

Alameda Local Agency Formation Commission

NOTICE OF REGULAR MEETING AND AGENDA

ALAMEDA LOCAL AGENCY FORMATION COMMISSION THURSDAY, NOVEMBER 8, 2018

DUBLIN SAN RAMON SERVICES DISTRICT | BOARD
ROOM 7051 DUBLIN BOULEVARD, DUBLIN,
CALIFORNIA

Ayn Wieskamp, Chair – Scott Haggerty, Vice Chair – John Marchand – Sblend Sblendorio – Jerry Thorne – Nate Miley – Ralph Johnson
David Haubert, Alternate – Richard Valle, Alternate – Georgean Vonheeder-Leopold, Alternate – Tom Pico, Alternate

On behalf of the Chair, the Commission welcomes you to its meetings and your interest is appreciated. **If you wish to speak to a matter on the agenda, please complete a Speakers Card and submit it to staff.** When your name is announced, please come forward and give your name and address, and state your comments or questions. If you wish to speak on a matter not on the agenda, please wait until the Chair calls for Public Comment. Speakers may have a time limitation imposed at the discretion of the Chair. Alameda LAFCO meetings are wheelchair accessible. Call (510) 208-4949 (voice) or (510) 834-6754 (TDD) to request a sign-language interpreter. Five working days' notice is required.

Only those issues which are brought up at the public hearing described in this notice, or in written correspondence delivered to the LAFCO Commissioners at or prior to the hearing, may be raised in any legal challenge to the actions taken by the Commission.

1. **2:00 P.M. – Call to Order and Pledge of Allegiance**
2. **Roll Call**
3. **Public Comment:** Anyone from the audience may address the Commission on any matter not listed on the agenda and within the jurisdiction of the Alameda LAFCO. The Commission cannot act upon matters not appearing on the agenda. *Speakers are limited to three (3) minutes.*
4. **Consent Items**
 - a. Approval of Meeting Minutes: September 20, 2018 Regular Meeting [Draft Minutes](#)
 - b. Authorization to Approve Audit Expenditure [Staff Report](#)
5. **Budget Update for 2018-2019 and Year End Projections** – The Commission will review a report comparing budgeted and actual transactions for 2018-2019 through October 31, 2018 and its projection Alameda LAFCO is on pace to finish the fiscal year with a net operating balance of \$0. This includes a \$176,000 fund balance applied to offset agency apportionments. The report is being presented to the Commission to accept and file and to provide direction as needed. [Staff Report](#)

LAFCO Staff Recommendation: Accept and file the report as presented and provide direction as needed to staff with respect to any related matters for future consideration.

6. **Proposed Comprehensive Update to Fee Schedule (Public Hearing)** – The Commission will consider the recommendation to adopt a comprehensive update to the agency’s fee schedule to improve cost recovery and implementation. The proposed update has been restructured from its first-reading presented at the July meeting, and includes adjusting the fee schedule to emphasize fixed charges and amend the hourly staff rate to a composite from \$125.00 to \$164.00. [Staff Report](#)

LAFCO Staff Recommendation: The report is being presented for feedback with a recommendation to proceed with the initiation of a formal public review and comment period before final action taken by the Commission at its January 10, 2019 meeting.

7. **Eden Township Healthcare District | Report (Public Hearing)** – The Commission will review a report from the Eden Township Healthcare District (ETHD) summarizing its status on completing terms and conditions as a result of the special study conducted on the District and action taken by LAFCO to uphold a coterminous sphere of influence (SOI) at its public meeting held on April 11, 2017. [Staff Report](#)

LAFCO Staff Recommendation: Adopt the draft resolution identified as Attachment One reaffirming ETHD’s coterminous SOI as a result of its compliance with the terms and conditions identified in Resolution 2017-05.

8. **Public Hearing: Proposal for Boundary Adjustment of East Bay Municipal Utility District and City of Hayward (Public Hearing)** – The Commission will consider the reorganization proposal filed by the East Bay Municipal Utility District (EBMUD) involving 273 parcels within the City of Hayward and the unincorporated communities of San Lorenzo and Fairview totaling 269.8 acres. The purpose of the proposal is to align EBMUD’s existing service area with its jurisdictional boundary and formalize public water services provided within the affected territory to the correct service provider. The item returns to the Commission from its last regular meeting to adequately notice all affected individual landowners within the affected territory of the proposed reorganization. Staff recommends approval without modifications while applying standard terms.

[Staff Report](#)

LAFCO Staff Recommendation: Adopt the draft resolution identified approving the reorganization proposal of EBMUD and City of Hayward.

9. **Matters Initiated by Members of the Commission**

10. **Informational Items**

- a. Current and Pending Proposals [Staff Report](#)
- b. CALAFCO White Paper | Creating Sustainable Communities and Landscapes [White Paper](#)
- c. Legislative Update [Update](#)
- d. Strategic Plan Update [Update](#)
- e. CALAFCO Annual Report to the Membership [Report](#)
- f. Report on CALAFCO 2018 Annual Conference at Tenaya Lodge in Yosemite [Staff Report](#)

Adjournment of Regular Meeting

11. **Next Meetings of the Commission**

Policy and Budget Committee Meeting

Thursday, December 13, 2018 at 1:00 pm at the regular meeting location

(Continued to Next Page)

Regular Meeting

Thursday, January 10, 2018 at 2:00 p.m. at the regular meeting location

DISCLOSURE OF BUSINESS OR CAMPAIGN CONTRIBUTIONS TO COMMISSIONERS

Government Code Section 84308 requires that a Commissioner (regular or alternate) disqualify herself or himself and not participate in a proceeding involving an "entitlement for use" application if, within the last twelve months, the Commissioner has received **\$250 or more in business or campaign contributions from an applicant, an agent of an applicant, or any financially interested person who actively supports or opposes a decision on the matter.** A LAFCo decision approving a proposal (e.g., for an annexation) will often be an "entitlement for use" within the meaning of Section 84308. Sphere of Influence determinations are exempt under Government Code Section 84308.

If you are an applicant or an agent of an applicant on such a matter to be heard by the Commission and if you have made business or campaign contributions totaling \$250 or more to any Commissioner in the past twelve months, Section 84308(d) requires that you disclose that fact for the official record of the proceeding. The disclosure of any such contribution (including the amount of the contribution and the name of the recipient Commissioner) must be made either: 1) In writing and delivered to the Secretary of the Commission prior to the hearing on the matter, or 2) By oral declaration made at the time the hearing on the matter is opened. Contribution disclosure forms are available at the meeting for anyone who prefers to disclose contributions in writing.

Pursuant to GC Section 84308, if you wish to participate in the above proceedings, you or your agent are prohibited from making a campaign contribution of \$250 or more to any Commissioner. This prohibition begins on the date you begin to actively support or oppose an application before LAFCO and continues until 3 months after a final decision is rendered by LAFCO. If you or your agent have made a contribution of \$250 or more to any Commissioner during the 12 months preceding the decision, in the proceeding that Commissioner must disqualify himself or herself from the decision. However, disqualification is not required if the Commissioner returns that campaign contribution within 30 days of learning both about the contribution and the fact that you are a participant in the proceedings. Separately, any person with a disability under the Americans with Disabilities Act (ADA) may receive a copy of the agenda or a copy of all the documents constituting the agenda packet for a meeting upon request. Any person with a disability covered under the ADA may also request a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting. Please contact the LAFCO office at least three (3) working days prior to the meeting for any requested arrangements or accommodations.

Alameda LAFCO
Administrative Office
1221 Oak Street,
Suite 555 Oakland,
California 94612
T: 510.272.3784
W: acgov.org/lafco

SUMMARY ACTION MINUTES
ALAMEDA LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING

Dublin San Ramon Services District, 7051 Dublin Blvd., Board Room, Dublin, CA

September 20, 2018

1. Call to Order and Pledge of Allegiance

Chair Wieskamp called the meeting to order at 2:03 p.m. The Pledge of Allegiance was recited.

2. Roll Call.

Roll was called. A quorum was present of the following commissioners:

County Members: Scott Haggerty

City Members: John Marchand and Jerry Thorne

Special District Members: Ayn Wieskamp, Ralph Johnson, and alternate Georgean Vonheeder-Leopold

Public Members: Alternate Tom Pico

Not Present: County Member Nate Miley, Public Member Sblend Sblendorio, alternate County Member Richard Valle and alternate City Member David Haubert

Staff present: Rachel Jones, Executive Officer; Theresa Rude, Analyst; Andrew Massey, Legal Counsel; and Sandy Hou, Clerk

3. Public Comment

Chair Wieskamp invited members in the audience to address the Commission on any matter not listed on the agenda and within the jurisdiction of the Commission.

Kent Pryor, resident of Pleasant next to the unincorporated Remen Tract inquired about the status of discussions between the County and City concerning the Remen Tract. The Commission requested staff to place an update concerning that topic on a future meeting agenda.

4. Approval of Minutes

• **July 12, 2018 – Regular Meeting**

Upon motion by Commissioner Haggerty and second by Commissioner Marchand, the minutes of July 12, 2018 were approved.

AYES: 6 (Haggerty, Johnson, Marchand, Pico, Thorne, Wieskamp)

NOES: 0

ABSENT: 2 (Miley, Sblendorio)

ABSTAIN: 0

5. Approval of Meeting Dates for Calendar Year 2019 (Consent)

Upon motion by Commissioner Marchand, second by Commissioner Thorne, the Commission approved the following dates for regular meetings in 2019: January 10, March 14, May 9, July 18, September 12, and November 14. All meetings are the 2nd Thursday except for July 18, which is the third Thursday so as not to conflict with the 2018 National Association of Counties Conference dates.

AYES: 6 (Haggerty, Johnson, Marchand, Pico, Thorne, Wieskamp)

NOES: 0

ABSENT: 2 (Miley, Sblendorio)

ABSTAIN: 0

6. Budget Update for 2018-2019 and Year End Projections

Executive Officer Jones (EO) provided a summary of the written report comparing budgeted and actual transactions for 2018-2019 through September 6, 2018 and its projection that Alameda LAFCO is on pace to finish the fiscal year within budget.

Upon motion by Commissioner Marchand, second by Commissioner Pico, the Commission approved accepting and filing the report as presented.

AYES: 6 (Haggerty, Johnson, Marchand, Pico, Thorne, Wieskamp)
NOES: 0
ABSENT: 2 (Miley, Sblendorio)
ABSTAIN: 0

7. Request to Postpone Comprehensive Update to Fee Schedule - Item continued from the July 12, 2018 Public Hearing.

EO explained the request to postpone this item to a future meeting was recommended to allow more time to do in-depth research towards determining an appropriate update to the fee schedule.

8. Eden Township Healthcare District | Report

EO provided introductory remarks, noting that two members of the Eden Township Healthcare District (ETHD) were in attendance to provide an update to the Commission and that the report was being presented at this time for information only, with subsequent action, if needed, to be taken at a later date.

Roxanne Lewis, Chair of the ETHD thanked the Commission for granting the District's request to postpone its report from July 2018 until today's meeting and expressed that the District feels that it has addressed the issues of concern.

Michael Mahoney, ETHD Chief Executive Officer, then reported on the District's progress in completing the terms and conditions given the District by Alameda LAFCO in July 2017 as a result of the special study conducted of the District. Copies of the District's written report were provided and distributed to the Commissioners. Mr. Mahoney concluded his report with a request that the condition requiring the District to provide an annual report to all registered voters and property owners within the District's boundary be modified such that the District would still widely inform the public served by the District, but at nearly half the cost – \$20,000 - \$25,000 versus \$50,000. The District proposes to place the report in the local newspapers over several editions, in addition to posting on its website, sending links to the three County supervisorial districts and the websites of other local jurisdictions, and having copies of the report available at the District offices, city and County libraries, and other appropriate agency/government sites. He emphasized that the savings would allow the District to increase its community grant fund, such as to Meals on Wheels in San Leandro.

Commission Questions/Comments:

In response to inquiries from Commissioner Haggerty, Mr. Mahoney:

- Indicated that estimates from the sale of the District's buildings are \$42-46 million for Dublin Gateway, \$8-10 million for the Castro Valley building, and \$8-11 million for the San Leandro Building. The District's liability on the buildings is currently \$10 million. He also clarified that there is a second building on the Dublin Gateway site that is not owned by the District, but by Sutter Health.
- Said the Board is very interested in and willing to financially support St Rose Hospital if it is able to do so, perhaps through the proceeds from the sale of its buildings as suggested by Commissioner Haggerty.
- Confirmed that Intergovernmental Transfer Funds (IGT) would go through the County. He emphasized that the District Board is very willing and open to look at solutions.

Commissioner Johnson asked about the status of the District's relationship to the County, given the history of animosity between the two. Mr. Mahoney reported that since becoming CEO of the District in June 2017, he has observed that the District has been very willing to work with the County and other jurisdictions to solve the health service problems facing the communities served by the District. Commissioner Johnson expressed appreciation for the District's efforts.

Referencing the District having met with Supervisors Valle and Chan and its plans to meet with Supervisor Miley, Commissioner Pico suggested the District might also meet with Supervisor Haggerty. Commissioner Haggerty noted that that was not required and explained that the District had met with the former because the District's boundaries include their supervisorial districts.

Commissioner Wieskamp praised the District for its willingness to work together with other agencies to address the health care challenges in the District. She recommended that any changes at Baywood Court be considered carefully, suggesting taking a look at providing memory care as well as skilled nursing. She further advised looking at the possibility of providing Adult Day Care, which is very difficult to find but is much needed. Mr. Mahoney noted that he served on the Baywood Court Board and that the Board is looking at providing services needed by the community.

Regarding the District's request to modify the Commission's term/condition concerning sending its annual report to every property owner/registered voter in the District, Commissioner Haggerty said that he wants to hear input about that request from the elected officials within the District before making a decision on the request.

Upon motion by Commissioner Pico, second by Commissioner Haggerty, the Commission unanimously agreed to accept and file the District's report.

AYES: 6 (Haggerty, Johnson, Marchand, Pico, Thorne, Wieskamp)
NOES: 0
ABSENT: 2 (Miley, Sblendorio)
ABSTAIN: 0

Commissioner Haggerty again emphasized that he feels it is very important that proceeds from the sale of any of the District's buildings go towards supporting St. Rose Hospital since it is such a critical asset in the Tri-City Community and very much needs financial support to keep it viable.

Counsel pointed out that the report from the District today was informational only rather than a Public Hearing item and noted that taking any action related to a sphere amendment would take place at a future meeting to allow for proper noticing. Chair Wieskamp said that she hoped the District's representatives present at today's meeting would report back to the other Board members the Commission's comments today.

9. Public Hearing: Proposal for Boundary Adjustment of East Bay Municipal Utility District and City of Hayward

EO requested that this item be continued to the next regular meeting on so as to allow for adequate noticing to all the affected landowners and to make adjustments to split parcels and incongruent property lines that were pointed out by the County Assessor's office. She further noted that she had spoken to the applicant about continuing the item and that he was in agreement.

10. Public Hearing: Proposal for Annexation of 4592 Tesla Road et al to the City of Livermore

EO provided summary remarks of the written report concerning this proposal to annex three unincorporated parcels totaling 79.4 acres – 4592, 4520 and 4590 Tesla Road – known as the Concannon Winery property into the City of Livermore for the purpose of receiving public wastewater services due to a failing septic system - an environmental health and safety issue. The subject parcels are identified by the County of Alameda Assessor's office as 99-1200-001, 99-1200-002, and 99-1200-003. EO concluded her remarks with a request that the Commission approve amending the resolution to include a condition of approval that the City extend the conservation easement to include all three of the parcels, rather than just the two that are currently included.

Chair Wieskamp opened the public hearing.

Commission Comments/Discussion/Motion:

Commissioner Marchand spoke about the importance of preserving the winery which has such historic significance in the area as one of the first wineries in the State. He said his personal opinion was that the plume under the winery did not actually originate with the winery, but rather in the agricultural lands east of it. He noted the efforts that had gone into bringing the annexation proposal forward. He motioned to accept the proposal.

Commissioner Haggerty agreed with Commissioner Marchand's comments about the importance of preserving the winery and seconded the motion. He also noted the environmental water quality issues that exist or will exist in the wineries to the east and commented that attention should be given to that as well. He expressed the County's willingness to work with the City of Livermore in extending services down Tesla Road, and said that he has several million dollars in his supervisorial district's budget to assist in that effort, which he hoped could include putting down power lines also.

Commissioner Pico suggested looking at recycling the water back for agricultural use, and staff mentioned that the wastewater study will be commencing soon and could look at that.

Chair Wieskamp closed the public hearing and asked for a vote. Counsel pointed out two technical modifications that should be included in the motion as conditions of approval in addition to the one mentioned by Staff concerning extending the conservation easement to include all three properties. Namely, to:

- Include a determination that under government code 56856.5, the sewer service would benefit land uses that are allowed under the contract as that is one of the determinations leading to Williamson Act annexations, and
- The Staff report does not indicate whether notice was sent to the State Director of Conservation of the application and this meeting and whether the Director had any comments they wanted considered.

Commissioners Marchand and Haggerty both agreed with the three modifications to the motion. The motion was approved as amended.

