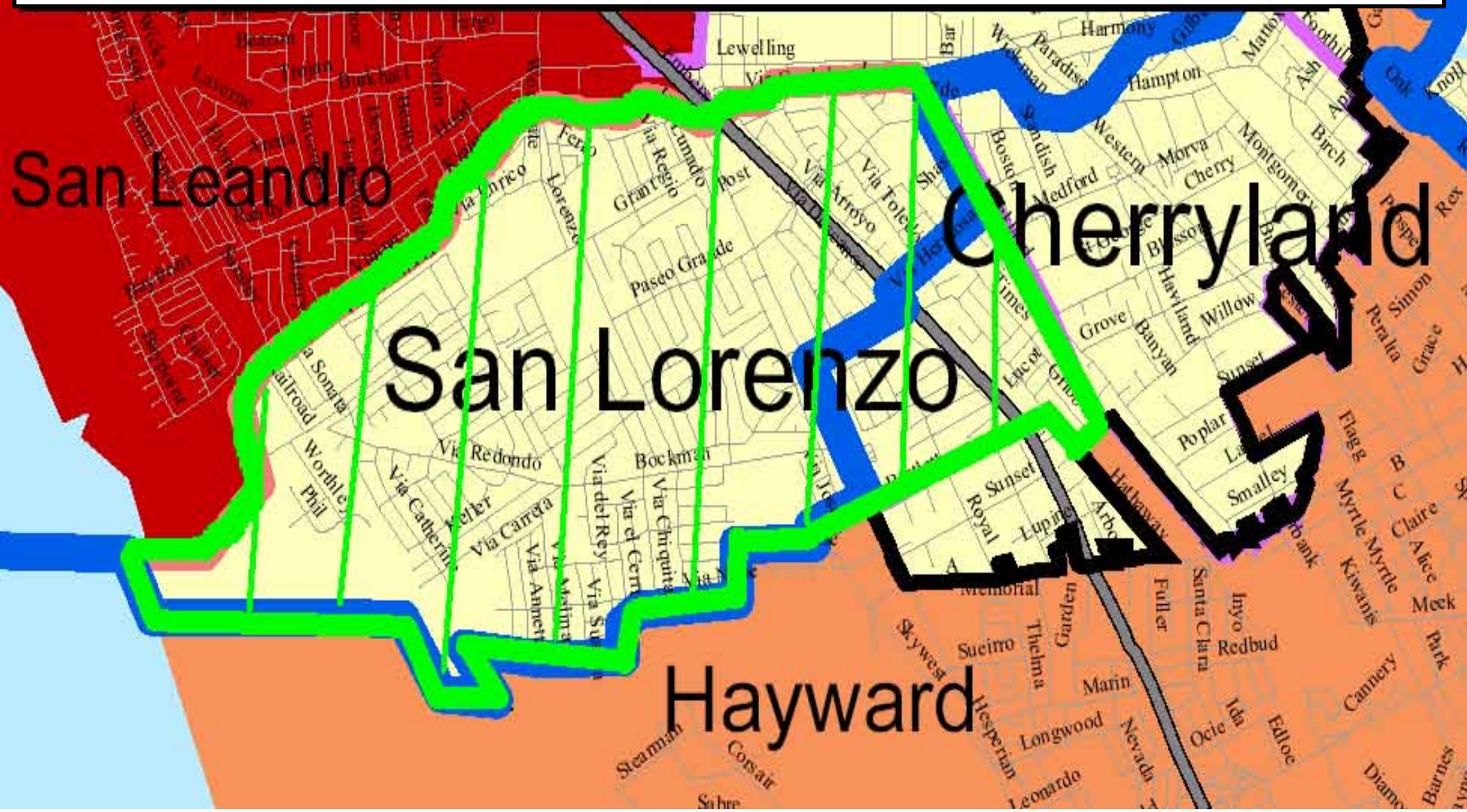
- Interstates
- Streets
- City Limits
- San Leandro SOI
- City SOI
- CDP
- Hydrology
- Alameda Unincorporated



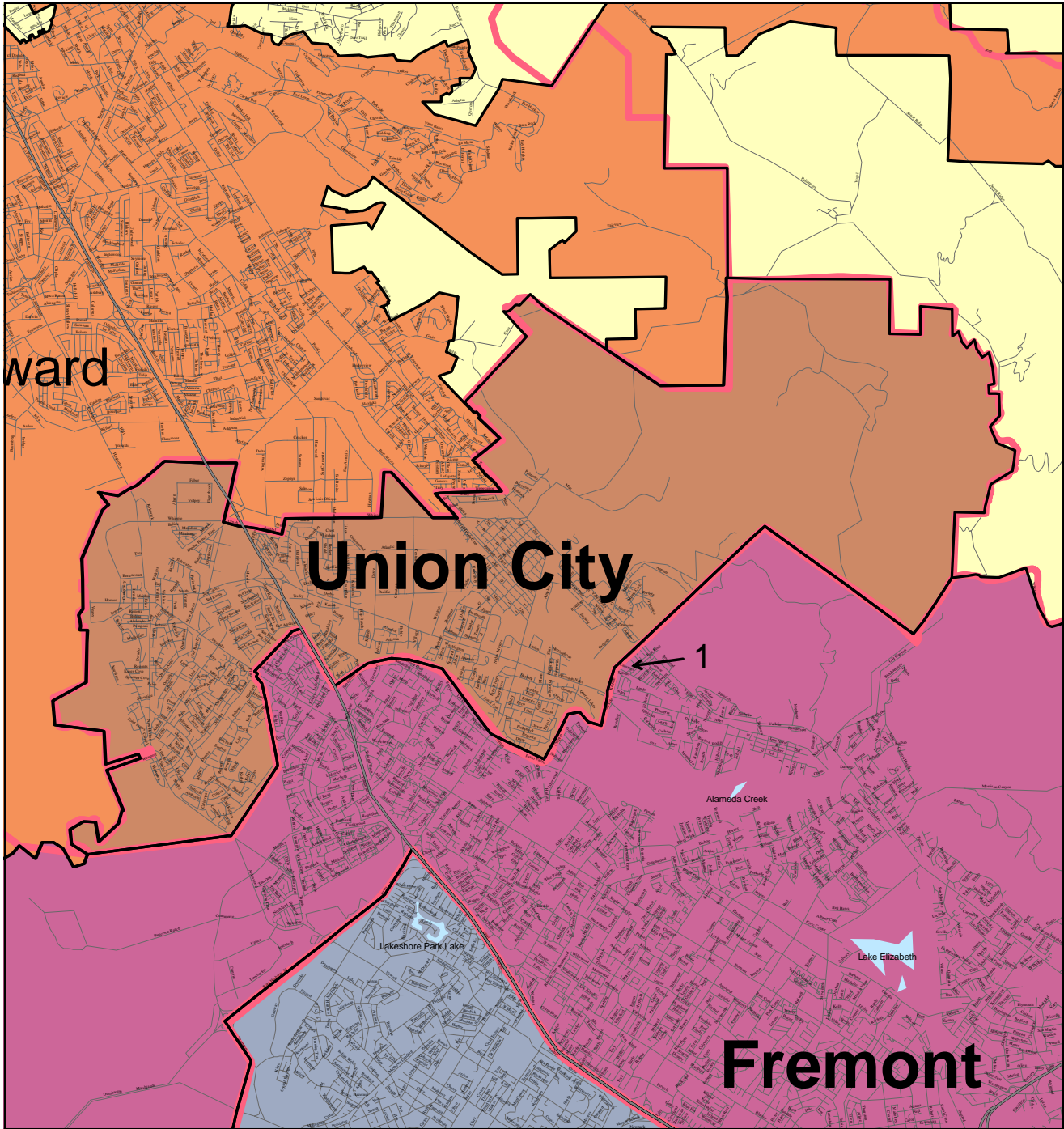
Option 3: Rock Quarry area would be included in SOI.



