

**ALAMEDA LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2013-03**

**Adopting Municipal Service Review Determinations, Sphere of Influence Determinations, and
Updating the Sphere of Influence for the Castlewood County Service Area**

WHEREAS, Government Code Section 56425 et seq. requires the Local Agency Formation Commission (LAFCo) to develop and determine the sphere of influence (SOI) of each local governmental agency under LAFCo jurisdiction within the County; and

WHEREAS, Government Code Section 56425(g) requires that LAFCo review and update adopted SOI boundaries, as necessary, not less than once every five years; and

WHEREAS, Government Code Section 56430 requires that a municipal services review (MSR) be conducted prior to or in conjunction with a SOI update; and

WHEREAS, LAFCo conducted a municipal services review of the services provided by the Castlewood County Service Area (CSA); and

WHEREAS, the Castlewood CSA has a SOI that is coterminous to the CSA's jurisdictional boundary; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the CSA's coterminous SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI update action; and

WHEREAS, the MSR determinations, the SOI determinations and the SOI update were duly considered at a public hearing held on January 10, 2013; and

WHEREAS, the Alameda LAFCo heard and received all oral and written protests, objections and evidence that were made, presented or filed, and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said action.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Alameda LAFCo hereby:

1. Adopt the following MSR determinations:
 - a. Growth and Population Projections
 - i. As of 2010, the population within Castlewood County Service Area (CCSA) was 574.
 - ii. Based on Association of Bay Area Governments (ABAG) growth projections, the population of CCSA is anticipated to be 700 by 2035.
 - iii. There are 25 undeveloped parcels within CCSA.
 - b. Location and Characteristics of Any Disadvantaged Unincorporated Communities Within or Contiguous to the Sphere of Influence
 - i. Using Census Designated Places, Alameda LAFCo determines that there are no disadvantaged unincorporated communities that meet the basic state-mandated criteria within the County. Alameda LAFCo recognizes, however, that there are communities in the County that experience disparities related to socio-economic, health, and crime issues, but the subject of

this review is municipal services such as water, sewer, and fire protection services to which these communities, for the most part, have access.

c. Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs and Deficiencies

- i. There were 195 road service requests in FY 10-11. The number of service requests has risen by 26 since the 2006 MSR.
- ii. CCSA serves 3.7 miles of five private roads, which generally do not meet county design standards for width, grade, drainage, or handicapped access. These areas mostly lack sidewalk, curb and gutter improvements. No specific needs were identified with regard to the CCSA street system.
- iii. Infrastructure deficiencies on private roads in unincorporated areas may affect the desirability of annexation of such areas to cities.
- iv. Although the current contract limits water supply to 466 acre-feet, San Francisco Public Utility Commission (SFPUC) has been supplying more than this amount while the parties negotiate a new contract. The new contract with SFPUC is expected to increase the available water supply to CCSA.
- v. The country club redwood water tanks need to be replaced.
- vi. There were no significant needs identified with regard to the sewer system; however, CCSA is in the process of developing a capital improvement program to mitigate infiltration and inflow.
- vii. Since there are no communities that meet the definition of a disadvantaged unincorporated community within Alameda County, as previously stated, there are no infrastructure needs related to water and sewer services in these disadvantaged unincorporated communities within or contiguous to CCSA's sphere of influence.

d. Financial Ability of Agency to Provide Services

- i. CCSA reported that its financing level was generally adequate to deliver services. CCSA revenues exceed expenditures, and the CSA has been able to maintain a healthy fund balance to cover contingencies.
- ii. CCSA does not have any long-term debt.

e. Status and Opportunities for Shared Facilities

- i. CCSA is administered by the Alameda County Public Works Agency (ACPWA) which engages in joint financing arrangements related to insurance.
- ii. As an Alameda County Congestion Management Agency member, CCSA, via ACPWA, engages in joint studies and planning efforts.
- iii. ACPWA contracts with the City of Pleasanton for maintenance and operations of the water, sewer and roads.
- iv. The City of Pleasanton conveys CCSA wastewater to the Dublin San Ramon Services District (DSRSD) treatment plant.
- v. CCSA relies on SFPUC for water supply.
- vi. CCSA, via ACPWA, is a signatory to California Urban Water Conservation Council agreement for the purpose of conservation.

f. Accountability for Community Services, Including Governmental Structure and Operational Efficiencies