AYES: 6 (Haggerty, Johnson, Marchand, Pico, Thorne, Wieskamp)
NOES: 0
ABSENT: 2 (Miley, Sblendorio)
ABSTAIN: 0

11. Report on LAFCO Operational Options | Berkson Associates

EO noted that consultant Richard Berkson would provide highlights of his written report on varying operational alternatives for Alameda LAFCO in response to its Memorandum of Understanding (MOU) with the County of Alameda set to expire as of June 30, 2019. The study - a key action item identified by the Commission as part of its Strategic Plan of 2018-2022 - compared Alameda LAFCO's operational agreement with Alameda County to the operational relationships of the LAFCOs in three other counties with their respective county - Contra Costa, Santa Clara and Marin. Staff concluded her remarks with a request that the Commission provide additional funding for further study at a not-to-exceed cost of \$5,000 for a more in-depth cost-fiscal analysis to be conducted along with possible succession planning to better inform the Commission of its decision-making.

Mr. Berkson presented a verbal summary of his written report which had been provided as an attachment to the staff report. He noted that each of the four LAFCOs studied had varying levels of independence from the County - i.e., had some level of services provided privately. And that while it is helpful to study the operational arrangements of other LAFCOs, ultimately Alameda LAFCO must decide what it feels is best for itself. He noted that a more in-depth study would include operational recommendations.

Commission Discussion/Action:

Mr. Berkson responded briefly to Commissioner Pico's inquiry about comparison between Alameda and Marin LAFCO by noting that the level of activity in Alameda is greater and that Marin costs are lower in part because staff does some of its own Municipal Service Reviews, but there are other offsetting costs in Marin.

Commissioner Haggerty wondered about the need for the study – what is the problem that needs fixing?

Commissioner Johnson expressed that, given that the current Memorandum of Understanding (MOU) with the County will expire in less than a year – July 1, 2019 – he wanted to know how some other LAFCOs operate to assist in determining if the current MOU is working. The study, for him, helps show that it pretty much is working, although it might be helpful to make some changes in accounting to allow more flexibility and responsiveness in paying bills.

LAFCO staffing decisions made by the County without input from the Commission were discussed. The Commission was very happy with the County's recent efforts in recruiting a new Executive Officer and in involving the Commission in the interview and final approval process. Wishes were expressed that the Commission have greater input and final approval, through its Executive Officer, in the hiring and/or replacement of other LAFCO staff as well.

Executive Officer Jones concluded the discussion with a recommendation to use this opportunity to look at different LAFCO models of operation more in depth to help determine what is best for Alameda LAFCO. Perhaps the Commission will decide to keep what is running smoothly and tighten up on areas of concern.

Upon motion by Commissioner Thorne, second by Commissioner Pico, the Commission accepted the study and authorized the Executive Officer to extend the contract with Berkson & Associates to provide a cost-benefit analysis on the operational models through December 31, 2018 at a not-to-exceed cost of \$5,000.

AYES: 6 (Haggerty, Johnson, Marchand, Pico, Thorne, Wieskamp)
NOES: 0
ABSENT: 2 (Miley, Sblendorio)
ABSTAIN: 0

12. Progress Report on 2018-2020 Strategic Plan

EO highlighted and added to the update in the written report concerning the Island Annexation objective, pointing out how helpful the GIS layer for LAFCO being developed by the County will be, and the noting the progress being made in meeting with city managers, planners and general managers to streamline the application process to encourage annexations of unincorporated islands – with a focus on allowing/encouraging individuals to submit annexation applications, which could take the burden off of cities and special districts and perhaps speed up the process as well.

Upon motion by Commissioner Johnson, second by Commissioner Marchand, the report was accepted.

AYES: 6 (Haggerty, Johnson, Marchand, Pico, Thorne, Wieskamp)
NOES: 0
ABSENT: 2 (Miley, Sblendorio)
ABSTAIN: 0

13. Agreement with Harshwal & Company for Audit Services

EO provided a summary of the written report that recommended approving an agreement with Harshwal & Company to prepare an independent financial audit for the 2017-2018 fiscal year at a not-to-exceed cost of \$6,000.

Upon recommendation of Commissioners Pico and Johnson, staff was directed to clarify with Harshwal & Company that the agreement would be to provide an audit report – not just a review report, and to report back to the Commission at the next meeting.

14. Matters Initiated by Members of the Commission

There were none.

15. Informational Items (Updates only are noted)

a. Current and Pending Proposals

- EO made the following correction to the report: The annexation of Castro Valley Canyonlands into the Castro Valley Sanitary District was completed in June 2017 – no outstanding conditions exist.
- Application for the Annexation of Dumbarton Quarry Regional Park into Union Sanitary District by the East Bay Regional Park District is expected to be submitted before the end of the year
- The contract with QK Associates for conducting the Countywide Water, Wastewater, Flood Control, and Storm Water Municipal Service Review has been signed and the data collection should begin by the end of the month.

b. Legislative Update

- On September 7th, EO signed and sent a letter urging Governor Brown to sign **AB 2258** that establishes a funding program for LAFCOs to conduct in-depth studies and analyses of local government agencies and services for the purpose of creating efficiencies and dissolving inactive districts. Unfortunately, Governor Brown, just today, vetoed this bill.
- Governor Brown signed **AB 2600** that adds the option for local governments to adopt a resolution to initiate the formation of a regional park and open space district.
- Governor Brown signed **AB 3254**, LAFCO's annual Omnibus Bill that proposes technical corrections to the Cortese Knox Hertzberg Act.

c. CALAFCO 2018 Annual Conference at Tenaya Lodge in Yosemite (Oct 3 -5) Preliminary Program

EO noted that there would be sessions concerning climate change, that an entry of former Executive officer Mona Palacios for the Lifetime Achievement Award had been submitted, and that the voting delegates at the business meeting would be herself and Commissioner Vonheeder-Leopold.

16. Adjournment of Regular Meeting

Chair Wieskamp adjourned the meeting at 3:25 p.m.

17. Next Meetings

Policy & Budget Committee

Thursday, October 13 at 1:00 p.m. at the regular meeting location

Regular Meeting

Thursday, November 8, 2018 at 2:00 p.m. at the regular meeting location

Respectfully submitted,

Sandy Hou, Commission Clerk

AGENDA REPORT

NOVEMBER 8, 2018

ITEM No. 4b

TO: Alameda Commissioners**FROM:** Rachel Jones, Executive Officer**SUBJECT:** Authorization to Approve Audit Expenditure | Harshwal & Company

The Commission will consider approving an agreement with Harshwal & Company to prepare an independent financial audit for the 2017-2018 fiscal year after its return from the last regular meeting. The proposed agreement includes a not-to-exceed cost of \$6,000 and is generated from the County of Alameda's accounting database previously approved by the County of Alameda Auditor's Office and is a full audit report in compliance with the Government Auditing Standards. Staff recommends the Commission review and approve the proposal agreement.

Information

Alameda LAFCO's ("Commission") financial records are managed by staff with technical support and bookkeeping services provided by the County of Alameda's Finance Department. These support services are formally provided through a Memorandum of Understanding and highlighted by staff accessing and utilizing the County's ALCOLINKS software system in budgeting and accounts receivable/payable transactions. The Commission's financial records, however, are separate and excluded from the County's external auditing process that is ultimately published as a comprehensive annual financial report.

Discussion

At the June 14, 2018 Policy and Budget Committee meeting, staff drafted a request for proposals (RFP) in the hopes to be reviewed and subsequently approved by the Committee members (Johnson, Marchand, and Pico) at its next meeting. Due to scheduling conflicts, the meeting was consequently cancelled. Shortly afterwards, staff met with the County Auditor to discuss LAFCO's financial policies in relation to the County. The County Auditor's Office provided staff with a list of certified public accounting firms with the ability to perform an audit on the agency's financial statements and as a means to fast track the bid process. A total of six accounting firms were subsequently reviewed and contacted by staff with the following rates and hours.

Certified Contracted Audits County of Alameda			
Firm Names	FY18 Rate	Hour Estimate	Quote
Harshwal & Company	\$84	N/A	\$6,000
Firm 2	\$98	140	\$13,720
Firm 3	\$85	70	\$5,950
Firm 4	\$96	110	\$10,500
Firm 5	\$135	120	\$15,000

Administrative Office
Rachel Jones, Executive Officer
1221 Oak Street, Suite 555
Oakland, California 94612
T: 510.272.3894
www.acgov.org/lafco

Scott Haggerty, Regular
County of Alameda

Nate Miley, Regular
County of Alameda

Richard Valle, Alternate
County of Alameda

John Marchand, Regular
City of Livermore

Jerry Thorne, Regular
City of Pleasanton

David Haubert, Alternate
City of Dublin

Ralph Johnson, Regular
Castro Valley Sanitary District

Ayn Wieskamp, Chair
East Bay Regional Park District

Geogean Vonheeder-Leopold, Alternate
Dublin San Ramon Services District

Sblend Sblendorio, Regular
Public Member

Tom Pico, Alternate
Public Member

Analysis

Harshwal & Company was the firm ultimately selected by staff based on three specific factors. The first being that Harshwal & Company had the lowest rate for their services and no increase in costs for the following two option years. Secondly, the firm responded to staff swiftly and estimated a prompt timeframe for the completion of the audit report. Lastly, the firm conducted the Commission's most recent audit report in 2006 and has the most familiarity with LAFCO's unique accounting and bookkeeping practices.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Authorize the Executive Officer to sign the attached agreement letter with Harshwal & Company to prepare an independent audit of LAFCO's 2018-2019 financial records at a not-to-exceed cost of \$6,000.

Alternative Two:

Continue consideration of this item to a future meeting and provide direction for more information as needed.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. Engagement Letter from Harshwal & Company

September 10, 2018

To the Board of Commissioners
Alameda Local Agency Formation Commission
1221 Oak Street, Room 555
Oakland, CA 94612

We are pleased to confirm our understanding of the services we are to provide for Alameda Local Agency Formation Commission for the year ending June 30, 2018. We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of Alameda Local Agency Formation Commission as of and for the year ended June 30, 2018. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Alameda Local Agency Formation Commission's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Alameda Local Agency Formation Commission's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary Comparison Schedules

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of Alameda Local Agency Formation Commission and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of Alameda Local Agency Formation Commission's financial statements. Our report will be addressed to the Board of Commissioners of Alameda Local Agency Formation Commission.

We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that Alameda Local Agency Formation Commission is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Audit Procedures - General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. Therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors. Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include is and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Alameda Local Agency Formation Commission's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the Commission in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for designing, implementing, and maintaining effective internal controls, including evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported.

Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to [include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon]. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter.

This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We estimate that our fee for the services will be \$6,000 for the year ending June 30, 2018. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes thirty (30) days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination.

The audit documentation for this engagement is the property of Harshwal & Company LLP and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to Cognizant or Oversight Agency for Audit or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Harshwal & Company LLP's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years after the report release date or for any additional period requested by the Cognizant Agency, Oversight Agency for Audit, or Pass-through Entity. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We have our technical resources and audit software in the cloud. We may from time to time, and depending on the circumstances, use third-party service providers within and outside of the United States in serving your account. As required by Section 54.1 (b) of the California Code of Regulations, Title 16, and contingent upon this written authorization, confidential information provided by you to our firm, may be disclosed to persons, outside of the United States in connection with the services provided. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information.

In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to Alameda Local Agency Formation Commission; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

Mr. Sanwar Harshwal is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on a date when we are notified that all requested information is ready and available, and issue our reports to meet the deadline in accordance with timeline identified.

We appreciate the opportunity to be of service to Alameda Local Agency Formation Commission and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Harshwal & Company LLP



Sanwar Harshwal
(Managing Partner)

RESPONSE:

This letter correctly sets forth the understanding of Alameda Local Agency Formation Commission.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____

AGENDA REPORT

NOVEMBER 8, 2018

ITEM No. 5

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Budget Update for 2018-2019 and Year End Projections

The Commission will review a report comparing budgeted and actual transactions for 2018-2019 through October 31, 2018 and its projection Alameda LAFCO is on pace to finish the fiscal year with a net operating balance of \$0. This includes a \$176,000 fund balance applied to offset agency apportionments. The report is being presented to the Commission to accept and file and to provide direction as needed.

Information

Alameda LAFCO's ("Commission") adopted final budget for 2018-2019 totals \$796,843. This amount represents the total approved operating expenditures for the fiscal year divided between three active expense units: salaries and benefits; services and supplies; and internal services. Budgeted revenues are divided between three active units: intergovernmental contributions, application fees, and investments.

Discussion

This item is for the Commission to receive an update comparison of (a) budget to (b) actual expenses and revenues through the month of October. The report provides the Commission the opportunity to track expenditure trends accompanied by year-end operating balance projections from the Executive Officer. The report is being presented to the Commission to formally accept and file and provide related direction as needed.

Budgeted Expenses	Budgeted Revenues	Budgeted Year End Balance
FY 18-19	FY 18-19	FY 18-19
\$796,843	\$796,843	\$0

Summary of Operating Expenses

The Commission's budgeted operating expense total for 2018-2019 is \$796,843. Actual expenses processed through the first four months totaled \$180,551; an amount representing 22.7% of the budgeted total with 33.4% of the fiscal year complete.

Actuals through the first four months and related analysis suggest the Commission is on pace to finish the fiscal year with \$796,843 in total expenses and finish with a net operating balance of \$0. A discussion on budgeted and actual expenses through the first four months and related year-end projections follow.

Expense Units	Adopted	Actuals	Percent Expended	Remaining Balance
Salaries and Benefits	471,653	155,645	33%	316,008
Services and Supplies	243,500	19,901.36	8%	223,599
Internal Service Charges	31,690	5,005	16%	26,685
Contingencies	50,000	-	-	-
	\$796,843	\$180,551	22.7%	\$610,292

Staffing Unit

The Commission budgeted \$471,653 in Staffing or Salaries and Benefits Unit for 2018-2019 with proceeds largely tied to funding 2.15 fulltime equivalent employees as well as existing pension obligations. Through the first four months the Commission's estimated expenses within the affected accounts totaled \$155,645 or 33% of the budgeted amount. It is projected the Commission finish the fiscal year with an expenses total of \$471,653.

Services and Supplies Unit

The Commission budgeted \$243,500 in the Services and Supplies Unit for 2018-2019 to provide funding for *direct* support services necessary to operate Alameda LAFCO. Through the first four months the Commission's actual expenses within the affected 14 accounts totaled \$19,901 or 8% of the budgeted amount. One of the affected accounts – Travel and Mileage – finished with balances exceeding the proportional 33% threshold with explanations provided below. In the absence of subsequent amendments at this time, it is projected the Commission will finish the fiscal year with an expense total of \$243,500.

- Travel and Mileage

This account covers the Commission's transportation costs. The Commission budgeted \$200 in this account for 2018-2019 based on recent actual trends. Actual expenses through October totaled \$414 and can be attributed to travel costs for the CALAFCO Annual Conference held in October in Yosemite. Staff projects limited additional mileage costs over the succeeding months.

Internal Services and Supplies

The Commission budgeted \$31,690 in the Internal Services and Supplies Unit for 2018-2019 to provide funding for *indirect* support services necessary to operate Alameda LAFCO. Through the first four months the Commission's actual expenses within the four affected accounts totaled \$5,005 or 15.8%

of the budgeted amount. It is projected the Commission will finish the fiscal year with an expense total of \$31,690.

Summary of Operating Revenues

The Commission budgeted operating revenue total for 2018-2019 at \$796,843. Actual revenues collected through the first four months totaled \$590,844. This amount represents 74.1% of the budgeted total with 33% of the fiscal year complete. A summary comparison of budgeted to actual operating revenue follows.

Actuals through the first four months and related analysis suggest the Commission's year-end revenue totals will tally at \$796,843 and result in an ending balance of \$0. An expanded discussion on the budgeted and actual revenues through the first four months follows.

Revenue Units	Adopted	Actuals	Percent Expended	Remaining Balance
Agency Contributions	590,844	590,844	100%	0
Application Fees	30,000	-	0%	30,000
Interest	-	-	-	-
Fund Balance Offset	176,000	-	-	-
	\$796,843	\$590,844	74%	\$205,999

Agency Apportionments

The Commission budgeted \$590,843 in the Agency Apportionments Unit for 2018-2019. This total budgeted amount was to be divided in two three equal shares at \$196,948 and invoiced among the County of Alameda, 14 cities, and 18 independent special districts as provided under State statute. All payments have been received and the Commission will finish with an ending balance of \$590,843 or 100% of the budgeted amount.

Application Fees Unit

The Commission budgeted \$30,000 in the Application Fees Unit for 2018-2019. Through the first four months no monies have been collected in this unit. Staff anticipates – and at least for budgeting purposes – the account ultimately tallying at \$30,000 and result in a year-end balance of \$0.

Interest Unit

The Commission budgeted \$0 in the Interest Unit for 2018-2019. Through the first four months no monies have been collected in this unit by the County Treasurer. Staff anticipates – and at least for budgeting purposes – the account ultimately tallying \$0.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Accept and files the report as presented and provide direction as needed to staff with respect to any related matters for future consideration.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction for more information as needed.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Respectfully,

A handwritten signature in blue ink, appearing to read "Rachel Jones", with a stylized flourish extending to the right.