Option 4: San Lorenzo area would be included in SOI



City of Union City SOI Options



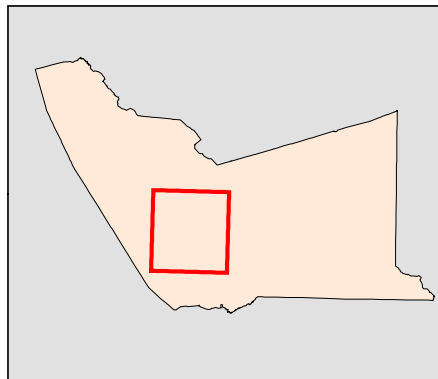
ward

Union City

Fremont

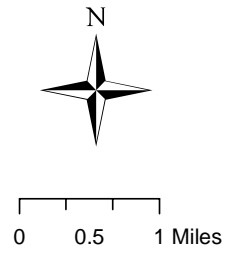
SOI Options

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

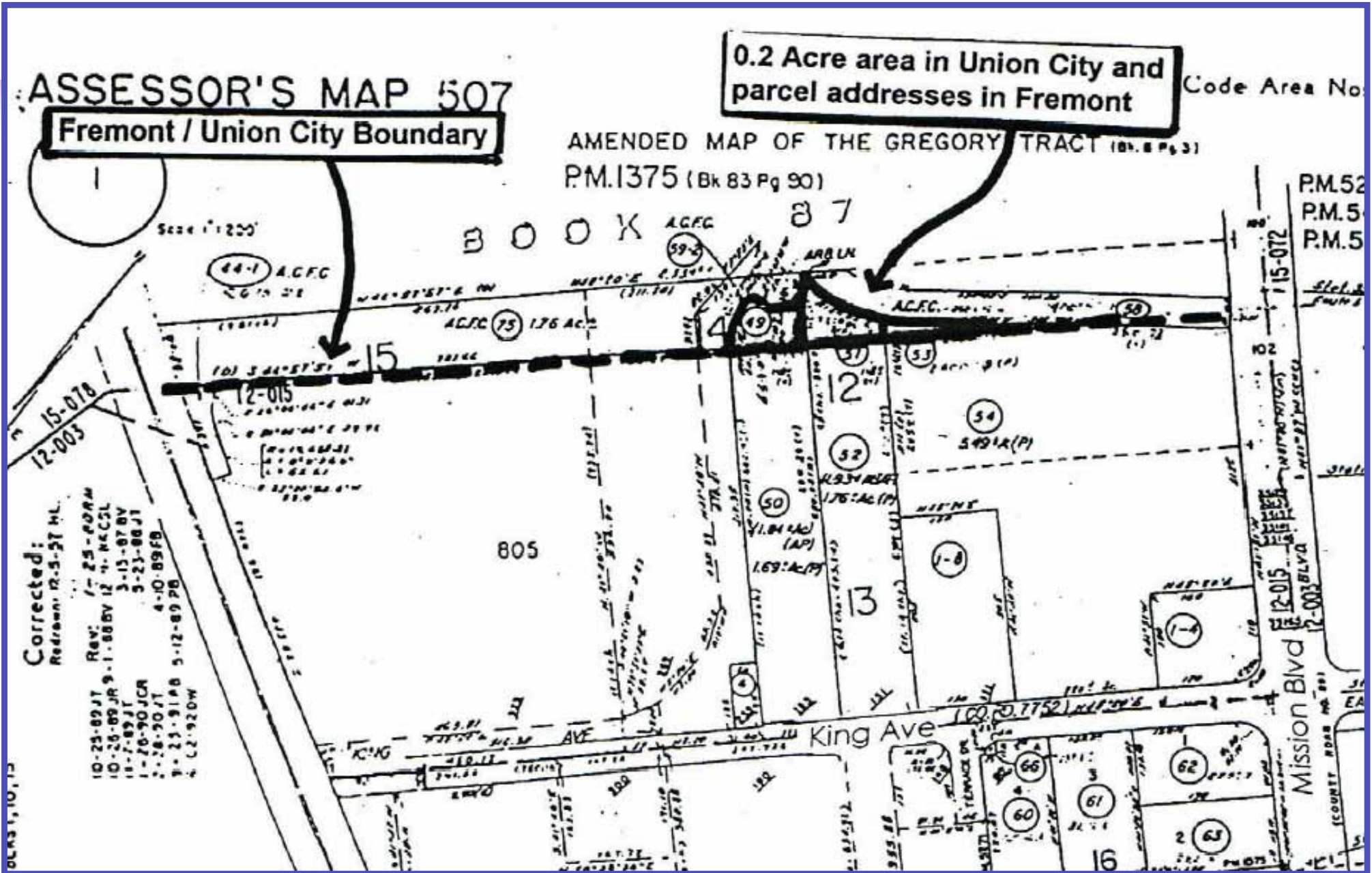


Legend

	Interstates
	Streets
	City Limits
	SOI
	Hydrology
	Alameda Unincorporated



Union City-Fremont SOI Overlap Detail

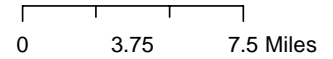
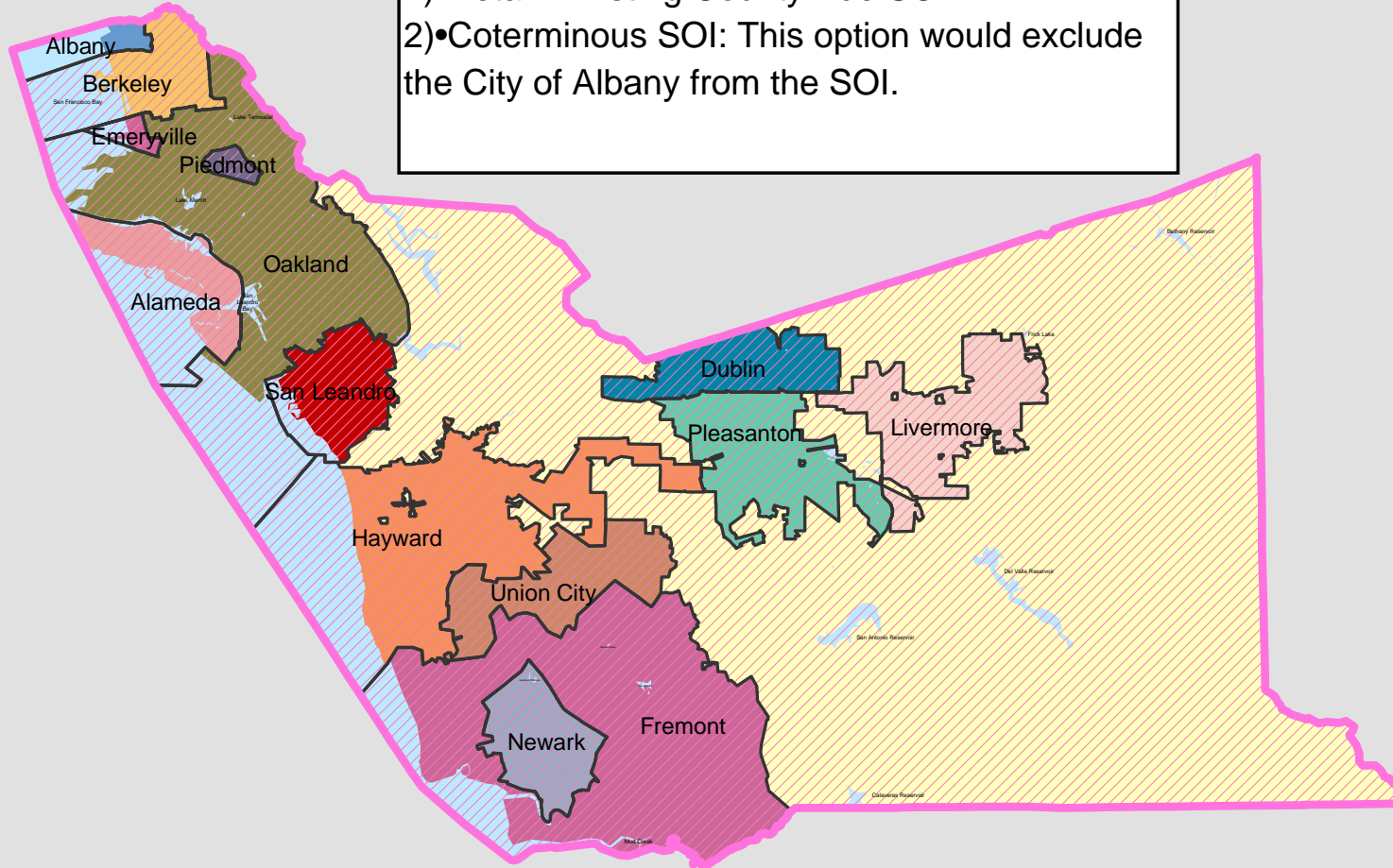