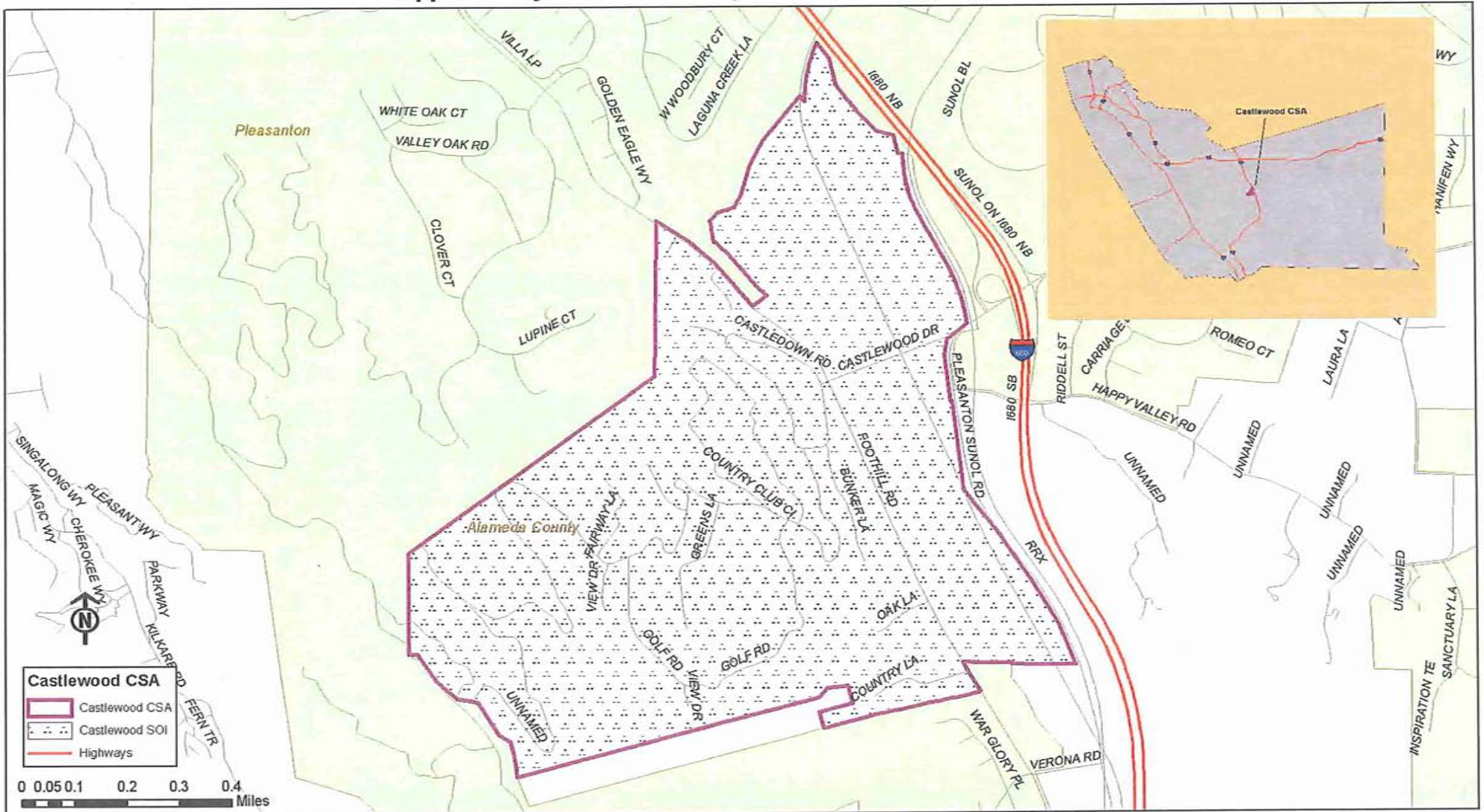
- i. CCSA is governed by the Alameda County Board of Supervisors. The Board updates constituents, broadcasts its meetings, solicits constituent input, discloses its finances, and posts public documents on its website.
- ii. No alternative governance structure options with regard to CCSA were identified.
- iii. CCSA demonstrated accountability in its cooperation with the LAFCo information requests.

2. Retain the coterminous SOI for the Castlewood County Service Area as generally depicted in Exhibit A attached hereto.

3. Consider the criteria set forth in Government Code Section 56425(e) and determine as follows:
 - a. *The present and planned land uses in the area, including agricultural and open-space lands* – The Castlewood County Service Area (CCSA) contains single-family residences and a country club. The recommended SOI does not conflict with planned land uses. There are no agricultural reserves, Williamson Act lands, or open space lands within the proposed SOI. CCSA already serves the area.
 - b. *The present and probable need for public facilities and services in the area* – Modest growth is anticipated in the Castlewood community. It is anticipated that there will be continued wear and tear on the road system and use of the water and wastewater systems which will demand continued service by CCSA. There is a need for additional water supply through CCSA’s contract with SFPUC. There are no disadvantaged unincorporated communities within the existing SOI.
 - c. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – Wastewater services appear to be adequate based on regulatory compliance, treatment effectiveness, sewer overflows and collection system integrity. CCSA is in the process of developing a capital improvement program to mitigate infiltration and inflow. Water services appear to be adequate based on the California Department of Public Health’s annual system evaluation, drinking water quality, and distribution system integrity. While the sewer and road systems have sufficient capacity to serve existing demand and anticipated growth, CCSA requires additional guaranteed water supply through its agreement with SFPUC in order to serve existing demand. CCSA private streets lack sidewalk, curb, and gutter improvements. CCSA conducts performance evaluations, productivity monitoring, and has a standardized means to track complaints and service requests.
 - d. *The existence of any social or economic communities of interest in the area* – The Castlewood Property Owners Association, which represents most of the residential property owners in CCSA, and the Castlewood Country Club are considered communities of interest. The residents of the area and the country club pay service charges for the services provided by CCSA, and thus have an interest in the CSA’s activities.
 - e. *Nature, location, extent, functions & classes of services to be provided* –The CCSA provides street maintenance on private roads and also provides retail water and sewer collection services to some areas in the CSA. CCSA is administered by the ACPWA which contracts with the City of Pleasanton to maintain and operate the water, sewer and roadways. DSRSD is the wastewater treatment provider through its contract with the City of Pleasanton. CCSA does not provide road, water or sewer services to its entire boundary area. Numerous property owners chose to privately maintain their roads. Five lots have private water wells and rely on septic systems.
4. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that update of the agency’s SOI and the related MSR are categorically exempt under Sections 15061(b)(3) and 15306, Class 6 of the CEQA Guidelines.
5. Direct staff to file a Notice of Exemption as lead agency under Section 15062 of the CEQA Guidelines.

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Castlewood CSA Boundary and SOI* Approved by Alameda County LAFCo, January 10, 2013



*Agency sphere equals the service area boundary

Created for Alameda LAFCo by the Alameda County Community Development Agency