Rachel Jones
Executive Officer

Attachments:

1. 2018-2019 General Ledger through October 31, 2018

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

Regional Service Planning | Subdivision of the State of California

Expense Ledger

		FY2017-2018		FY2018-2019		
		Final	Actuals	Adopted	Actuals As of 10-31-18 (33.4% of FY)	% of Budget
Salary and Benefit Costs						
<u>Account</u>	<u>Description</u>					
60001	Staffing	472,385.00	383,228.00	471,653.00	155,645.00	33.0%
Service and Supplies						
<u>Account</u>	<u>Description</u>					
-	Intern	1,600.00	-	1,600.00	-	0.0%
610077	Postage	1,000.00	1,000.00	1,000.00	-	0.0%
610141	Copier	2,000.00	2,503.00	3,000.00	-	0.0%
610191	Pier Diems	7,500.00	7,300.00	7,700.00	1,500.00	19.5%
610211	Mileage/Travel	-	89.00	200.00	414.00	207.0%
610461	Training	20,000.00	17,171.00	20,000.00	5,690.00	28.5%
610241	Records Retention	1,000.00	1,000.00	1,000.00	-	0.0%
610261	Consultants	75,000.00	75,000.00	96,000.00	500.00	0.0%
610261	Mapping - County	5,000.00	5,000.00	5,000.00	-	0.0%
610261	Planning Services	25,000.00	10,000.00	25,000.00	-	0.0%
610261	Legal Services	40,000.00	35,000.00	40,000.00	1,125.00	2.8%
610311	CAO - County - Services	11,000.00	11,000.00	11,000.00	-	0.0%
610312	Audit Services	7,500.00	0.00	10,000.00	-	0.0%
610351	Memberships	8,675.00	8,774.00	9,000.00	9,026.00	100.3%
610421	Public Notices	5,000.00	2,000.00	5,000.00	678.00	0.0%
610441	Assessor - County - Services	5,000.00	0.00	2,500.00	-	0.0%
610461	Special Departmental	500.00	500.00	1,500.00	873.00	58.2%
620041	Office Supplies	3,000.00	500.00	4,000.00	95.36	2.4%
		218,775.00	\$176,837	243,500.00	19,901.36	8.2%
Internal Service Charges						
<u>Account</u>	<u>Description</u>					
630051	Office Lease/Rent	3,200.00	3,200.00	3,200.00	-	0.0%
630021	Communication Services	3,218.00	3,218.00	3,878.00	443.00	11.4%
630061	Information Technology	18,081.00	18,081.00	21,578.00	4,562.00	21.1%
630081	Risk Management	2,686.00	2,686.00	3,034.00	-	0.0%
		27,185.00	27,185.00	31,690.00	5,005.00	15.8%
Contingencies		50,000.00		50,000.00		
<u>Account</u>	<u>Description</u>					
-	Operating Reserve	-	-	-	-	-
		-	-	-	-	-
EXPENSE TOTALS		768,345.00	587,250.00	796,843.00	180,551.36	22.7%
				28,498.00	(616,291.64)	

Revenue Ledger		FY2017-2018		FY2018-2019		
		Adopted	Estimate	Proposed Final	Actuals	Difference
Intergovernmental						
Account	Description					Percent
-	Agency Contributions	588,345.00	588,344.00	590,843.00	590,844.00	100.0%
	County of Alameda	196,115.00	196,114.00	196,947.67	196,948.00	100.0%
	Cities	196,115.00	196,114.00	196,947.67	196,948.00	100.0%
	Special Districts	196,115.00	196,114.00	196,947.67	196,948.00	100.0%
		588,345.00	588,344.00	590,843.00	590,844.00	100.0%
Service Charges						
-	Application Fees	30,000.00	16,000.00	30,000.00	-	0.0%
Investments						
-	Interest	-	4,000.00	-	-	-
Fund Balance Offset						
		150,000.00	150,000.00	176,000.00	-	0.0%
	REVENUE TOTALS	768,345.00	758,344.00	796,843.00	590,844.00	74.1%
OPERATING NET		-	171,094.00	-	410,292.64	
UNRESTRICTED FUND BALANCE						
As of June 30th						

AGENDA REPORT

NOVEMBER 8, 2018

ITEM No. 6

TO: Alameda Commissioners

FROM: Policy and Budget Committee (Johnson, Marchand, Pico)
Rachel Jones, Executive Officer

SUBJECT: Proposed Comprehensive Update to Fee Schedule

The Commission will consider the recommendation to adopt a comprehensive update to the agency's fee schedule to improve cost recovery and implementation. The proposed update has been restructured from its first-reading presented at the July meeting, and includes adjusting the fee schedule to emphasize fixed charges and amend the hourly staff rate to a composite from \$125.00 to \$164.00. The report is being presented for feedback with a recommendation to proceed with the initiation of a formal public review and comment period before final action taken by the Commission at its January 10, 2019 meeting.

Discussion

Alameda LAFCO's current fee schedule was last comprehensively reviewed and updated in September 2009 and has remained substantively unchanged since then. The fee schedule, notably, achieves reasonable cost-recovery in processing proposals relative to the Commission's current budgeted expenses in meeting its prescribed and expanding duties under CKH.

This noticed public hearing is for the Commission to consider the recommendations of the Policy Committee and to review additional revisions to a comprehensive fee schedule. The hearing follows the Commission conducting a first-reading on the proposed update at its July 12th meeting which proposed a 16.5% cost-of-living increase across all application fees and included establishing a Geographical Information Systems (GIS) recovery fee applicable to all boundary changes. Since its first-reading, staff has conducted a fee study to best determine the estimated costs in providing services.

- Fixed fees would be assigned flat charges based on a predetermined and rounded estimate of total staff hours needed to process relatively standardized boundary changes and multiplied by a composite hourly staff rate. Fixed fees would also be set for other types of proposals, such as outside service extensions and latent power activations based on rounded estimates of the total number of needed staff hours. Additional staff time needed to process proposals where extensive and additional analysis is required would be billed hourly thereafter with accompanying invoices.
- The current hourly staff rate is \$125.00 for the Executive Officer and \$75.00 for the Commission Clerk and was presumably calculated based on the agency's administrative and overhead costs at the time of the last comprehensive update conducted in 2009. Staff believes it would be timely to

increase and establish a composite hourly staff rate at \$164.00 based on budgeted expenses in 2018-2019. The proposed increase incorporates both direct (labor) and indirect (administrative overhead) budgeted costs with the former – direct – weighted to distinguish the differences between staff members in processing proposals.

- The total calculation of each fee is subsequently rounded to the nearest \$25.00 to make payments simpler and easier to calculate.

A copy of the proposed changes and calculations can be found in Attachments One and Two.

Proposed Policy Amendment

Staff believes it would also be advantageous to provide and clarify LAFCO's policies on its fee schedule to include a narrative introduction to clarify implementing policies. The intent of the introduction is to clarify and highlight key features to aid better understanding of the fee schedule and the associated costs. The narrative would be organized in a manner listing a series of policy statements of the Commission as it relates to the membership's priority in setting, collecting, and reducing or waiving fees. The proposed statements reflect minor and non-substantive changes to LAFCO's current fee policies. The proposed policy amendments may be found in Attachment Five.

The Commission should consider any actions it wishes to promote in the fee schedule and provide direction to the Policy and Budget Committee to draft alternatives for review prior to taking formal and final action.

Conclusion

Staff finds the proposed update meets the Commission's interests in setting and collecting fees in a fair and responsive manner. The fee schedule, notably, achieves reasonable cost-recovery in processing proposals relative to the Commission's current budgeted expenses in meeting its prescribed and expanding duties under CKH.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Review and discuss the proposed update to the fee schedule with direction to the Policy Committee to make any changes or present alternatives for future consideration and;

Direct the Executive Officer to initiate a 45-day public review of the proposed update with any desired changes or alternatives incorporated therein and schedule a public hearing to take formal action on January 10, 2019.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction for more information as needed.

Alternative Three:

Take no action. This action would effectively affirm the Commission's desire to keep the current fee schedule as is going forward.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures for Consideration

Staff has placed the item on the agenda as part of a noticed public hearing. The following procedures, accordingly, are recommended with respect to the Commission's consideration:

1. Receive verbal report from staff (discretionary)
2. Open the public hearing (required); and
3. Discuss item and consider action on recommendation

Respectfully,

A handwritten signature in blue ink, appearing to read "Rachel Jones", with a long horizontal flourish extending to the right.

Rachel Jones
Executive Officer

Attachments:

1. Fixed Application Fee Calculations
2. Composite Hourly Staff Rate Calculation
3. Bay Area LAFCO Application Fees
4. Current Fee Schedule and Policies
5. Proposed Update to Fee Schedule and Policy Amendments

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

Regional Service Planning | Subdivision of the State of California

Fixed Application Fee Calculations

	Staff Hours Change of Organizations		Staff Hours Reorganizations	Staff Hours Out-of-Area-Service Agreements
Application Process	With 100% Consent	Less 100% Consent		
1 Initial Consultation with Applicants	0.5	1.0	1.0	0.5
2 Prepare and Issue Letter Listing Costs and Timelines	0.5	0.5	0.5	0.5
3 Receive and Set Up Applicant Proposal	0.5	0.5	0.5	0.5
4 Preliminary Proposal Review - Initial GIS Work	1.5	2.0	5.0	1.5
5 CEQA Review and Document Preparation	1.0	1.0	1.0	0.5
6 Prepare and Circulate Agency Review	1.5	1.5	1.5	1.0
7 Prepare and Circulate Property Tax Exchange Notice	0.5	0.5	0.5	-
8 Prepare and Circulate Petition Verification	0.2	0.2	0.2	-
9 Prepare Certificate of Petition Sufficiency	0.2	0.2	0.2	-
10 Prepare and Circulate Status Letter	2.0	2.0	2.0	2.0
11 Prepare and Post Hearing Notice	0.5	1.5	1.5	0.5
12 Prepare Draft Report and Resolution	10.0	12.0	14.0	10.0
13 Consult with Applicant on Draft and Resolution	1.0	1.0	1.0	0.5
14 Finalize Staff Report and Resolution	2.0	2.0	2.0	2.0
15 Prepare and Circulate Certificate of Filing	0.5	0.5	0.5	0.5
16 Commission Meeting	0.5	1.0	1.0	0.5
17 Prepare and Issue Notice to Applicants	1.0	1.0	1.0	1.0
18 Prepare and Record Environmental Determination	1.0	1.0	1.0	1.0
19 Conducting Authority Proceedings	-	5.0	-	-
20 Work with Applicant on Completing Terms	1.2	2.2	2.2	-
21 Prepare and Record Certificate of Completion	1.0	1.0	1.0	-
22 Prepare and File Boundary Change with SBE	0.5	0.5	0.5	-
23 Close Proposal and File Contents	0.5	0.5	0.5	-
	28.1	38.6	38.6	22.5
Total Staff Hours Rounded:	30.0	40.0	40.0	23.0
Hourly Rate	164			
Proposed Fee	\$4,920	\$6,560	\$6,560	\$3,772
Existing Fees	\$4,500	\$5,000	\$5,000	\$3,500
Net Difference	\$420	\$1,560	\$1,560	\$272
	8.54%	23.78%	23.78%	7.21%

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

Regional Service Planning | Subdivision of the State of California

Composite Hourly Staff Rate Calculation 2018-2019

Calculation 1 | Hourly Inputs

Input 1 | Hourly Input Rates

Year	Executive Officer	Analyst	Clerk
	68.44	27.07	31.11

Input 2 | Staff Benefits

Category	Executive Officer	Analyst	Clerk
	36.03	37.33	26.77

Input 3 | Administrative Costs (Overhead)

Category	Budgeted Amount	Hourly Costs
Planning Services	25,000	12.02
Mapping	5,000	2.40
Legal Services	40,000	19.23
Assesor - County	5,000	2.40
Training	20,000	9.62
Mileage/Travel	200	0.10
Pier Diems	7,700	3.70
Memberships	9,000	4.33
County Services	11,000	5.29
Office/Lease Rent	3,200	1.54
Communications	3,218	1.55
Office Supplies	500	0.24
Publications	5,000	2.40
Information Technology	21,578	10.37
Postage	1,000	0.48
	157,396	75.67

Hourly cost represents the budgeted divided by the annual work hours for one FTE (2080)

Calculation 2 | Hourly Inputs Per Budgeted Position

Input	Executive Officer	Analyst	Clerk
Hourly Staff Rate	68.44	27.07	31.11
Hourly Benefit Rate	36.03	37.33	26.77
Hourly Administrative Rate	75.67	75.67	75.67
	180.14	140.07	133.55

Calculation 3 | Weighted Hourly Staff Rate

Factor	Executive Officer	Analyst	Clerk
Calculated Hourly Rate	180.14	140.07	133.55
%Processing Proposal	60	25	15

Weighted Hourly Staff Rate : 163.88

Bay Area LAFCO Application Fees

As of September 30, 2018

	Contra Costa LAFCO	Santa Clara LAFCO	Napa LAFCO	Sonoma LAFCO	Marin LAFCO	LAFCO Average	Proposed Alameda LAFCO
Change of Organization	\$4,115	\$6,218	\$4,428	\$5,500+	\$4,896	\$5,031	\$5,000
Reorganizations	\$4,698	\$12,122+	-	\$10,000+	\$6,256	\$8296	\$6,565
Out of Area Service Agreements	\$3,400	\$11,912 +	\$3,542	\$4,300	\$3,264	\$5283	\$3,775

Appendix A - SCHEDULE OF FEES AND CHARGES (Effective September 2009)

It is the policy of Alameda LAFCo that a proponent shall be responsible for actual application processing cost above and beyond the initial fees paid, except as waived by the Commission on a case-by-case basis.

Processing costs include, but are not limited to, LAFCo staff time at Commission-approved rates, direct proposal processing costs(noticing, copying, document verification), all other agency fees and pass-through costs, all consultant costs, all filing fees, costs of elections, and all other associated costs and expenses.

	Initial Fee Type	Amount
1.	Annexations/Detachments (city and/or district):	
	• 100% consent of property owners and affected agencies	\$4,500
	• Less than 100% consent of property owners & affected agencies	\$5,000
	• Unincorporated island annexation to city (entire island only)	\$500
2.	Changes of Organization Other Than Annexations & Detachments - Consolidation, exercise/divestiture of service class or latent power, merger, or establishment of subsidiary district	\$5,000
3.	City Incorporation/Disincorporation	\$25,000
4.	District Formation/Dissolution	\$5,000
5.	Sphere of Influence (SOI) - Revision, amendment, or review	\$2,500
6.	Request for Reconsideration	\$1,250
7.	Out-of-Area Service Agreements or Service Contracts	\$3,500
8.	Extension of Time Requests	\$300
9.	Transfer of Jurisdiction	\$300
10.	Special Meeting Fee	\$1,100
11.	Geographic Information System (GIS)	\$100/hr

SUPPLEMENTAL FEES *(in addition to Initial Fees)*

Services performed by other public or private entities & fees required by other agencies (e.g., Registrar of Voters, Alameda County Assessor, Alameda County Surveyor, Alameda County Clerk-Recorder, State Department of Fish & Game environmental filing fees, & State Board of Equalization) **will be charged at cost.**
PLEASE NOTE: Non-LAFCo fees and charges are subject to change. In order to ensure correct payment, please contact the LAFCo office prior to executing a warrant.

Fee Type	Amount
CEQA Compliance: LAFCo as Lead Agency (e.g., preparation of Initial Study, Environmental Impact Report, Negative Declaration, etc.)	Actual Cost with advance deposit of \$5,000 for negative declaration or \$10,000 for environmental impact report (EIR)
Comprehensive Fiscal Analysis	Actual Cost with advance deposit of \$5,000
Alternate Legal Counsel/Executive Officer	Actual Cost
Outside Consultant	Actual Cost
County Surveyor fees	Actual Cost paid directly to the Alameda County Surveyor
County Clerk Recorder	\$50 – payable to Alameda County Clerk Recorder
Environmental Filing Fee (Fish & Game Code §711.4(d))	Actual Cost payable to Alameda County Clerk Recorder http://www.acgov.org/auditor/clerk/feeincrease.htm
State Board of Equalization Recordation	Actual Cost Payable to State Board of Equalization. Current list of fees can be found online at: http://www.boe.ca.gov/proptaxes/pdf/jurboundaryreq.pdf

STAFF BILLING RATES

These rates will be used to calculate final application processing costs above and beyond the initial deposit.

Staff/Function	Rate
Executive Officer	\$125/hr
Clerk	\$75/hr
Planning Services	Actual Cost
Legal Counsel	Actual Cost

ADMINISTRATIVE SERVICES

The following charges are to be assessed to persons or entities other than applicants.