Source: Alameda LAFCo Archive File

ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT SOI OPTIONS

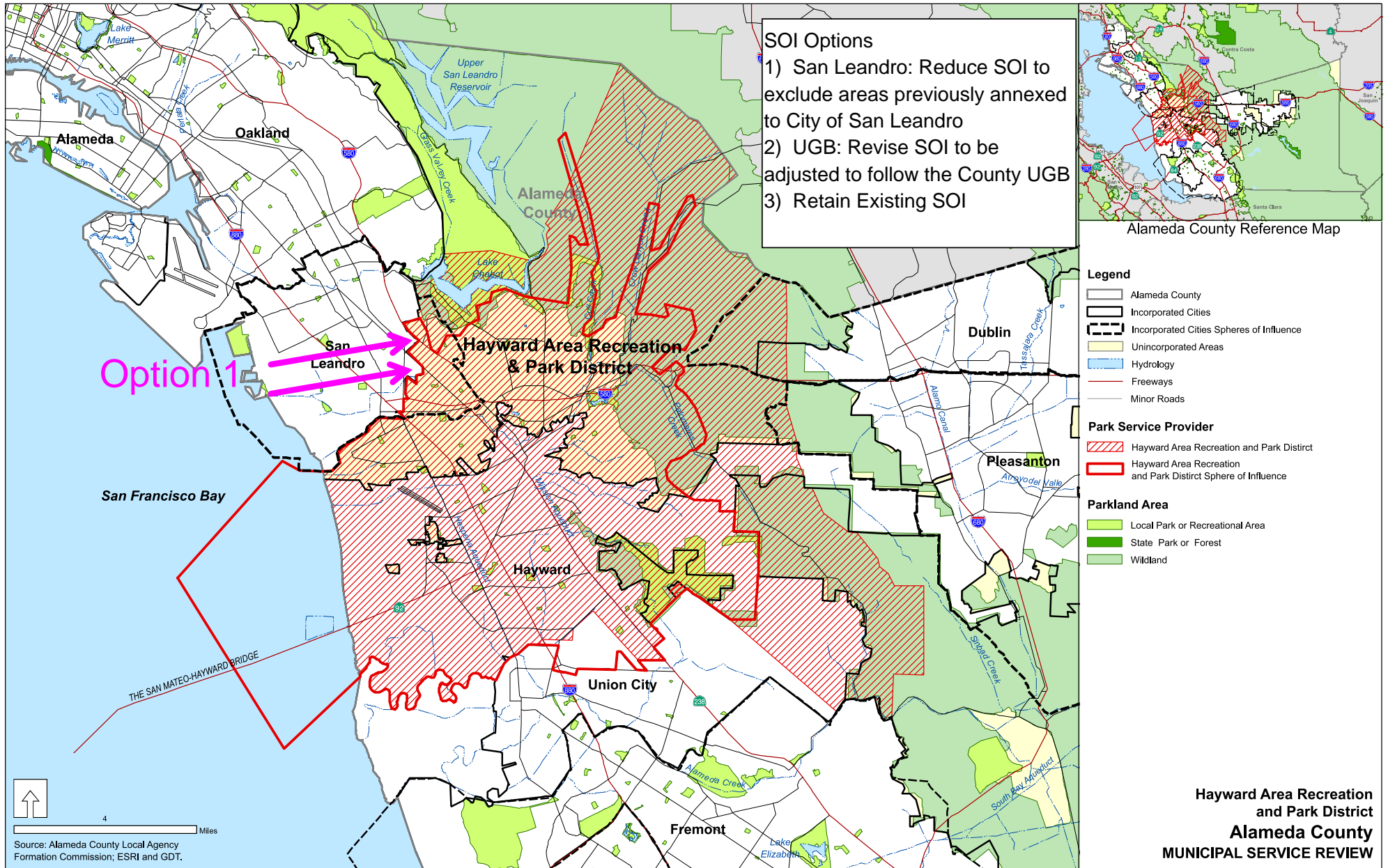
SOI Options

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



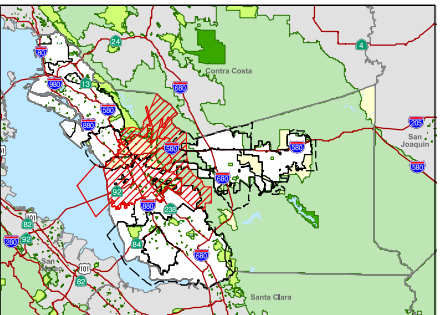
Legend

- Mosquito Abatement District (Pink hatched pattern)
- Mosquito SOI (Yellow hatched pattern)
- City Limits (Solid black line)
- Hydrology (Light blue fill)



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



