

## What is a County Service Area?

A **County Service Area (CSA)** is a type of special assessment district formed to provide specific extended services to residents and property owners in unincorporated areas of Alameda County.

Under the direction of the Alameda County Board of Supervisors, the Public Works Agency currently provides the following types of extended services through CSAs within an unincorporated area:

- **Street Lighting**
- **Maintenance Services for Private Roads**
- **Storm Drain Maintenance**
- **Water and Sewer Services**

The Public Works Agency also offers a **CSA Sidewalk Improvement Zone** for residents interested in funding sidewalk construction in their neighborhood.



Public Works Agency  
— Alameda County —

399 Elmhurst Street, Hayward, CA 94544  
(510) 670-5480 | [www.acpwa.org](http://www.acpwa.org)



Does your  
street need  
a sidewalk?



Public Works Agency  
— Alameda County —

**Establishing a  
County Service Area  
Sidewalk Improvement Zone**



## Establishing a CSA-Sidewalk Improvement Zone

A County Service Area can be initiated through a resolution by the Alameda County Board of Supervisors or through a petition signed by no less than 10% of the registered voters (who are property owners) residing within the proposed zone.

Once a resolution or petition is initiated, a Notice of Intention is filed with the Alameda Local Agency Formation Commission (LAFCO) and a public hearing is held to provide information to the property owners.

If more than 50% of the resident voters (who are property owners) file written objections, a majority protest exists and the proceedings will be terminated.

If there is no majority protest, the voters will be asked to approve the financing method. If such funding is not approved, the zone shall not be formed. Residents in other areas of the county who do not wish to receive additional services will not bear any costs.

## Financing a CSA

When a CSA exists, the property owner will pay taxes and fees to the CSA instead of the County for the services provided. These will be billed as line items on the County's property tax bill.

The taxes may take a variety of forms:

- General property taxes may be levied depending upon Prop. 13 constraints. These taxes, referred to as "ad valorem taxes", are based on assessed value.
- Special taxes may be levied for specific purposes. These taxes must be approved by a 2/3 vote of CSA residents.
- Benefit assessments may be levied for specific purposes and are based on the direct benefit each parcel receives from the improvements or services financed. These charges are subject to annual approval at a public hearing.

The property owner receives notice regarding the taxes and/or fee, including the amount of the proposed fee.

There must be a public hearing where protests are considered. If a majority protest of 50% or more are against the assessment, there shall be no assessment.

## Costs Associated with a CSA Sidewalk Improvement Zone

The cost of the sidewalk improvements are dependent on a number of factors including:

- design and construction management costs
- site conditions
- property location
- selected improvements.

An estimated linear footage cost will be provided for each area requested based on the actual project location.

### For More Information:

Email: [CSAsidewalks@acpwa.org](mailto:CSAsidewalks@acpwa.org)

Phone (510) 670-5518