Charge Type	Amount
Copying	\$0.10 per page
Faxing	\$0.10 per page
Mailing or Shipping	Actual Cost
Research/Archive Retrieval	\$125/hr (after initial two hrs)
Duplication of Meeting Recording	Actual Cost

Alameda LAFCo Fee Policies

- ~~1. LAFCo shall establish a fee schedule pursuant to Government Code §56383.~~
- ~~2. Applications submitted to LAFCo shall be accompanied by an initial fee as detailed in this schedule. The initial fee is non-refundable and covers routine application procedures including pre-application meeting, file setup, preliminary project review, issuance of a status letter, and creation of a staff report. Additional costs in excess of initial fee (including LAFCo staff time, consultant fees and miscellaneous costs such as noticing, copying, etc) shall be charged at actual cost. Applicants are responsible for any fees or charges incurred by LAFCo or required by other agencies in the course of processing an application. Payment of all fees pursuant to the most recent fee schedule is required before an application is deemed complete and issued a certificate of filing. Subsequent billings will be due prior to LAFCo filing with the State Board of Equalization and issuing a Certificate of Completion. No proceeding shall be completed until all fees due have been paid in full.~~
- ~~3. Additional LAFCo staff time and administrative costs shall not be charged for city annexation applications that are comprised solely of one, entire unincorporated island. However, should such applications be continued at the request of the applicant more than once from the initial date of hearing, applicants will be charged the administrative costs associated with rescheduling the public hearing (e.g., noticing, etc.).~~
- ~~4. If the processing of an application requires that LAFCo contract with another agency or with a private firm or individual for services that are beyond the normal scope of LAFCo staff work (e.g., drafting an Environmental Impact Report or Comprehensive Fiscal Analysis), the applicant shall be responsible for all costs associated with that contract. The applicant will provide LAFCo with a deposit sufficient to cover the cost of the contract.~~
- ~~5. The Executive Officer may stop work on any proposal until the applicant submits a requested deposit.~~
- ~~6. Written appeal of fees and/or deposits, specifying the reason for the appeal, may be submitted to LAFCo prior to the submission of an application or prior to the submission of additional funds. The appeal will be considered at the next regular meeting of the Commission.~~
- ~~7. The Commission may waive fees as provided pursuant to Government Code Section 56383(d).~~
- ~~8. Upon completion of a project, the Executive Officer shall issue to the applicant a statement detailing all expenditures in excess of the deposit. Excess funds shall be refunded to the applicant as appropriate.~~
- ~~9. Research and record retrieval assistance after the first 2 hours of staff time will be charged at actual cost and billed to individual/agency requesting assistance or applied towards an applicant's initial fee. After two hours of staff time, the requestor shall provide billing information including a contact name, mailing address, telephone number and email address.~~
- ~~10. A fully executed indemnification agreement, as approved by LAFCo legal counsel, shall be required for any application approved by the Commission and before a certificate of completion is issued.~~
- ~~11. Where the Commission approves an out-of-area service agreement and an application for the jurisdictional change is filed within one year of the out-of-area service agreement being approved by the Commission, the LAFCo fee for that jurisdictional change shall be reduced by 50%. After one year from LAFCo approval of the out-of-agency service agreement, the applicant will be required to pay the full application processing fee.~~
- ~~12. Pursuant to Government Code §56384, LAFCo is authorized to appoint an alternate executive officer or legal counsel in the event that the Commission determines that a conflict of interest exists. The applicant will be responsible for all alternate executive officer or legal counsel costs unless the conflict exists due to circumstances outside the control of the applicant. In that case, the applicant will be responsible for paying the regular LAFCo Executive Officer or Legal Counsel hourly rate for time spent processing the application and the balance of alternate appointment costs will be borne by the Commission.~~

Schedule of Fees and Deposits

These are the policies of the Alameda Local Agency Formation Commission (LAFCO) with respect to setting fees and deposits in fulfilling the agency's regulatory and planning duties prescribed under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

1. This schedule shall be administered in accordance with provisions of California Government Code Section 56383.
2. This schedule includes both "fixed" and "at-cost" fees. Fixed fees represent cost estimated for processing routine proposals and based on a number of predetermined staff hours. At-cost fees apply to less routine proposals and based on the number of actual staff hours.
3. Proposals submitted to the Commission shall be accompanied by a non-refundable initial fee as detailed in this schedule. All deposit amounts tied to at-cost proposals shall be determined by the Executive Officer. The Executive Officer shall provide a written accounting of all staff time and related expenses billed against the deposit. If the cost in processing a proposal begins to approach or exceed the deposited amount, the Executive Officer shall request additional monies from the applicant.
4. All initial fees shall be submitted in check and made payable to the "Alameda Local Agency Formation Commission."
5. Proposals will not be deemed complete until the initial fee has been collected by the Executive Officer as detailed in this schedule.
6. Applicants are responsible for any fees or charges incurred by the Commission and or required by other governmental agencies in the course of the processing of a proposal.
7. Additional staff time shall be charged to the applicant at an hourly rate of \$163.00.
8. Applicants are responsible for any extraordinary administrative costs as determined by the Executive Officer and detailed for the applicant in a written statement.
9. Additional staff time and administrative costs shall not be charged for city annexation proposals involving one or more entire unincorporated island subject to California Government Code Section 56375.3.
10. If the processing of a proposal requires the Commission contract with another agency, firm or individual for services beyond the normal scope of staff work, such as the drafting of an Environmental Impact Report or Comprehensive Fiscal Analysis, the applicant shall be responsible for all costs associated with that contract. The applicant will provide the Commission with a deposit sufficient to cover the costs of the contract.

11. The Executive Officer may stop on any proposal until the applicant submits a requested deposit.
12. Upon completion of an at-cost proposal, the Executive Officer shall issue to the applicant a statement detailing all billable expenditures from a deposit. The Executive Officer shall refund the applicant for any remaining monies from the deposit less one-half hour of staff time to process the return as provided in this schedule.
13. Applicants may request the Commission reduce or waive a fee. All requests must be made in writing and cite specific factors justifying the reduction or waiver and will be considered by the Commission relative to public interest and agency mission. Requests by landowners or registered voters shall be considered by the Commission at the next regular meeting. Requests by local agencies may be considered at the time the application is presented to the Commission for action.
14. With respect to instances where the Commission approves an outside-area-service agreement under California Government Code Section 56133, the fee for a subsequent change of organization or reorganization involving the affected territory will be reduced by one-half if filled within one calendar year.
15. Requests for research on any particular subject will be provided at no cost for the first two hours. This includes, but is not limited to, archival retrieval, identifying properties relative to agency boundaries, and discussing proposals. Any additional research time will be billed at an hourly rate provided in this schedule.
16. The Commission shall bi-annually review this schedule to help maintain an appropriate level of cost-recovery.

These fees must be submitted to the Commission as part of the proposal filing; proposal will be deemed incomplete without the designated payment. Any fees designated at-cost will require a deposit as determined by the Executive Officer.

Change of Organization: Annexations and Detachments

- | | |
|---|---------|
| ▪ Proposals with 100% Consent from Landowners | \$4,925 |
| ▪ Proposals with Less than 100% Consent from Landowners | \$6,575 |

Change of Organization or Reorganization

- | | |
|---|----------|
| ▪ City Incorporations and Disincorporations | \$25,000 |
| ▪ Special District Formations, Consolidations, Mergers and Dissolutions | \$6,575 |
| ▪ Special District Requests to Activate or Deactivate Powers | \$6,575 |

Other Service Requests

- | | |
|--|-------------|
| ▪ Outside Area Service Extension (20hrs) | \$3,775 |
| ▪ Request for Reconsideration (10hrs) | \$1,650 |
| ▪ Request for Time Extension (2.5hrs) | \$400 |
| ▪ Municipal Service Reviews | Actual Cost |
| ▪ Sphere of Influence Establishment / Amendment / Review (20hrs) | \$3,775 |
| ▪ Special Meeting (9hrs) | \$1,500 |

Staff Billing Rate	\$164 per hour
--------------------	----------------

Administrative Services

- | | |
|------------------------------------|-----------------------------|
| ▪ Copying | \$0.10 per page |
| ▪ Faxing | \$0.10 per page |
| ▪ Mailing or Shipping | Actual Cost |
| ▪ Duplication of Meeting Recording | Actual Cost |
| ▪ Geographic Information Systems | \$135 per hour ¹ |

SUPPLEMENTAL FEES

Some or all of the following types of services shall be required by outside agencies in the course of processing proposals or requests submitted to Alameda LAFCO. Applicable fees will be identified by Alameda LAFCO staff during the consultation process with the applicant and shall be collected by LAFCO on behalf of the affected agencies. Should certain fees be collected but ultimately not needed, Alameda LAFCO shall immediately remit to the applicant.

¹ The current billing rate with Community Services Agency of Alameda County.

These fees generally apply to proposals that have been approved by the Commission and are not required at the time of filing. An exception involves the fee registered voter lists, which may be required before the Commission takes action on an application if the underlying activity is subject to protest proceedings. Other fees in this section apply to service requests that are not tied to a specific proposal, such a research and photocopying.

Fees Made Payable to the County of Alameda

- | | |
|--------------------------|-------------|
| ▪ County Surveyor Review | Actual Cost |
| ▪ County Clerk Recorder | \$50 |

Fees Made Payable to LAFCO or Third-Parties

- | | |
|--|---|
| ▪ Comprehensive Fiscal Analysis | Actual Cost with Advance Deposit of \$5,000 |
| ▪ Planning Services | Actual Cost |
| ▪ Legal Counsel | Actual Cost |
| ▪ Consultant | Actual Cost |
| ▪ Alternate Legal Counsel / Executive Officer | Actual Cost |
| ▪ County Community Development Agency / GIS Update | \$135 per hour |

Fees Made Payable to the State Board of Equalization	Actual Cost
--	-------------

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: **Eden Township Healthcare District | Report**

The Commission will review a report from the Eden Township Healthcare District (ETHD) summarizing its status on completing terms and conditions as a result of the special study conducted on the District and action taken by LAFCO to uphold a coterminous sphere of influence (SOI) at its public meeting held on April 11, 2017. Staff finds that the District has complied with the terms and conditions identified in Resolution 2017-05 and recommends to maintain the coterminous SOI as approved at the Commission's July 13, 2017 regular meeting.

Information

This item is for Alameda LAFCO ("Commission") to assess ETHD's status in fulfilling its prescribed duties as a follow up on the Commission's special study of the District that was completed in 2016. The study determined that the District provided valuable services to the unincorporated community of Eden Township, but requested the District increase its efficiency and effectiveness through the implementation of a number of recommendations to be completed and documented within one year of their approval at the Commission's July 13, 2017 meeting. A copy of the resolution outlining the terms and conditions can be found in Attachment Two. ETHD presented a verbal report to the Commission at its July 12, 2018 meeting and has provided documentation on its existing operational improvements.

In response to the approval of LAFCO Resolution 2017-05 (Attachment Two), the District has submitted a written report on its compliance with the terms and conditions that were based on the conclusions and recommendations in the special study. Below is a summary of the District's activities since July of 2017 in step with the following terms and conditions:

- (A) Coordinate with Alameda County, healthcare providers, and other legal agencies within the District's boundary to identify healthcare needs and funding opportunities including leveraging state and federal funds through intergovernmental transfer program, and integrate that information into its strategic planning and grant allocation efforts;
- ETHD communicated to the County that it is prepared to participate in the Intergovernmental Transfer Program (IGT) with the expectation of matching fund payments for state Medicaid programs.

- The District aims to provide sustainable health care services at the St. Rose Hospital located in the City of Hayward through non-acute residential treatment and other ancillary services.
 - ETHD has prepared its annual Community Grants Program and Community Educational Programs to identify funding and community education efforts, such as the need for general access to care in its service area and shortages of adequate supply of qualified healthcare professionals.
 - The District has also incorporated demographic data within its grant contracts to assess certain zones by zip codes as underserved.
 - ETHD updated its Strategic Plan to include better oversight policies on the senior-care facility, Baywood Court, as the parent agency, and amended its bylaws to reflect better processes over the operational components of the facility.
- (B) Develop and distribute an annual report to all registered voters and property owners within the District's boundary, as well as post the report on the District website, to provide constituents with information about District activities and achievements;
- ETHD is currently preparing its annual report to be posted on the District's website with links to the report sent to other local agencies within its jurisdictional boundary such as city and county libraries and supervisorial districts.
 - ETHD requests to circulate its annual report to local newspapers within San Leandro, Hayward and Castro Valley rather than individual mailed copies to each registered voter and property owner within the District as a lower cost alternative for a savings of approximately \$20,000.
- (C) Identify whether the District considers its real estate holdings to be investments or services provided to its constituents, and complete a risk analysis of the District's investment options to evaluate alternative investment options and identify risks associated with interest rate changes, changes in market conditions, and impacts of refinancing;
- ETHD acquired two independent brokerage firms to assess its real estate holdings and both assessments indicated the rate of return of the District's real estate assets exceeded other governmental investments
 - The District has refinanced its debt on its real estate holdings, including a lowered interest rate and currently holds an approximate \$10 million real estate debt tied to the Dublin Gateway Building located in Dublin.

- (D) Evaluate the expansion of the Dublin Gateway development with the assistance of third-party real estate advisors, including consideration of the implications of owning and operating commercial real estate outside of District boundaries;
- ETHD's Board of Directors voted to terminate its development with the City of Dublin on the potential construction of a medical office building on an undeveloped portion of the Dublin Gateway property due to lack of need and restrictions of the project site.
- (E) Develop other planning documents such as survey of competitive properties and real estate management best practices to refine leasing strategies and management fees; a facilities condition assessment; an organizational study to inform staffing; training and contracting decision-making, especially as relates to real estate operations;
- ETHD has established monthly real estate and property management meetings with their property management firm, Bayside Realty to review leasing activity, preventative maintenance and operational needs. The District's current rate of fees at Eden Medical Building and San Leandro Arts Building align with the market rate at 4% and 3.5% respectively.
- (F) Track hours and resources allocated to real estate activities versus community services to accurately evaluate overhead as a percent of budgets;
- The District has calculated staff time dedicated to real estate activities for the previous year with an approximation of 10% of time for the Executive Assistant, 15% for the Accounting Manager, and 15% for the Chief Executive Officer. The District also assessed the cost of management fees of its real estate assets, totaling more than \$300,000 per year.
- (G) Prepare an annual cash-based budget and forecast that shows the impact of Sutter payments and capital expenditures on current and future cash flows and fund balances, and integrate the forecast into the strategic planning and budget process;
- ETHD prepared a cash-based budget for the current fiscal year and can be found in Attachment Three.
- (H) Report expenses such as depreciation and amortization separately in its budget to more closely align with public agency budgeting methods;
- ETHD reported expenses such as depreciation separately in its budget for the current fiscal year.

- (I) Prepare a multi-year capital improvement program (CIP) based on assessment of property conditions and integrate CIP costs into budgeted forecasts;
 - ETHD prepared a 10-year capital forecast incorporated in its budget.
- (J) Adopt an annual work plan that implements strategic planning goals and objectives, and annually reviews progress.
 - ETHD prepared a Strategic Plan for the current fiscal year and implemented recommendations from other local agencies such as the County Health Care Services Agency.

At the Commission's April 11, 2017 special meeting, the Commission expressed interest in ETHD to increase its efficiency and effectiveness by implementing a number of recommendations. Within one year of the District's approved SOI amendment, ETHD provided the recommended documentation to LAFCO and has demonstrated that the District has complied with the outlined terms and conditions. Staff finds that the District's SOI be maintained and reaffirmed as approved at the Commission's July 13, 2017 meeting.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Adopt the draft resolution identified as Attachment One reaffirming ETHD's coterminous SOI as a result of its compliance with the terms and conditions identified in Resolution 2017-05;

Alternative Two:

Continue consideration of the report to a future meeting and provide direction for more information as needed.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures for Consideration

Staff has placed the item on the agenda as part of a noticed public hearing. The following procedures, accordingly, are recommended with respect to the Commission's consideration:

1. Receive verbal report from staff (discretionary)
2. Open the public hearing required); and
3. Discuss item and consider action on recommendation

Respectfully,



Rachel Jones
Executive Officer

c: Roxann Lewis, ETHD Chair
 Michael P. Mahoney, ETHD CEO
 Andrew Massey, Alameda LAFCO Legal Counsel

Attachments:

1. Draft Resolution
2. LAFCO Resolution 2017 -05 (Terms and Conditions)
3. ETHD Status Report 2018

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 2018-XX

REAFFIRMING THE SPHERE OF INFLUENCE FOR EDEN TOWNSHIP HEALTH DISTRICT

WHEREAS, the 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, Alameda LAFCO conducted a special study of the services provided by Eden Township Healthcare District (ETHD) and adopted Resolution No. 2017-05 making a coterminous SOI with a condition that the District report back to LAFCO within one calendar year on the progress made on implementing the District's adopted strategic plan priorities and related action plan;

WHEREAS, at LAFCO's September 20, 2018 meeting, ETHD reported back to the Commission on the status of implementing the District's strategic plan priorities and, based on that report the Commission determined that reaffirming the District's sphere of influence was warranted.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

1. Reaffirm a coterminous SOI, as generally depicted in Exhibit A attached hereto.
2. Determine as the lead agency for the purposes of the California Environmental Quality Act (CEQA), the update of the agency's SOI is categorically exempt under Section 15601(b)(3) of the CEQA Guidelines.
3. As allowed under Government Code 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED by the Alameda Local Agency Formation Commission on November 8, 2018 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Ayn Weiskamp
Chair

ATTEST:

Rachel Jones
Executive Officer

**ALAMEDA LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2017-05**

Amending the Sphere of Influence for the Eden Township Healthcare District

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

WHEREAS, Alameda LAFCo conducted a municipal service review (MSR) of the services provided by the Eden Township Healthcare District (ETHD) and adopted Resolution No. 2014-07 making SOI determinations and adopting a coterminous SOI with conditions; and

WHEREAS, at the request of the City of Hayward, Alameda LAFCo completed a special study of governance options of the ETHD; and

WHEREAS, the study contains conclusions and recommendations which were considered, along with public comment and testimony, by LAFCo at two noticed public meetings on January 31, 2017 and April 11, 2017; and

WHEREAS, the study defines the ETHD's services as the grants, sponsorships and events provided by the District and assumes that the District's commercial real estate activities are an important but separate revenue-generating, "enterprise" activity; and

WHEREAS, the study concludes that ETHD provides a service of value that is consistent with its mission as a healthcare district and the State of California's Health and Safety Code; and

WHEREAS, the study concludes that dissolving ETHD without continuing services is unwarranted; and

WHEREAS, the study concludes that ETHD's real estate operations are the primary source of revenue for the District, but that fluctuations in commercial real estate can present a risk to ETHD assets; and

WHEREAS, at its April 11, 2017 meeting, Alameda LAFCo declared the special study complete, accepted the final report, determined it would not initiate dissolution of ETHD and directed staff to prepare a sphere of influence amendment including recommended terms and conditions in relation to the special study for consideration at the July 13, 2017 LAFCo regular meeting; and

WHEREAS, ETHD has no land authority so no change in regulations, land use or development will occur as a result of amending the ETHD SOI, and the proposed terms and conditions are intended to require the District to improve its existing operations as described in the study; .