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 District
 - Hayward Area Recreation and Park District Sphere of Influence
- Parkland Area**
- Local Park or Recreational Area
 - State Park or Forest
 - Wildland

Option 1

San Leandro

Hayward Area Recreation & Park District

Dublin

Pleasanton

Hayward

Union City

Fremont

San Francisco Bay

THE SAN MATEO-HAYWARD BRIDGE

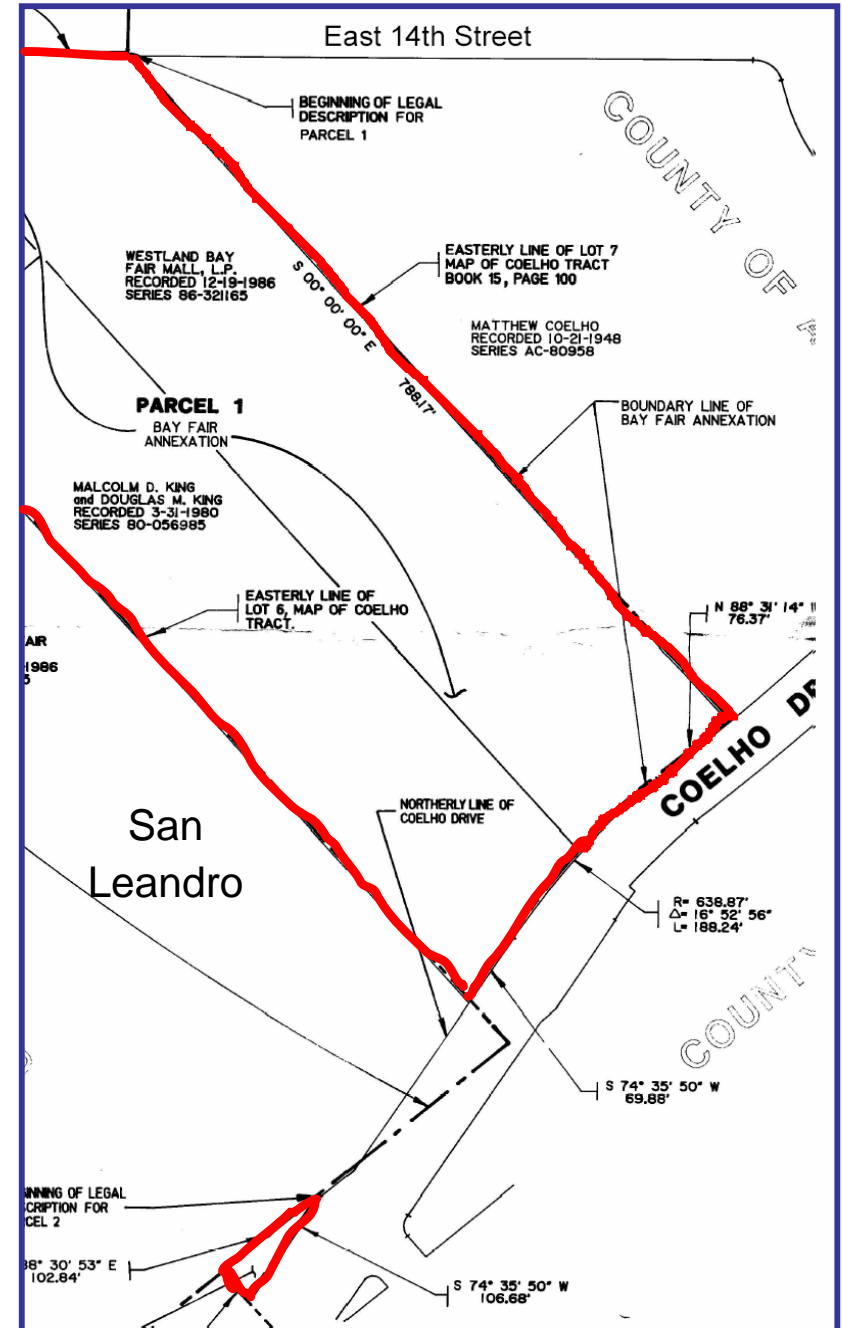
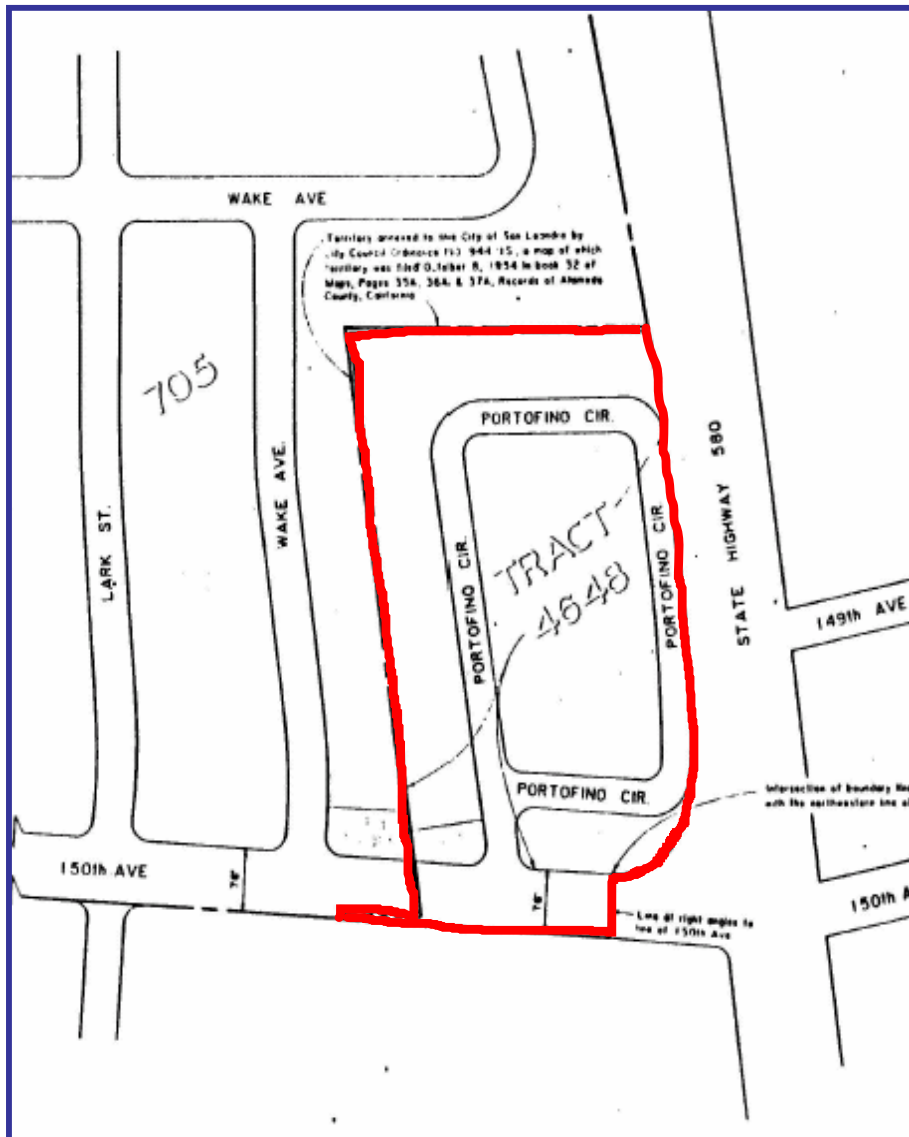