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

1. Determines, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the amendment of the agency's SOI is categorically exempt under Section 15061(b)(3) of the CEQA Guidelines.

2. Amends the coterminous SOI to include the following terms and conditions. ETHD shall:
 - (A) Coordinate with Alameda County, healthcare providers, and other local agencies within the District's boundary to identify healthcare needs and funding opportunities including leveraging state and federal funds through the intergovernmental transfer program, and integrate that information into its strategic planning and grant allocation efforts;
 - (B) Develop and distribute an annual report to all registered voters and property owners within the District's boundary, as well as post the report on the District website, to provide constituents with information about District activities and achievements;
 - (C) Identify whether the District considers its real estate holdings to be investments or services provided to its constituents, and complete a risk analysis of the District's investment options to evaluate alternative investment options and identify risks associated with interest rate changes, changes in market conditions, and impacts of refinancing;
 - (D) Evaluate expansion of the Dublin Gateway development with the assistance of third-party real estate advisors, including consideration of the implications of owning and operating commercial real estate outside of District boundaries;
 - (E) Develop other planning documents such as a survey of competitive properties and real estate management best practices to refine leasing strategies and management fees; a facilities condition assessment; an organizational study to inform staffing, training and contracting decision-making, especially as relates to real estate operations;
 - (F) Track hours and resources allocated to real estate activities vs. community services to accurately evaluate overhead as a percent of budgets;
 - (G) Prepare an annual cash-based budget and forecast that shows the impact of Sutter payments and capital expenditures on current and future cash flows and fund balances, and integrate the forecast into the strategic planning and budget process;
 - (H) Report expenses such as depreciation and amortization separately in its budget to more closely align with public agency budgeting methods.
 - (I) Prepare a multi-year capital improvement program (CIP) based on an assessment of property conditions and integrate CIP costs into budget forecasts.
 - (J) Adopt an annual work plan that implements strategic planning goals and objectives, and annually reviews progress.

3. Pursuant to Government Code §56425(i), ETHD provides grant funding to local healthcare organizations that benefit constituents within the District boundaries. ETHD also owns medical rental properties in San Leandro, Dublin and Castro Valley which it leases to doctors and other healthcare providers.

4. Within one year of this SOI amendment, ETHD shall provide documentation to LAFCo that the District has complied with the terms and conditions.

* * * * *

This Resolution was approved and adopted by the Alameda Local Agency Formation Commission at the public hearing held on July 13, 2017, at 7051 Dublin Blvd., Dublin, California on the motion made by Commissioner Miley, seconded by Commissioner Johnson, and duly carried.

AYES: 7 (Commissioners Haggerty, Johnson, Marchand, Miley, Sblendorio, Thorne, Wieskamp)
 NOES: 0
 ABSENT: 0
 ABSTAIN: 0

Ayn Wieskamp

Ayn Wieskamp, Chair, Alameda LAFCo

Approved as to Form:

By:

Andrew Massey

Andrew Massey, LAFCo Legal Counsel

CERTIFICATION: I hereby certify that the foregoing is a correct copy of a resolution adopted by the Alameda Local Agency Formation Commission, Oakland, California.

Attest:

Mona Palacios

Mona Palacios, LAFCo Executive Officer

Date:

7/28/2017



September 19, 2018


Ms. Rachel Jones
Alameda LAFCo
1221 Oak Street
Oakland, CA 94612

Dear Ms. Jones:

In response to the approval of LAFCo Resolution 2017-05 of last year, we are submitting the attached report on the District's compliance with the terms and conditions specified in Resolution 2017-05.

In addition to reporting on these items we have included information on the District activities, including the Community Grants Program, Community Education and Outreach, and Baywood Court.

Sincerely,



Michael P. Mahoney
Chief Executive Officer

Enclosures

(A) Coordinate with Alameda County, healthcare providers, and other local agencies within the District's boundary to identify healthcare needs and funding opportunities including leveraging state & federal funds through the intergovernmental transfer program and integrate that information into its strategic planning & grant allocation efforts.

In 2016-17 Board Members Lewis and Lynch served on a task force which was formed by Supervisor Valle and that included other local area leaders. The purpose was focused on efforts to address funding for St. Rose Hospital. Because of other factors, this task force was suspended.

Over the last few months there has been a series of meetings to revive these discussions. The focus of these meetings has been to develop a short-term plan to increase funding by leveraging the Intergovernmental Transfer Program (IGT). In discussions with members of the Alameda County Board of Supervisors and Health Agency staff we have been informed that the IGT program will be renewed with an expectation of a 1 to 1 match. We have communicated with the County staff that the District is prepared to participate substantially in the match program and we await further direction from the Health Services Agency.

Additionally, we have discussed the District's interest in addressing a long-term plan for the sustainability of health care services at St. Rose Hospital and other sites within the District. We have discussed the development of a joint County/District effort to develop and implement a sustainable plan. We believe the initial element is to jointly commit to maximizing the IGT program funding over a five to six-year period. We believe that this will provide a level of stability that will provide the energy and time to develop the long-range plan.

Over the next few years the processes of healthcare delivery will continue to evolve. The issue of the 2030 deadline for seismic compliance of the five-story building at St. Rose Hospital should not be a barrier to finding a long-term plan. The Emergency Department and other essential services are housed in attached single story structures. In early discussions with the Health Services Agency Director, Colleen Chawla, she has identified the lack of non-acute residential treatment capacity in the County as a critical need. There are current efforts to determine if the former skilled nursing unit can be converted to such a center. This would provide an additional revenue stream from rental income, as well as other ancillary services.

It is difficult to predict exactly how services may be provided in 2030 and beyond, however it is clear that this region of the District will continue to need access to high quality care. The criticality of addressing these needs is further evidenced by the impact of Kaiser relocating their emergency services to San Leandro and now Stanford Healthcare has announced their intention to relocate their Hayward offices to Castro Valley. This represents another opportunity, as the building they are vacating is on the St. Rose Hospital campus and is designed as a group practice facility.

Together it is possible to design a plan to use the collective resources of the County and the District to develop the plan for sustainable healthcare services on the St. Rose site and other essential facilities. The District's commitment to working collaboratively to address these issues was reinforced when

Colleen Chawla graciously agreed to attend the District's strategic planning session. She spoke of her experience in addressing complicated health care issues by working collaboratively with both government and private sector providers. Her comments and ideas have been incorporated into the District's update of the Strategic Plan. **The strategic plan is attached to this submittal. (Attachment A)**

Each year, as the District prepares for both the annual Community Grants Program and the Community Educational Programs, the community needs assessment from the local hospitals, Kaiser, St. Rose and Eden Medical Center, Alameda County Public Health Data Profile, and the County Public Health Community Assessment, Planning and Evaluation Unit (CAPE). This information is utilized by the District's Board, Community Health Advisory Committee and staff to identify priorities for both grant funding and community education efforts. The results of analyzing the information have identified health needs in the areas of chronic health conditions such as diabetes, hypertension, heart disease, cancer, obesity, mental health and general access to care. Additionally, the shortage of an adequate supply of qualified healthcare professionals has been noted.

The grants through the Community Grant Program have focused on providing support for those community organizations that are addressing these identified needs. The Community Health Advisory Committee reviews each application and establishes priorities based on the District's strategic plan and funding priorities. Each grant that is awarded requires a signed contract that stipulates the requirements for full funding. Any grant of \$5000 or more is paid in two installments, the first on the execution of the contract between the grant recipient and the District, and the second half after their half year interim report is submitted and reviewed for compliance with the grant application and grant contract terms. One significant change that was included in the grant contract this year was for more robust reporting of demographic data. Emphasis has been placed on collecting zip code data, as the needs assessments have identified certain zip code areas as underserved or with a lack of access to high quality care.

The Community Education Program has also focused on providing relevant programs throughout the District. **(Attachment B)**

Attached are the demographic data reports and interim grant reports for the Community Grant Program and the report regarding the District's Educational programs. (Attachment C)

Baywood Court:

Baywood Court, a three-level senior care facility, was developed by the Eden Healthcare District through a subsidiary corporation, the Eden Hospital Health Services Corporation. Baywood Court started providing care to seniors in 1990.

Baywood Court provides independent senior living in studios, one bedroom and two-bedroom apartments, assisted living apartments, and a 56 bed Skilled Nursing Unit (SNF). The Health Center (SNF) is available to patients from the community as well as Baywood Court residents. The facility accepts patients covered by both Medicare and Medi/Cal.

Baywood Court is governed by a local Board of Directors including an ex-officio member, the Chief Executive Officer of Eden Health District. The Bylaws specify that Baywood Court must operate for the benefit of the Eden District, and if they do not, the District has the right to dissolve the Corporation.

During the District's strategic planning process the Board determined that there was a need for closer oversight of Baywood Court. The Board engaged legal counsel to draft bylaw revisions that would clearly identify the District's role as the parent of Baywood Court and provide for a process of checks and balances over the strategic and operational components of Baywood Court. This in part because of the District's intention to have one area of our focus be for quality senior care services.

(B) Develop and distribute an annual report to all registered voters and property owners within the District's boundary, as well as post the report on the District's web site, to provide the constituents with information about the District's activities and achievements.

The District is preparing an annual report as requested. Posting the report on the District's web site will be accomplished as soon as the report is completed. Additionally, we would like to send a link to each of the websites for the three County supervisorial districts and the websites of other local jurisdictions within the District boundary. We will also make sure that copies of the report are available at the District offices, the City and County Libraries, and other agency or government sites that may be appropriate.

While the District is prepared to send a mailed copy to each registered voter and property owner as requested, it will be at a considerable expense. The estimates we have reviewed indicate that the total cost could exceed \$50,000. Another lower cost alternative would be to place the report in the local newspapers in San Leandro, Hayward and Castro Valley over several editions, in addition to the distribution methods mentioned above. This would save about \$20,000 to \$25,000 which could be directed to increasing the Community Grant fund.

(C) Identify whether the District considers its real estate holdings to be an investment or services provided to its constituents and complete a risk analysis of the District's investment options to evaluate alternative investment options and identify risks associated with interest rate changes, changes in market conditions and impacts of refinancing.

The District has over the past evaluated the rate of return on the real estate assets. To complete this process, an extensive review of each building and building sites were reviewed. The goal was to obtain a current opinion of value for each of the specific properties. Two outside firms provided independent broker opinions of value. The two firms were Colliers International and NKF Capital Markets. The results of these reviews and assessments indicate that the rate of return of the real estate assets has exceeded other governmental appropriate investment vehicles.

Additionally, because of the real estate review, the District Board formed a sub-committee of the Board to review the reports and make appropriate recommendations to the full Board. The sub-committee's recommendation is an action item on the District board agenda for 9/19/18. We will be prepared to report on this item at the 9/20/19 LAFCo meeting.

The District was successful in refinancing the debt on the real estate assets with a result of lowering the interest rate. Currently the District has approximately \$10 million in real estate debt. The existing debt is on the Dublin Gateway Building (4050 Dublin Gateway). This building is currently 100% occupied. Both the Eden Medical Building and the San Leandro Medical Arts Building are debt free.

(D) Evaluate expansion of the Dublin Gateway development with assistance of third-party real estate advisors, including consideration of the implications of owning and operating commercial real estate outside of the District's boundaries.

In conjunction with the review of the valuations of the real estate assets, emphasis was on trying to understand the logic of the Dublin property acquisition. The District had entered into a development agreement with the City of Dublin. This agreement outlined a process for the potential construction on the undeveloped portion of the property (currently used for parking) of a parking structure and a medical office building of approximately 58,000 square feet or a 100-bed hospital.

The District has been working with a developer who has been unable to uncover any interest in either the medical office development or the hospital. After having the development agreement reviewed by outside experts and in discussions with City of Dublin staff, it became clear that the agreement was written in a way that would restrict the District to only those projects that were specifically mentioned in the original agreement.

Because of this review and the District's belief that neither the need for another medical office building nor a hospital on the undeveloped portion of the site is realistic now or anytime soon, the District Board voted to cancel the development agreement with the City of Dublin. To maintain the agreement the District would be obligated to pay \$200,000 per year to keep in the agreement in place.

(E) Develop other planning documents such as survey of competitive properties and real estate management best practices to refine leasing strategies and management fees, a facilities condition assessment, an organizational study to inform staffing, training and contract decision- making especially as it relates to real estate operations.

To increase the oversight of the property management firm, Bayside Realty, we have established monthly real estate/property management meetings. All District staff (3) attend, as well as the two managers for Dublin/Eden and the San Leandro Medical Arts Building, as well as their supervisor. At each meeting a total review of the leasing activity, preventive maintenance and any operational issues are addressed.

A review of local property management firms has shown that the market range for fees is between 3% to 4.5%. Currently the District rate for fees at Eden Medical Building and San Leandro Arts Building are at 4% and 3.5 % at Dublin.

A report on the assessment of capital investment requirements for the real estate assets is included in a following section of this report. (Attachment E)

(F) Track hours and resources allocated to real estate activities vs. community services to accurately evaluate overhead as a percent of budgets.

In response to the direction to track the staff time that is dedicated to supporting the real estate component of District's total operation, during the last year this has amounted to approximately 10% for the Executive Assistant, 15% for the Accounting Manager, and 15% for the Chief Executive Officer. It is important to note that all District staff are part-time (30 hours per week).

As part of the District's review of the real estate assets, the cost of management fees is a critical component of the evaluation. On an annual basis these fees are slightly more than \$300,000 per year. The District did contact the Alameda County General Services Agency regarding possible management services to replace the current building management organization. Unfortunately, there has been no response from the Agency.

It is also important to point out that we have now scheduled monthly meetings with Bayside staff and the attendees which include all District staff and the two building managers as well as their supervisor. These meetings are the primary conduit for the District staff and Bayside.

(G) Prepare an annual cash-based budget and forecast that shows the impact of Sutter payments and capital expenditures on current and future cash flows and fund balances, and integrate the forecast into the strategic planning and budget process.

The Fiscal Year 2019-2028 Forecasted Cash Flow is attached. *(Attachment D)*

(H) Report expenses such as depreciation and amortization separately in its budget to more closely align with public agency budgeting methods.

These expenses are reported separately in the budget attached. *(Attachment E)*

(I) Prepare a multi-year capital improvement program (CIP) based on an assessment of property conditions and integrate CIP costs into budget forecasts.

The 10 Year Capital Forecast is attached. *(Attachment E)*

(J) Adopt an annual work plan that implements strategic planning goals and objectives, and annually reviews progress.

The District's strategic plan is attached. *(Attachment A)*

ATTACHMENT A

Eden Township Healthcare District, dba Eden Health District (EHD)

(Formally adopted by Board: May 16, 2018)

The Next Five Years

Mission:

It is the mission of Eden Health District to improve the health of the people in the communities we serve by investing District resources in health and wellness programs that meet identified goals.

Strategic Goals

The District will achieve its mission in keeping with the following goals:

1. Provide health education programs promoting health and wellness among adults and children; continue to work collaboratively with community organizations and government agencies as "Partners in Health" in providing the above programs;
2. Provide monetary grants through the Community Health Fund to non-profit health care programs specifically focused on services for vulnerable populations of the District;
3. Provide direct health/wellness services as deemed necessary or lacking within the communities we serve, such as urgent care, dental, mental, and senior services;
4. Continue to increase awareness of the District's purpose and value to the communities we serve through effective communication initiatives;
5. Continue to maintain investments and medical properties that serve health or medical purposes and continue to revenue toward that end;
6. Continue to remain financially sound, managing business operations ethically and conservatively minimizing any risk to the viability of the District.

Strategic Action Plan

for GOAL #1

The District will develop outreach efforts (focus groups) through the Community Health Advisory Committee (CHAC) and EHD staff to identify community health needs and interests; and to determine what health care needs and services are not being met.

The District will identify and reach out to community organizations, government agencies and health-related companies (such as Alameda County Healthcare Services, Novo Nordisk, schools, law enforcement agencies, etc.) to partner with EHD community health initiatives, including community health education and other programs.

The District will develop criteria for EHD sponsorships of local community health-related events.

for GOAL 2

The District will review EHD Community Health Fund grant process including: grant criteria, limiting/expanding number of organizations considered, and assessment process for grantees.

for GOAL 3

The District will identify and prioritize community health/wellness needs and interests, engaging the community in the development of relevant services and/or programs, (i.e., urgent care clinics, mental health services, dental services, children's services, senior programs, etc.)

for GOAL 4

The District will produce and manage a website, newsletter (at least annually), and explore other social media opportunities to better communicate its activities and results to the communities it serves. The District will develop a coherent message about the EHD's purpose and activities.

for GOAL 5

The District will evaluate/substantiate the benefit of providing offices for small (locally based) physician practices or small medical groups and determine the relevance it has to the community's health and wellness needs.

for GOAL 6

The District will periodically review the financial merit and feasibility of generating District revenues through ownership of medical office buildings vs returns on investments in treasuries and bonds, as permitted by law, based on market conditions.

ATTACHMENT B



Community Health Education & Outreach Report July 2017 — June 2018

Decision-making Process: Review community health needs assessments from local hospitals (2016) for Eden Medical Center in Castro Valley, Kaiser in San Leandro, St. Rose Hospital in Hayward, as well as Alameda County Public Health Data Profile (2014) and Alameda County Public Health CAPE Unit Map Sets 2018 to determine health needs in the service area and identify ways the District can play a role in impacting those needs through community health education classes.

Identified Health Needs: chronic health conditions (diabetes, hypertension, heart disease, cancer, and stroke), obesity (both adult/children), mental health, and access to health care (including health professional career development to ensure adequate supply of healthcare professional workforce downstream).

Cities of Concern: Castro Valley, Hayward (includes Ashland), San Leandro (includes Cherryland), and San Lorenzo

Focus: Providing outreach/education opportunities in the community at centralized venues with accessible parking, public transportation routes and at times convenient for the demographic we are reaching.

I. Community Health Education

Taking Charge of Managing Diabetes, San Lorenzo – September 20 & 27, 2017

Rationale: ED visits & hospitalization rates for diabetes in parts of Hayward, San Leandro and San Lorenzo are higher than County and State rates. Lack of adequate information regarding how to prevent, manage and control diabetes can increase their risk of an ED/hospitalization event. Our purpose is to increase the knowledge base so people have a better understanding how to manage diabetes through proper monitoring, diet and food choices, and understanding diabetic medications to decrease risk, manage their condition and improve health.

Collaborative Partner - Novo Nordisk since 2015

Venue: San Lorenzo Library

Zip Codes Served: Castro Valley (94546), Hayward (Cherryland 94541), San Leandro (94579), San Lorenzo (94580) and Richmond (94804).

Let's Get Vegucated, Castro Valley – October 4, 2017

Rationale: In the EHD service area vegetable & fruit consumption and physical inactivity are lower than the State. This leads to obesity (both adult & children) and increase risks for chronic diseases such as diabetes, heart disease and stroke due to poor eating habits. Our purpose is

to improve health through education and empower participants with knowledge to make healthy choices and make diet modifications for not only themselves, but their families as well.

Collaborative Partner: Alameda County Supervisor Nate Miley

Venue: Castro Valley Library

Zip Codes Served: Castro Valley (94546, 94552), Hayward (Cherryland 94541, 94542), Oakland (94606), Pleasanton (94588), Richmond (94804), San Leandro (94577, Ashland 94578) and San Ramon (94804)

Let's Get Vegucated, Castro Valley - March 28, 2018

Program Rationale: Same rationale as previous program in October only this program focused on decreasing risk of heart disease through healthful plant-based alternatives. We found that interactive programs such as cooking demonstrations and tastings help people become more receptive/motivated to making changes. A lot of times the fear of change or the perception that a diet low in fat and sodium will be tasteless and bland. The event gave people the opportunity to learn how to prepare simple meals that are not only nutritious, but also full of flavor.

Collaborative Partner - Alameda County Supervisor Nate Miley

Venue: Castro Valley Library

Zip Codes Served: Castro Valley (94546, 94552), Dublin (94568) Hayward (Cherryland 94541), Livermore (94551), Oakland (94603) Pinole (94564), San Leandro (94577), Ashland 94578, 94579) and San Ramon (94583).

Social Media: This was our first Facebook live stream. Live stream is a large untapped market and an opportunity to extend our reach into our community. The live stream drew 533 views (as of 5/6) from people age 33-54 representing 76.8% women and 23.2% men.

Our Youth & Their Mental Health, Hayward - May 30, 2018

Program Rationale: Mental health is a growing concern and noted across all community needs assessments by local area hospitals. Community feedback says there are not enough providers and insurance coverage is limited. The CDC says "mental health disorders among children are an important public health issue because of their prevalence, early onset, and impact on the child, family and community." When an adolescent is too incapacitated by a mental or neurological disorder to pursue his or her education or a career, the whole country loses.

Collaborative Partners – Alameda County Behavioral Health Care Services; Center for Health School and Communities, Alameda County Health Care Services Agency; Hayward Area Recreation & Park District

Venue: Hayward Senior Center

Zip Codes Served: 94542, Castro Valley (94546), San Lorenzo (94580), 94578, San Leandro (94579), 94610, Hayward/Cherryland (94541)

II. Healthcare Professionals Career Development for High School Students

Purpose: To expose, educate, promote health professional careers to high school students to ensure adequate supply of future health care professionals downstream.

Castro Valley High School Career Day, Castro Valley - February 2018

Attendance: 700+ students, 28 community agencies

Eden Health District Internship Pilot Program

Since the inception of the program in October 2017, to its initiation in January 2018 (Spring semester), through May 2018 (Summer semester), the EHD Internship Pilot Program has successfully placed 16 vetted student interns within five separate EHD Grant recipient hosts sites. Host sites, which include United Seniors of Oakland & Alameda County, Baywood Court, George Mark Children' House, Davis Street Family Resource Center and American Bone Health, have enthusiastically embraced the program. Without exception, all student intern participants have reported positive feedback from their "on-the-job" experiences. Thus far, students participating in the program have been selected from the Castro Valley High School student body. However, efforts are currently underway to expand student selection to other local high schools within the District boundaries. The program will gear up again in August identifying potential EHD Grant recipient host sites, once a new group of intern candidates have been selected and vetted.

Collaborative Partners - Eden Area Castro Valley Chamber of Commerce, Eden Area Regional Occupational Program (ROP), Castro Valley High School, and Eden Health District Grant Recipient organizations.

III. Community Outreach

Purpose: Provide health information and educate the general public regarding the prevention & management of diabetes, provide healthy nutrition/recipes, and promote upcoming Community Health Education programs. Educate the community about who the District is, its goals and accomplishments in improving the health and well being of the community it serves.

Davis Street Family Resource Center Health Fair, San Leandro – August 2017

Attendance: 1,000

Castro Valley Fall Festival, Castro Valley - September 2017

Attendance: 50,000-60,000

Hayward Area Recreation & Park District Senior Health & Wellness Fair, Castro Valley

Attendance: 450

CV VFW Post 9601/American Legion Post 649 2018 Charity Golf Fundraiser, Castro Valley

Attendance: 240

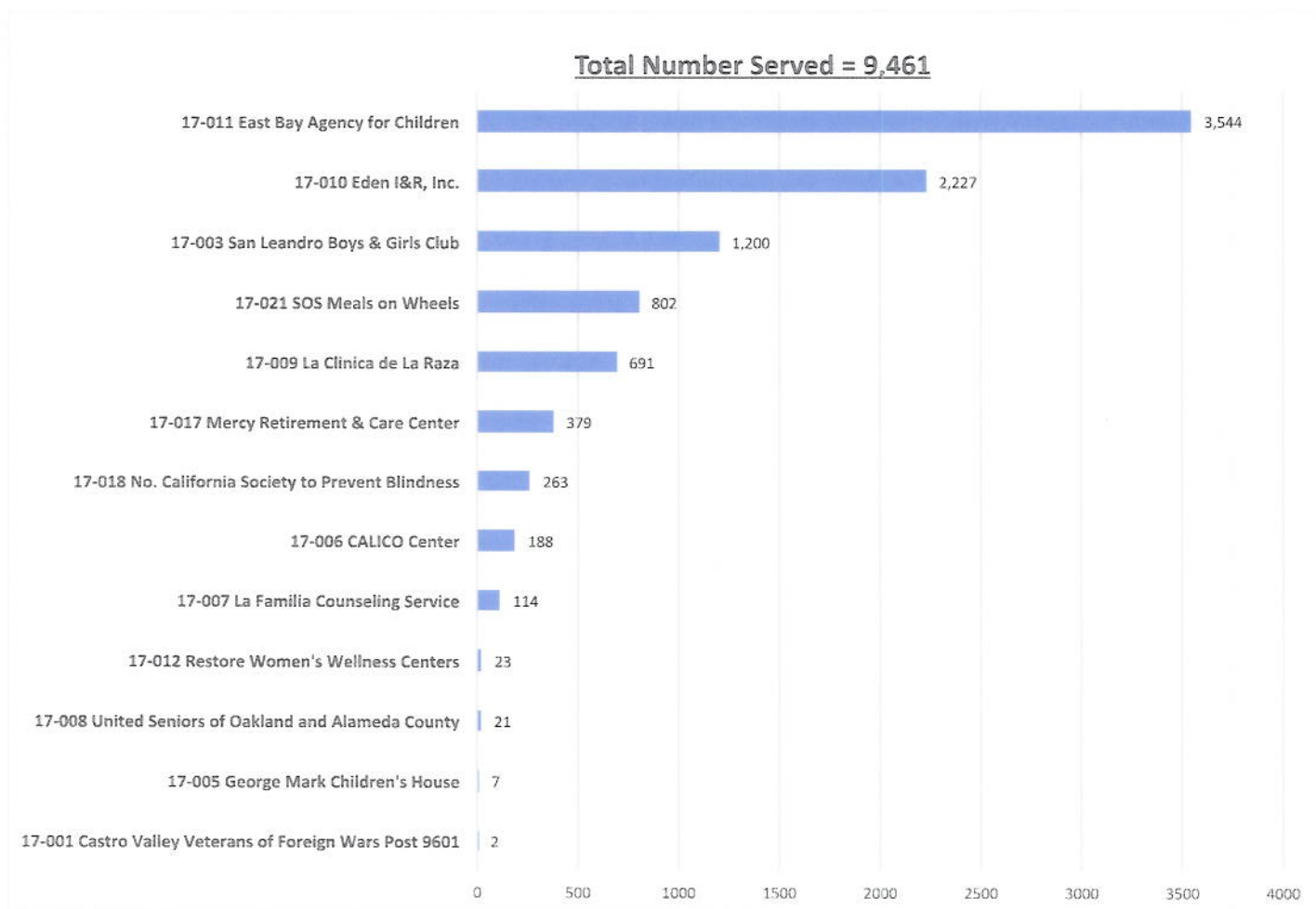
FESCO Shuffle Walkathon, San Leandro – April 2018