4 Miles

Source: Alameda County Local Agency Formation Commission; ESRI and GDT.

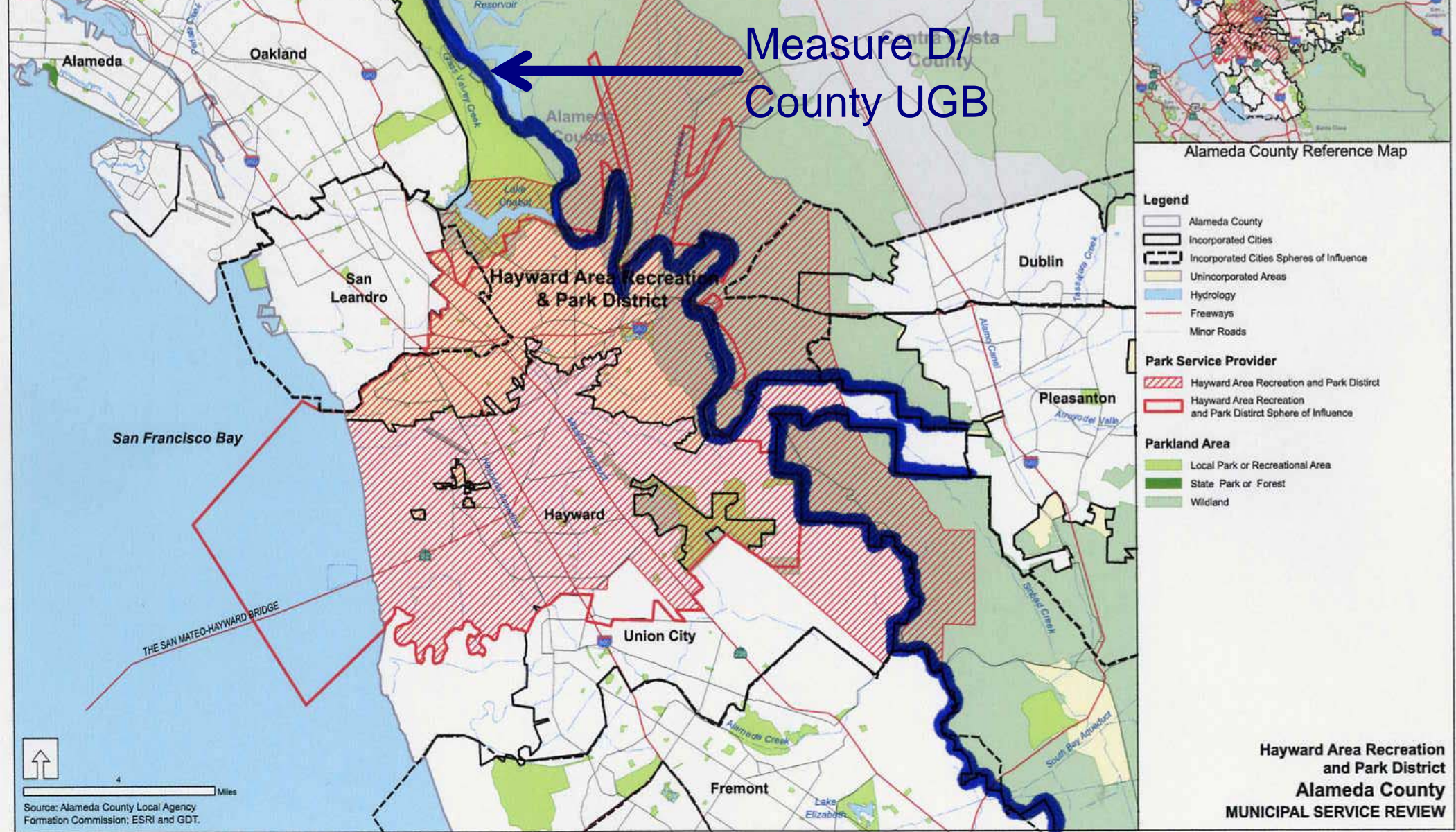
**Hayward Area Recreation and Park District
Alameda County
MUNICIPAL SERVICE REVIEW**