Attendance: 100

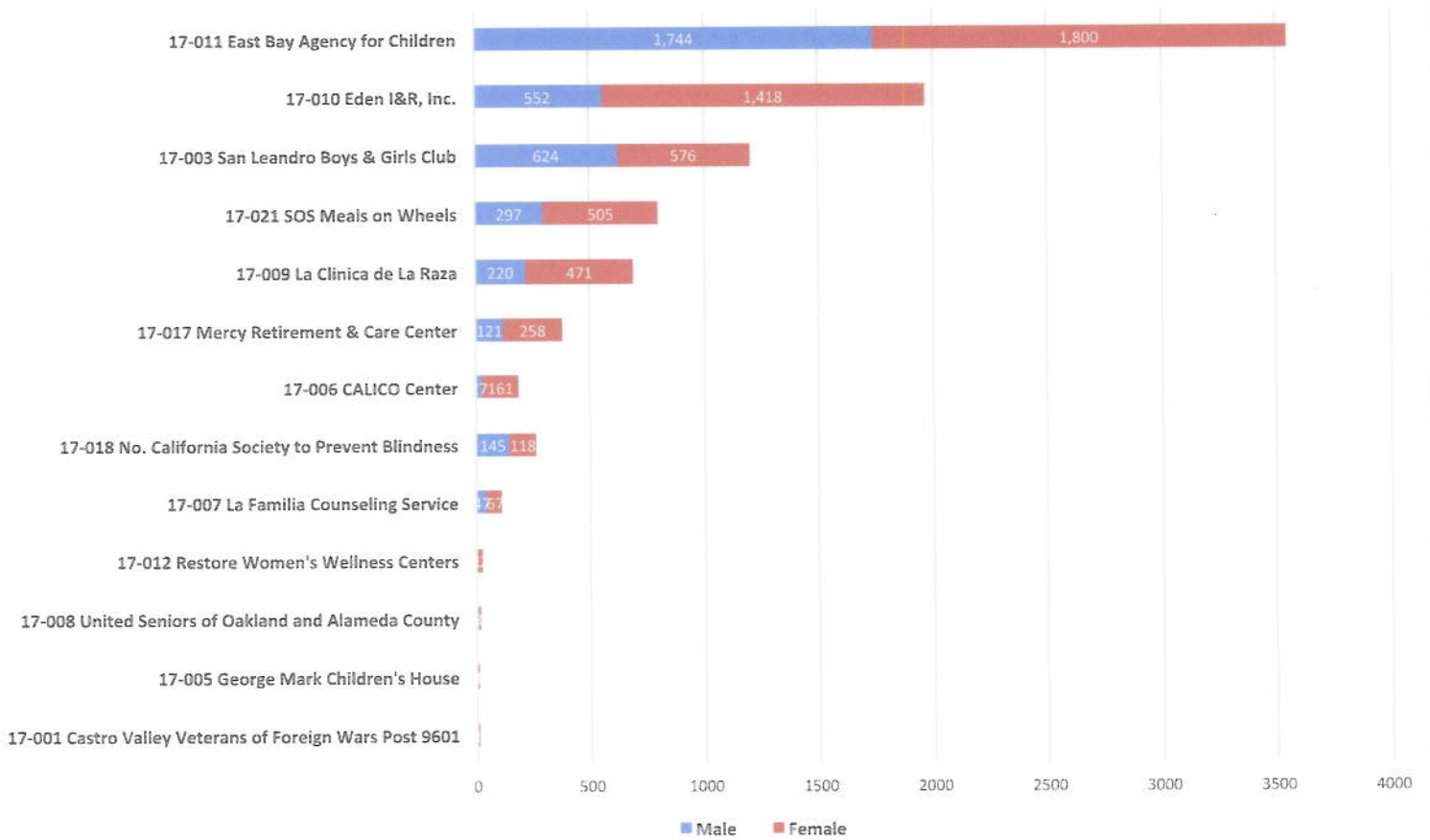
ATTACHMENT C

EHD 2018 Grants- Demographic Data

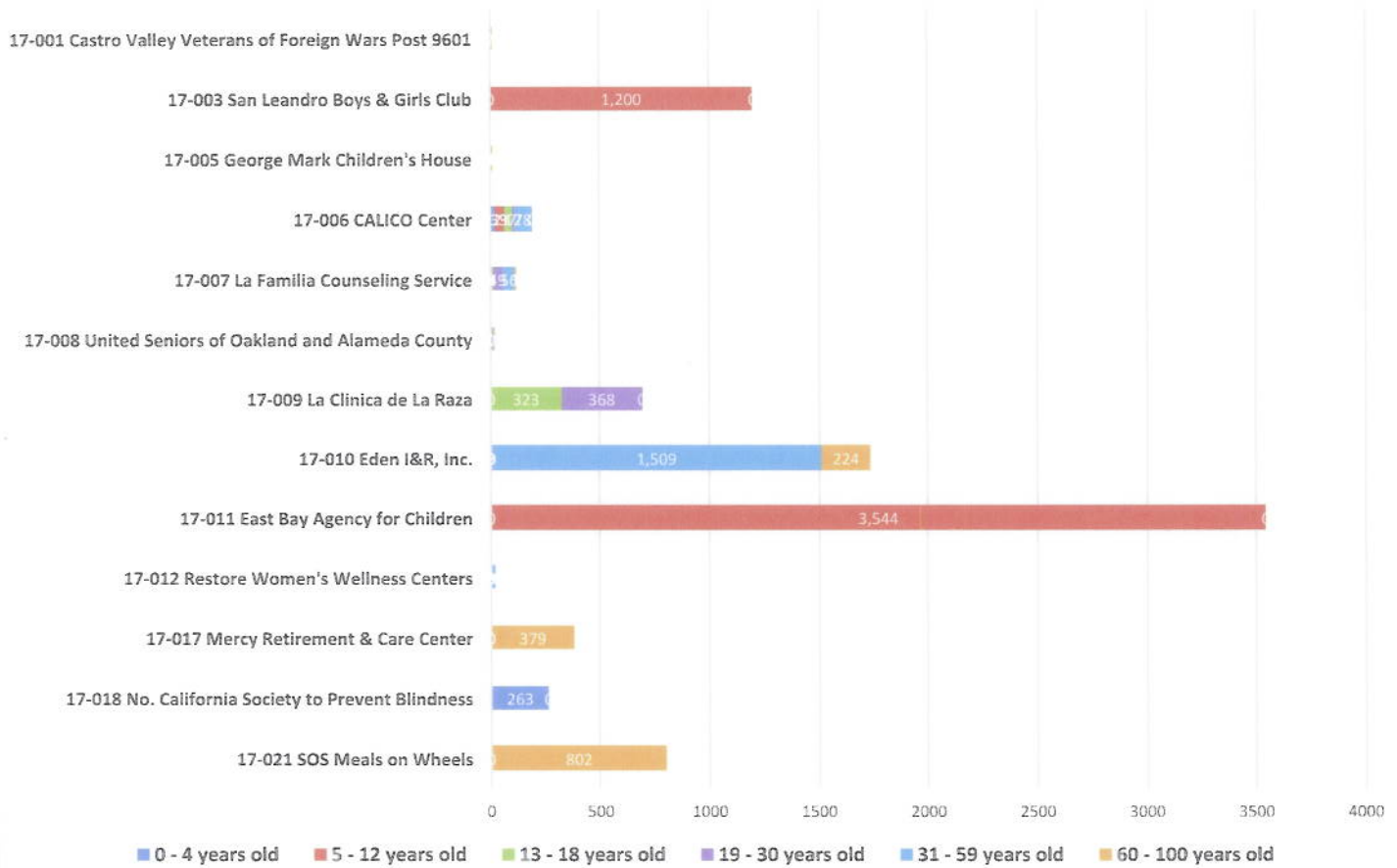
GRANTEE	Total Number Served	Male	Female	0 - 4 years old	5 - 12 years old	13 - 18 years old	19 - 30 years old	31 - 59 years old	60 - 100 years old	Hispanic	African American	Asian/Pacific Islander	American Indian/Alaska Native	Mixed Race	Caucasian	Other Races	Declined to State Race	94541 (Ashland/Cherryland)	94544 (South Hayward)	94545 (South Hayward)
17-001 Castro Valley Veterans of Foreign Wars Post 9601	2	1	1	0	0	0	0	0	2	0	0	1	0	0	1	0	0	1	0	0
17-003 San Leandro Boys & Girls Club	1,200	624	576	0	1,200	0	0	0	0	408	288	240	0	168	72	24	0	619	581	0
17-005 George Mark Children's House	7	4	3	1	4	2	0	0	0	5	0	1	0	0	1	0	0	2	2	0
17-006 CALICO Center	188	27	161	22	39	37	12	78	0	113	26	11	0	7	22	9	0	36	57	26
17-007 La Familia Counseling Service	114	47	67	0	0	8	49	56	1	59	30	7	0	0	18	0	0	N/A	N/A	N/A
17-008 United Seniors of Oakland and Alameda County	21	8	13	0	0	0	0	11	10	6	7	2	0	0	6	0	0	3	0	0
17-009 La Clínica de La Raza	691	220	471	0	0	323	368	0	0	412	139	75	1	22	23	0	19	113	21	9
17-010 Eden I&R, Inc.	2,227	552	1,418	0	0	3	0	1,509	224	423	667	27	16	192	472	0	715	443	0	0
17-011 East Bay Agency for Children	3,544	1,744	1,800	0	3,544	0	0	0	0	2,476	246	460	0	0	260	102	0	1,081	558	231
17-012 Restore Women's Wellness Centers	23	1	22	0	0	0	3	20	0	43	0	0	0	0	0	0	0	8	4	0
17-017 Mercy Retirement & Care Center	379	121	258	0	0	0	0	0	379	49	42	215	3	7	53	7	3	53	80	4
17-018 No. California Society to Prevent Blindness	263	145	118	263	0	0	0	0	0	184	17	26	0	0	10	26	0	247	5	10
17-021 SOS Meals on Wheels	802	297	505	0	0	0	0	0	802	80	160	80	0	33	449	0	0	99	76	53
TOTAL	9,461	3,791	5,413	286	4,787	373	432	1,674	1,418	4,258	1,622	1,145	20	429	1,387	168	737	2,705	1,384	333
PERCENTAGE		40.1%	57.2%	3.02%	50.6%	3.94%	4.57%	17.7%	15.0%	45.0%	17.1%	12.1%	0.21%	4.53%	14.7%	1.78%	7.79%	28.6%	14.6%	3.52%



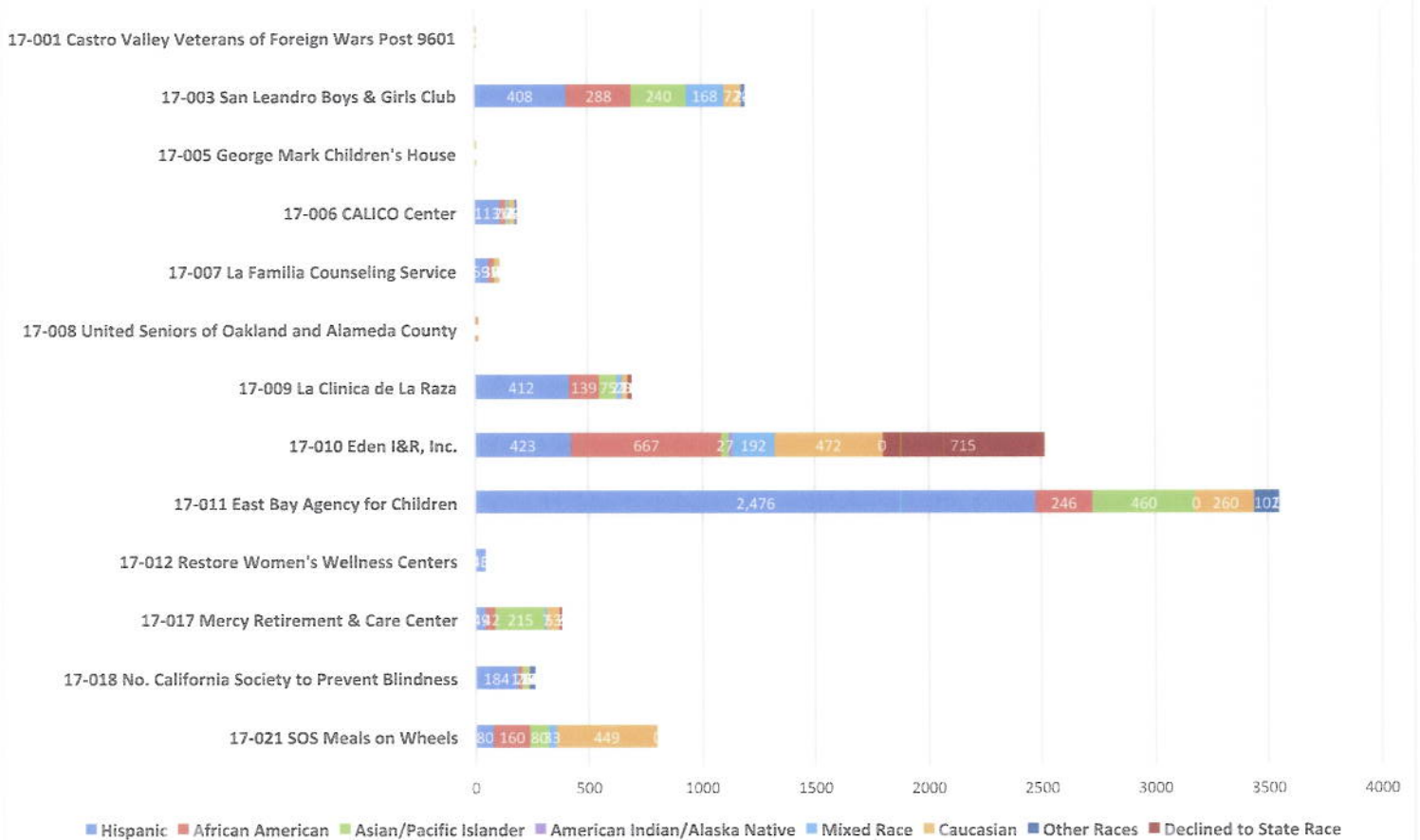
Gender Ratio



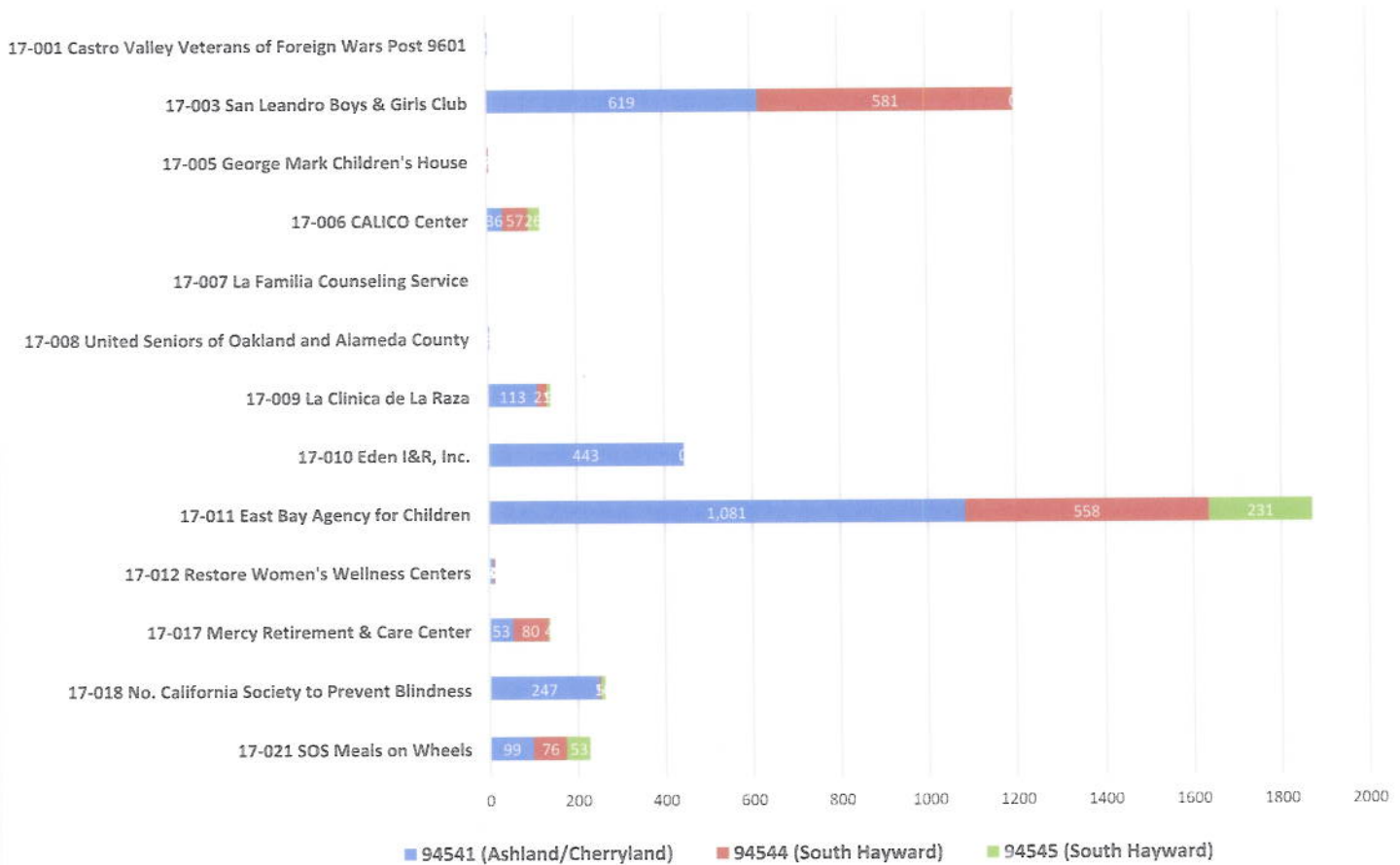
Ages Served



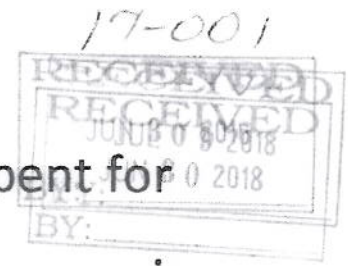
Ethnicities Served



Number Served in Underserved Zip Codes



This is the Report on How the Grant was spent for
year 2017 – 2018



The list of needy Veterans are as follows :

Dellah is a female Army Veteran who could not
pay overdue bills for :

CA DMV REGISTRATION	\$ 146.00
DENTAL WORK	\$ 700.00
VA MEDICATIONS	\$ 50.00
MAX MORRIS POWER BILL	\$ 170.00
	\$ 1,066.00

EAST BAY STANDOWN \$ 1,000.00

- EAST BAY STAND DOWN required two tents for veterans in need during this event \$ 500.00 dollars for each tent. The tents provide shelter for them for three days.

Veterans are given hair cuts, medical care, dental care, and are even forgiven for traffic and parking violations by a traveling judge during their stay.

KASEY is a male veteran in need who needed help paying an overdue dental bill and we paid
\$ 1000.00

his bill making it easier for him to manage the finances he has on his limited income.

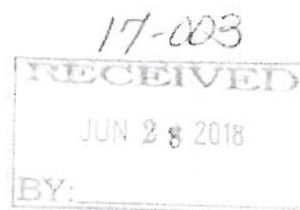
The post maintains a storage unit for Veterans in Need which contains wheel chairs, crutches, and bathroom equipment for veterans who need these tools for getting around, the rent is \$ 200 dollars a month. In the past 10 months we have spent \$ 2000.00 for storage of this important equipment for them

\$ 2,000.00

This brings our total expenditure for Veterans In Need to :
\$ 5,066.00

Your help this year was fantastic and we deeply appreciate the funding that you provided, all of our Veterans are special people and because of your generous grant we were able to offer them assistance. Thank you for your generous gift.

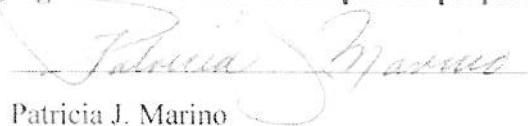
Sincerely, William Yale
Quartermaster for
VFW Post 9601
Castro Valley
California



Interim Grant Report: One-Year Grant - Eden Health District

Grantee Organization Name: Boys & Girls Clubs of San Leandro
Program or Project Name: Healthy Choices, Healthy Habits Program
Application Number and Grant Amount: # 17-003, \$10,000.00
Beginning and Ending Dates of Grant Period: January 1, 2017 – December 31, 2017
Organization Contact Person and Phone Number: Pat Marino; 510-483-5581 (Main Phone); 510-435-9614 (Mobile)
Date: June 30, 2018

Signature and title of the person preparing the report:


Patricia J. Marino


Title

Please respond to the following items in a narrative report that is no more than four pages long.

Please list the objectives of your grant and describe the progress you have made toward meeting each one.

The BGCSL's *Healthy Choices, Healthy Habits Program* goals are to:

- increase student/parent awareness of the connection between nutrition and healthy eating;
- increase student and parent knowledge of and experience with efficient preparation of nutritional meals; and,
- help students/parents understand the role of food in fighting obesity.

1. Continue to improve the BGCSL gardening programs at 12 school sites

The HCHH Coordinator has visited all 12 school garden sites and reviewed with Site Directors the key improvements needed at each site. As before, the Coordinator assessed both supplies and equipment and provided helpful direction to make changes that would work for each school site's specific garden. Garfield continues its Worm Farm. Colonial Acres had expanded to 10 large garden boxes last year, while Hillside had renovated 7 garden boxes. Produce 101 continues to provide a Wednesday community produce stand in front of the elementary school to provide free and reduced-price produce for not only the school community but the neighboring community. The biggest change to the gardening program was the Golden State Warriors volunteers who completely redid the Marina Club Site garden (that serves McKinley Elementary School students) as part of a Club renovation. Learn and Play Zone, a project of NBA Cares and the Warriors. With the direction of the Coordinator, youth worked alongside Warriors personnel including team players to plant summer vegetables. We are including the video clip here from the June 1st event which has footage of that garden transformation.

[https://www.dropbox.com/s/v592yegkma8s1p6/060318%20Spotlight NBA%20Legacy%20Project.mp4?dl=0](https://www.dropbox.com/s/v592yegkma8s1p6/060318%20Spotlight%20NBA%20Legacy%20Project.mp4?dl=0)

Produce 101 continues to promote the community garden regularly on social media.