Hayward Recreation and Park District SOI Option 1



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

Measure D/
County UGB

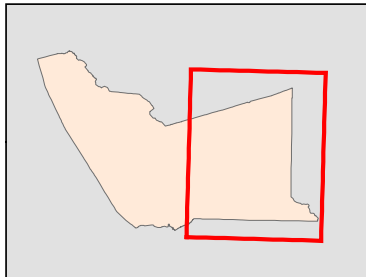
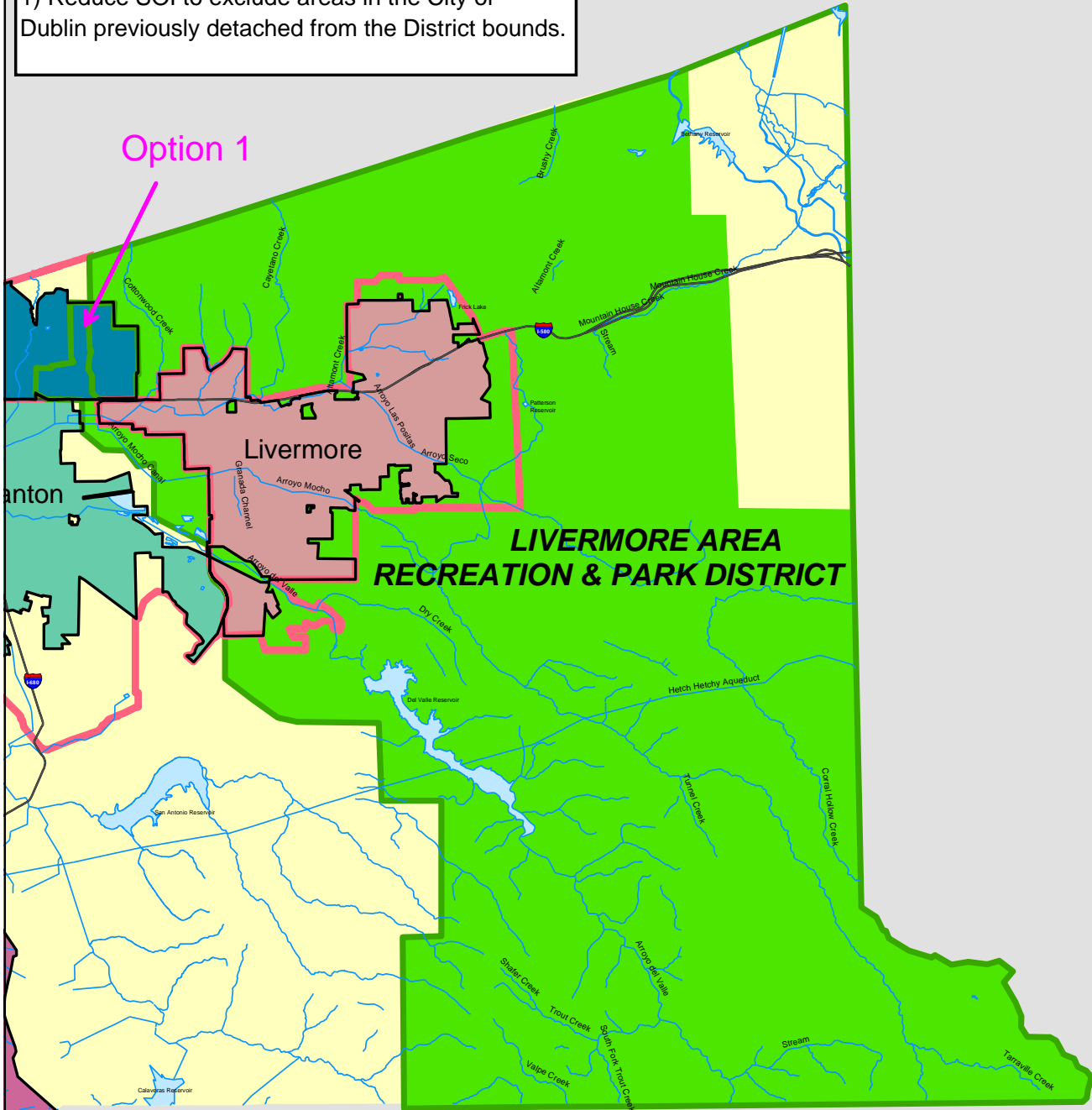


Source: Alameda County Local Agency Formation Commission; ESRI and GDT.








SOI Options

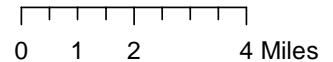
1) Reduce SOI to exclude areas in the City of Dublin previously detached from the District bounds.

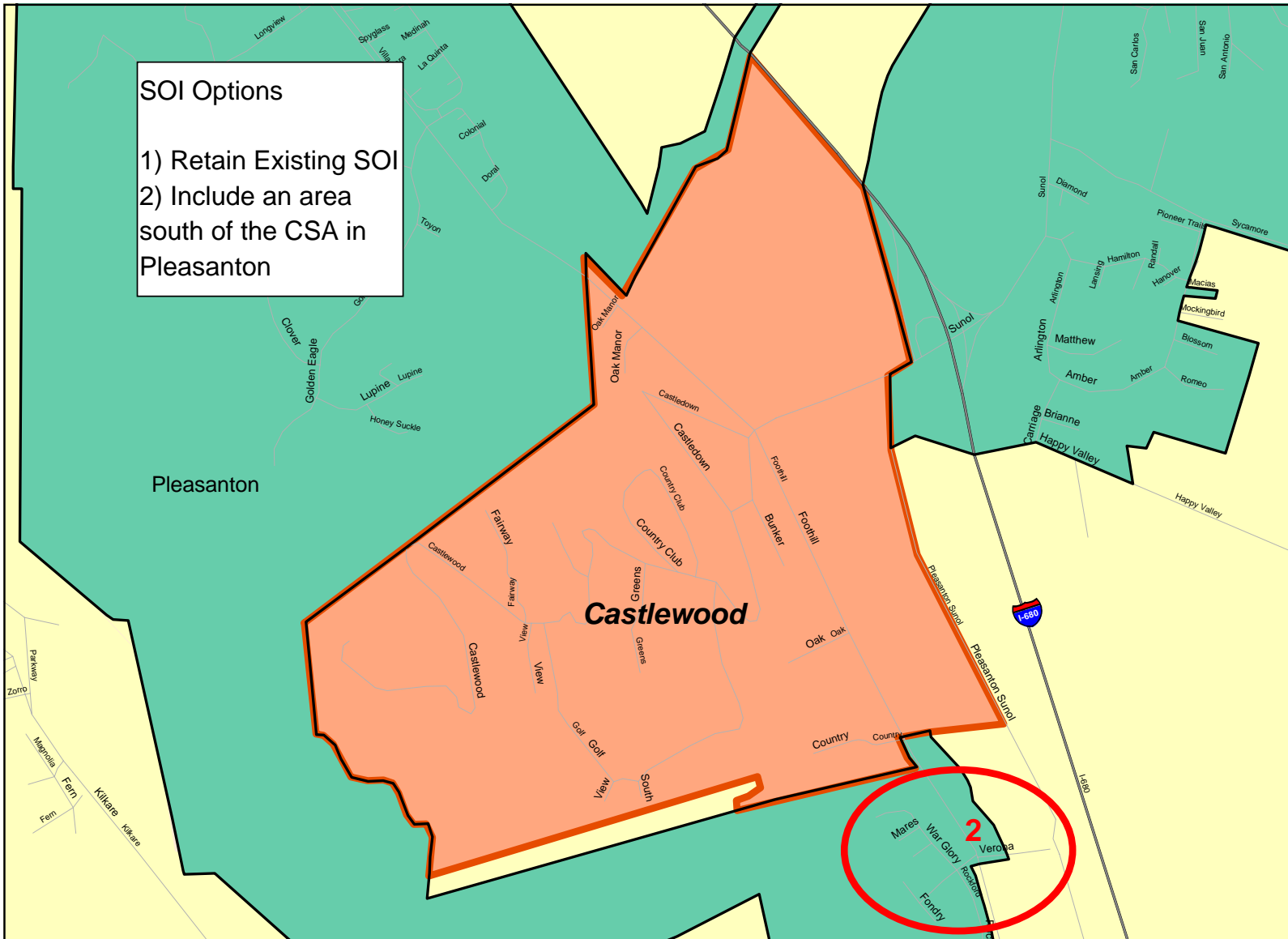
Option 1



Legend

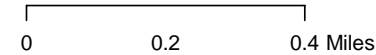
-  Interstates
-  Livermore Area Rec Park
-  Livermore_Rec_Park_SOI
-  City Limits
-  City SOI
-  Hydrology
-  Alameda Unincorporated





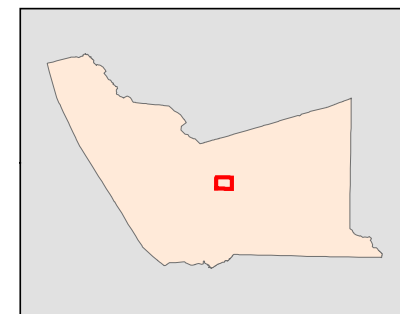
SOI Options

- 1) Retain Existing SOI
- 2) Include an area south of the CSA in Pleasanton

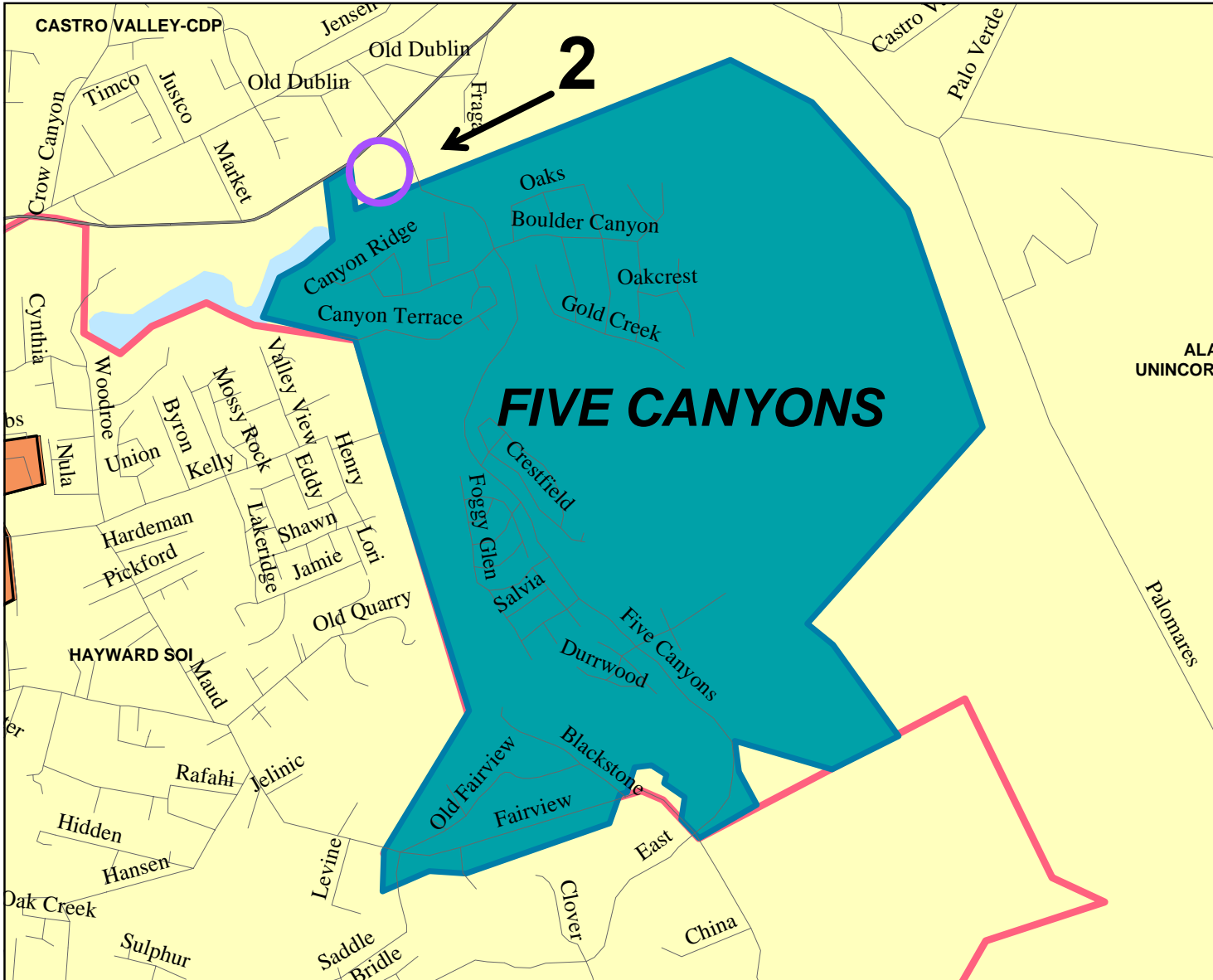


Legend

- Streets
- Interstates
- Castlewood
- Castlewood SOI
- Pleasanton City Limits
- Alameda Unincorporated

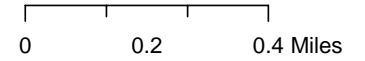


FIVE CANYONS CSA



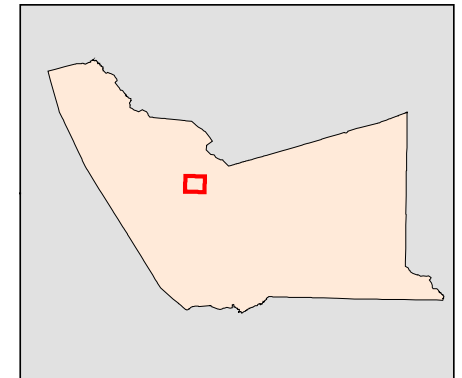
SOI Options

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

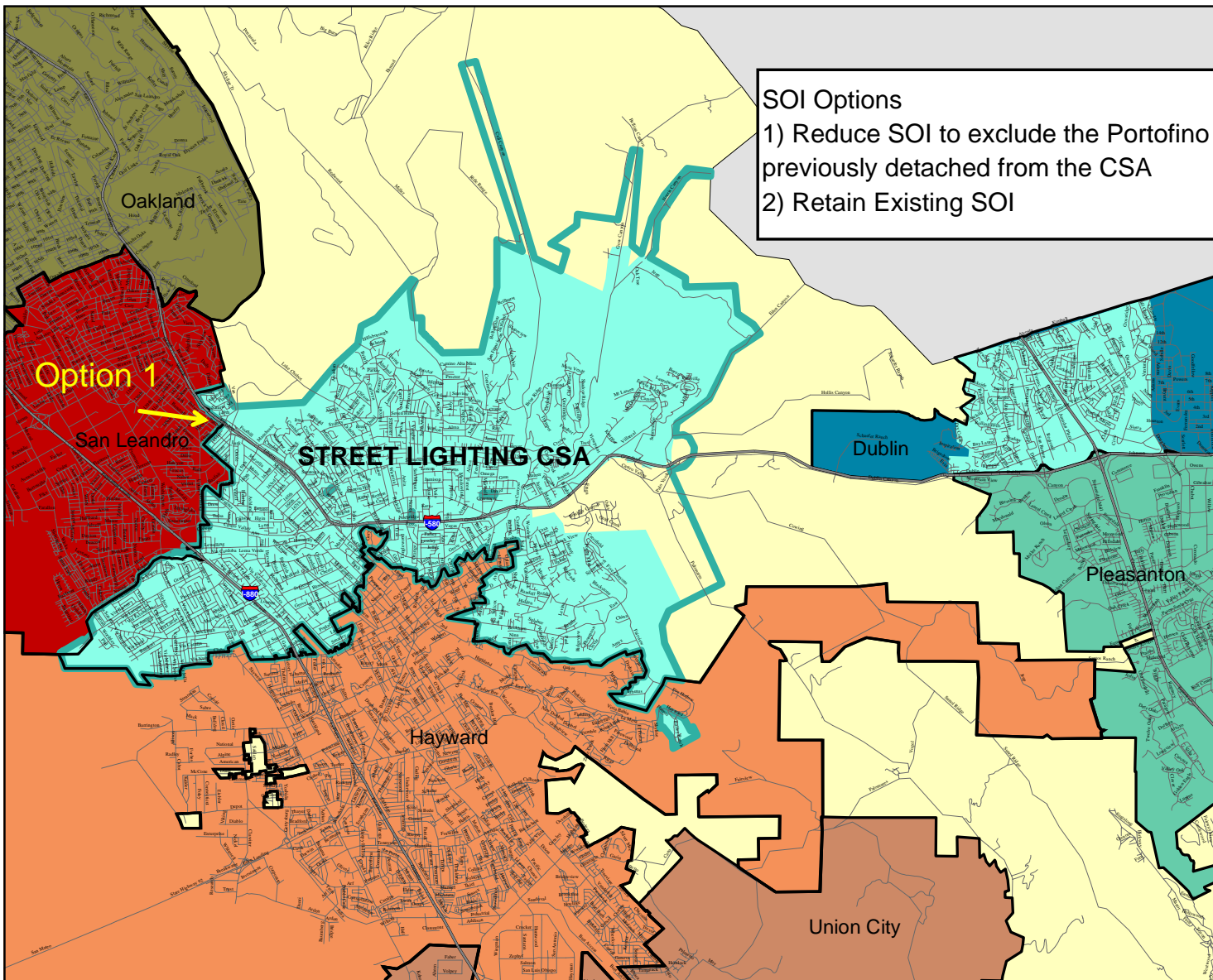


Legend

	Interstates
	Streets
	Five Canyons
	Five Canyons SOI
	Hayward City Limits
	Hydrology

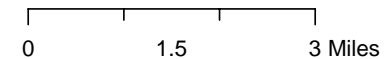


STREET LIGHTING CSA



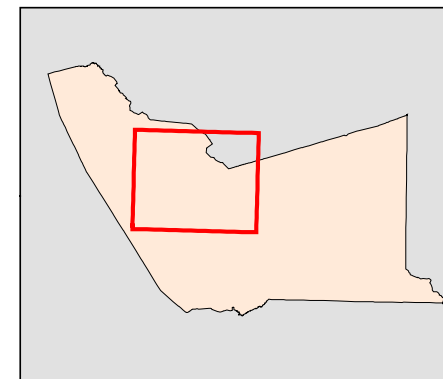
SOI Options

- 1) Reduce SOI to exclude the Portofino area previously detached from the CSA
- 2) Retain Existing SOI



Legend

	Streets
	Interstates
	Street Lighting CSA
	Street_Lighting_SOI
	Alameda Unincorporated



Street Lighting CSA SOI Option 1