2. ***Provide consumable supplies to current gardens to rotate 100 students per site week***
All 100 youth at each site rotated through the garden weekly in small groups doing a variety of garden jobs. The HCHH Coordinator continues to provide a variety of consumable supplies to all 12 garden sites including compost, top soil, manure, herbs and starter plant vegetables with different combinations depending upon the sites' individual needs.
3. ***Provide once per month student-parent cooking classes (5-6 p.m.) to include nutrition education, meal planning and cooking a meal***
8 sites provided monthly youth-parent cooking classes while four sites were able to provide 3 of the previous six months. Staff state that it is difficult to coordinate with parent schedules but they continue to offer the joint cooking classes. In addition, the Coordinator held three large parent-youth cooking events this year at three of the school sites. Comments from both parents and youth involved include:
 - "I like the inclusion of zucchini because many kids don't eat it a lot and it shows how tasty it can be" (parent)
 - "Great class!! Please continue to promote healthy eating" (parent)
 - "Sooo good!" (youth)
 - "Grilled chicken tostados were perfect on their own" (parent)
4. ***Provide one community outreach event at the Colonial Acres garden, Produce 101, to engage the broader community in the gardening program***
A June 1st BGCSL Community Festival was held at Colonial Acres, with over 200 people attending from 11:00 a.m. to 2:30 p.m. A Harvest Festival is being planned for the fall 2018. Produce 101 continues its Wednesday produce stand for the neighborhood and will also provide its Pumpkin Patch open to the community as well in October.
5. ***Provide a fall and Spring Nutrition Workshop for parents of Club youth and partner with Kaiser Permanente on one workshop***
Both the Director of Programs and Operations, BGCSL, and the HCHH Coordinator met with Clay Batenburg, Kaiser Permanente twice in January and February with the hope of having Kaiser partner with the Club in providing nutrition workshops. However, this did not occur. Therefore, the Coordinator provided a parent nutrition workshop for all sites in March 2018 to review healthy foods, healthy menus, the connection of good nutrition to a healthy weight and weight management as well as the need for exercise. We hope to have Kaiser provide something similar in the fall.
6. ***Continue the development of the Chef B & G and Club Kids Cookbook***
The HCHH coordinator continues to work on this project, adding additional recipes; she is hoping to have Ayesha Curry provide a Forward or Introduction. The deadline for this is August 30, 2018.
7. ***Assist youth in reducing body fat by 1% using the skin caliper device***
The HCHH Coordinator did not purchase the skin caliper devices this year in time to really do a full year assessment. We are rethinking this objective.

Do you expect to be able to complete the grant objectives by the end of the grant period? Please Explain.

The Coordinator is pleased with progress to date for each grant objective (except the body fat reduction) both on the cooking and gardening side. All sites have been assessed for gardening and cooking supplies, gardens reviewed and the Coordinator is bringing more structure to the program. For example, with cooking, she has made the gathering of supplies, consumables easier and cooking class preparation more efficient for the Site Directors. To that end, the Coordinator prepares a weekly "cooking basket" with recipes, food items, and directions so that Site Directors can easily provide the cooking classes using many of the Coordinator-developed "Hide and Eat" recipes.

How does your actual progress differ from the timeline in your project application? Please explain.

Actual progress is in line with the timeline in the project application. Cooking classes are taking place weekly with our youth; parent-youth cooking classes at least at a majority of the sites have taken place; gardens have been assessed, plantings done, and site directors have received support both from the Coordinator as well as Aaron Freitas, a volunteer. A community outreach event has already occurred on June 2nd at Colonial Acres School with over 200 people attending. A Spring Nutrition Workshop was provided, albeit not by Kaiser Permanente. Physical fitness happens daily for all 1,200 youth at our sites as well as sports rotated three times weekly for youth depending upon the sport season.

Do you expect to achieve the measurable outcomes specified in your grant application? Please list those outcomes and explain current expectation
2017-2018 Outcomes

- 90% of students/parents will increase their knowledge of nutrition
 - a. From the monthly logs of site directors, parents and students are indicating increased understanding of the importance of nutrition, and its purpose in becoming and remaining physically and mentally healthy
 - b. Anecdotal feedback from youth and families indicates interest in knowing more about healthy foods
- 70% of students and parents will participate in a minimum of 12 parent-student cooking classes by December 15, 2018;
 - a. This outcome is on track for at least 70% since 8 sites have already met their monthly goal and 4 sites had at least 3 cooking classes
- 100% of students will participate in the gardening program
 - a. This is on track since all sites are rotating all students through the gardening program in groups of 20-25
- 100% of students will participate in the weekly cooking and nutrition program
 - a. Approximately 90% of students are participating in the cooking, nutrition program
 - b. Both illness, absence account for the lack of achieving 100% across the sites
- 70% of students will develop 1 original recipe each in the 2018 year

- a. Recipes developed to date account for about 50% of youth; this should be close to or meeting the year end at the 70% mark or close to it
- 85% of students will utilize math and science skills on a monthly basis
 - a. This is occurring regularly when students have to prepare recipes and utilize fractions to figure out amounts or figure out composting mixtures, watering, mixing in items like organic fertilizer with dirt, figuring out proportions; at least 60% of youth are doing this, so again the Club should be on target for this by year end
- 65% of will reduce body fat by a minimum of 2%
 - a. This objective may not be met since the calipers were not purchased in time and staff is rethinking this outcome

If not described elsewhere in this report, please provide quantitative data on the demographics, zip codes, ethnicities, age ranges, gender identifications and number of clients served with grant funds during the period covered by this report:

- a) Number of individuals served with the Eden Health District funds.
 - a. 1,200 youth were served over the course of this grant with gardening, cooking and nutrition exercises.
 - b. About 75% of our youth are low income: approximately 34% are Hispanic, 24% African American, 20% Asian/Pacific Islander, 14% Mixed Race, 6% White; and 2% other races. Our programs serve the schools with the highest concentration of low income youth in the San Leandro Unified School District. Schools where the BGCSL after school programs take place are all Title I schools, currently in Years 1-5 of School Improvement (*Dataquest, California Department of Education*). Most live in the lower income areas of San Leandro, San Lorenzo, Ashland and Cherryland.
 - c. 52% are female and 48% male
- b) Specific geographic areas or neighborhoods served with the Eden Health District funds
 - a. Youth from the San Leandro, San Lorenzo, Ashland and Cherryland communities were served with this grant.

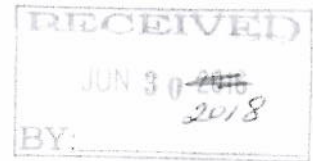
Have you encountered any unexpected problems or opportunities in the course of this grant? Will they change your outcomes? Please explain.

So far, with the help of the HCHH Coordinator, the year has progressed more smoothly; the Coordinator has been creative in her approach to the sites. For example, she prepares a weekly food supply basket with recipes that have been tested over time with past youth involved in the HCHH program, centralizing supplies and equipment for the sites, which has saved time for the Site Directors so that they can utilize their time efficiently with youth in the actual classes. She has done something in a similar way for gardening. The Warriors on June 1st assisted in renovating the Marina Club site garden with new beds, planting, walkways, plants and more. It was quite a makeover. So far this year, the sites are in good shape.

Is there anything else you would like the Eden Health District to know about your project?

The support provided by Eden Healthcare District enables 1,200 youth daily at 12 sites to engage in learning about the source of food, what constitutes nutritious meals, how gardening can happen even in small spaces and more. The consistency of support from the HCHH Coordinator enables the Club to have a greater quality control over this program across sites.

*Interim Grant Report: One-Year Grant
Eden Health District*



Grantee Organization Name: George Mark Children's House

Program or Project Name: Pediatric Palliative Care for Children with Life-Limiting Illness and their Families from the Eden Health District

Application Number and Grant Amount: Grant No. 17-005; \$25,000

Beginning and Ending Dates of Grant Period: December 1, 2017-November 28, 2018

Organization Contact Person and Phone Number: Ken Sommer, 510-346-1269

Date: June 25, 2018

Signature and title of the person preparing the report:



Alice Burton

Grant Writer/Communications Coordinator

1. Progress in meeting objectives

We are grateful for the financial support of the Eden Health District (EHD) to George Mark Children's House (GMCH) to provide compassionate, holistic care to children and their families from EHD. The goal of GMCH is to provide the highest quality of care to children with life limiting illness and their families by addressing the physical, emotional, spiritual and psychosocial needs of the entire family. In doing so, we strive to achieve the best quality of life possible from the moment of admission onward, through strong collaboration between families and our interdisciplinary team. The objective of this grant is to provide palliative medicine and the full range of supportive services to patients and their families from the EHD. The three main types of care George Mark offers are transitional care, respite care and end of life care. In 2016, GMCH added perinatal counseling to provide expertise, resources, and support for women with at-risk preterm births about the prognosis and prospective complications, thus establishing continuity of care for infants and parents.

This report describes our progress in meeting this goal for the first half of the grant period, December 2017-May 2018. **We are pleased to report that we served 7 patients for 128 days of care from the Eden Health District during the first half of the grant period. Additionally, we provided long-term and multi-faceted bereavement support to 32 family members residing in the Eden Health District.**

During the grant period, 6 patients from EHD received life-affirming respite care including pain and symptom management, palliative aquatic therapy, psychosocial support, and an array of Child Life activities, specifically pet therapy, music therapy, arts and crafts, and sensory experiences. One patient and his family received end of life care, including multi-faceted emotional and practical support prior to and following the death of their child. In total, we provided 14 admissions and 128 days of direct patient care.

We'd like to share the story of a patient we have served during the grant period who resides in Castro Valley – Isabella lives with her adoptive mother, a homemaker; father, a fire fighter; and two middle school age sisters. Isabella, who was born without any disability, tragically developed Cerebral Palsy, Epilepsy, vision loss and global developmental delays when she was a baby as a result of an injury she allegedly received from her biological parents. Her adoptive parents acted as her first and only foster family, and after the family reunification review process concluded, adopted her. Isabella's parents, and sisters dote on her and are highly protective.

Now age 7, Isabella has been coming to George Mark Children's House for respite care since she was age 2. Because of her medical condition, Isabella is confined to a bed and wheelchair and has very stiff joints, and breathes shallowly. Isabella benefits from and delights in palliative aquatic therapy in George Mark's warm pool that allows her to gently stretch and take deeper, more relaxing breaths. Being in the water helps Isabella sleep and improves her overall well-being. Isabella also responds with smiles and happy sounds when she receives the attentions of GMCH's caring, trained volunteers who take her on gentle walks outside on the grounds and point out butterflies and hummingbirds.

While Isabelle stays at George Mark, her parents have been able to do outdoor activities with Isabelle's sisters, and even took a trip to Disneyland. These activities that most of us consider normal are not possible for families who care for a child with complex, life limiting medical conditions without an opportunity for a periodic break.

2. Meeting grant objectives

We made progress toward meeting grant objectives, and the funds received to date (\$12,500) from Eden Township Healthcare District were fully expended by the care we provided for the patients detailed above.

Although George Mark receives reimbursement from the Regional Center for the respite care – the level of reimbursement is far lower than the cost of the services, and EHD funds were instrumental in bridging the funding gap. As noted above, the care we provided for the 7 patients from EHD allowed us to fully expend the grant.

With support from EHD, we were also able to serve 32 families with bereavement services. Bereaved families visit George Mark and our Social Worker provides emotional support and memory making activities for family members, including brothers and sisters. Families are invited to decorate a tile remembering their child at George Mark on a quarterly basis, most recently on June 2nd when the three families from EHD participated. The tiles are installed and become a permanent feature of a wall located in the George Mark garden, which families may visit anytime they like. Bereaved families are also invited to visit George Mark Children's House

when they would like and remember their child. Other services to bereaved families include: telephone calls, cards to remember their child on their date of birth and cards to honor their memory on their anniversary of their death. Our bereavement services are funded entirely through philanthropy.

Bereaved families and those active on our Respite list, which include 12 patients and family members from EHD, are also invited for our Spring Picnic, for Pumpkin Day in the Fall, and for Remembrance Day which occurred on December 10th. We hosted our annual Spring Prom at GMCH on May 12th for all patients 12 or older and their families to enjoy the decorations, music, fun, and thoughtful touches of an event that they never imagined their child and they would experience.

3. Timeline

The timeline is consistent with the plan we laid out in the proposal.

4. Meeting measurable outcomes

We projected that we would achieve the following measurable goals by the end of the grant period. We are on track to meet these goals, however, as noted above, and are on track to fully expend the grant funds. We anticipate serving additional respite patients from EHD over the remainder of the grant period.

In 17/18 George Mark expects to meet or exceed the following goals and objectives:

- Provide critical medical care and support services to 100 severely ill children **(10-14 of whom are expected to be from EHD)**: *Nine months into our fiscal year (March 2018) which ends June 30, we have served 77 patients overall. In the six month grant period, we have served 7 patients from EHD so are on track to meet our annual goal.*
- Provide education and psychosocial support services to a minimum of 300 family members **(50-65 of whom are expected to be from EHD)**: *We have served 32 family members as of May 31 from EHD.*
- Maintain a 90% or greater Patient Family Satisfaction rating: *We are on target to achieve by the end of FY 17/18.*
- Maintain an average annual daily census of four patients for a total of 1,460 patient care days: *We are making progress in achieving our goal three-quarters of the way through FY 17/18.*
- Provide education in the practice and application of pediatric palliative care to 300 physicians and medical and nursing students: *We are on target to achieve by the end of FY 17/18.*
- Engage 150 individuals in meaningful volunteer service: *We are on target to achieve by the end of FY 17/18.*
- Obtain a minimum of 20-25% of operating income from insurance, Managed Medi-Cal, and Medi-Cal reimbursements: *We are making good progress in meeting our goal.*

5. Demographic Characteristics

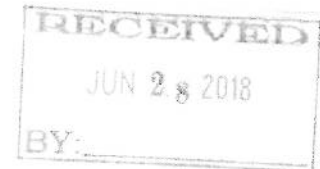
The demographic profile of our patients we have served during the first nine months of the fiscal year is comparable to the subset of patients we have served who reside in the Eden Health District. In the first nine months of fiscal year 2018/1, we served 77 children and their families. Our census reveals that 42% of our patients were identified as Caucasian, 23% as Latino, 14% as African American, 14% as Asian, and 6% as Other. Among patients, 10% were 3 and under, 49% were ages 4 to 12, and 39% were ages 13-21, and 1% were over 21. We will provide more detailed information about the characteristics of those patients from EHD in the final report.

6. Unexpected events

We are pleased that we have been able to sustain the increases in our patient admissions experienced in 2016/17 in the current fiscal year. We appear to have a slightly higher percentage of patients and families requiring respite care vs. those needing transitional or end of life care. We will provide more detailed reporting on our type of care offered at the conclusion of the grant period.

7. Additional items

We appreciate your support and look forward to the possibility of a continued partnership with the of the Eden Health District in support of better health and well-being outcomes for children with life-limiting illness and their families.



June 28, 2018

Diana Doyle
Grants Manager
Eden Health District
20400 Lake Chabot Road, Suite 303
Castro Valley, CA 94546

Dear Diana,

Please see the table below describing patients who were served by George Mark Children's House between December 2017 and May 2018, and who reside in Eden Health District communities. I am submitting this table to augment our interim grant report for this time period.

Patient ID	Age Range	Gender	Ethnicity	Zip Code
P-1, IA	13-17	M	Latino	94544
P-2, GMV	1-3	F	Latino	94541
P-3, EFL	9-12	M	Latino	94577
P-4, AJ	9-12	M	Caucasian	94579
P-5, RPM	13-17	M	Latino	94541
P-6, IN	4-8	F	Asian	94552
P-7, MV	9-12	F	Latino	94544

I hope that the table provides the information that you need to understand our use of grant funds. I am noting that we will include comparable data in our final grant report.

Sincerely,

Alice Burton
Grant Writer/Communications Coordinator

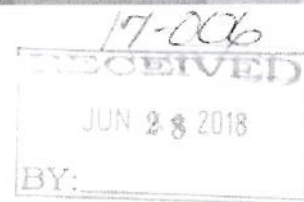
Cc: Ken Sommer



524 Estudillo Ave, San Leandro, CA 94577 tel: 510-895-0702 fax: 510-895-0706
email: info@calicocenter.org web: www.calicocenter.org

Child Abuse Listening,
Interviewing &
Coordination Center

*Interim Grant Report: One-Year Grant
Eden Township Healthcare District*



Grantee Organization Name: CALICO

Program or Project Name: Creating Connections to Improve Health

Application Number and Grant Amount: Grant #17-006, \$25,000

Beginning and Ending Dates of Grant Period: January 1, 2018 – December 31, 2018

Organization Contact Person and Phone Number: Erin Harper, 510-895-0702

Date: June 27, 2018

Person Preparing the Report: Erin Harper

Erin Harper, Executive Director

1. Please list the objectives of your grant and describe the progress you have made toward meeting each one.

GOAL #1: Enhance support to and mental health of caregivers.

Objective 1a: An FRS will conduct an on-site crisis assessment with at least 75% of families to determine immediate safety needs and provide appropriate crisis intervention and stabilization.

A Family Resource Specialist (FRS) conducted an on-site crisis assessment with caregivers of 85% of the children interviewed during this reporting period.

Objective 1b: An FRS will initiate a California Victim Compensation Program (CalVCP) application on behalf of at least 50% of caregivers (to access funds for mental health services for the caregiver).

An FRS provided or completed a CalVCP application (or one was already completed at Children's Hospital) on behalf of 93% of the caregivers CALICO served during this reporting.

Objective 1c: An FRS will contact at least 75% of caregivers by phone post-interview to provide ongoing intervention, information and support.

To date, an FRS has contacted caregivers of 82% of the children interviewed during this reporting period.

Objective 1d: By a second follow-up call, at least 25% of caregivers will be enrolled in counseling.

To date, 29% of the caregivers are currently enrolled in counseling.

GOAL #2: Enhance support to and foster the mental health of the victim child.

Objective 2a: An FRS will provide psychoeducation to at least 75% of caregivers to increase their understanding of the impact of trauma on children and appropriate parental response.

An FRS provided psychoeducation to 85% of the caregivers (via in-person contact or via phone) served during this reporting period.

Objective 2b: An FRS will initiate a CalVCP application on behalf of at least 75% of child-victims.

An FRS provided or completed a CalVCP application (or one was already completed at Children's Hospital) on behalf of 84% of the victims interviewed at CALICO during this reporting period.

Objective 2c: At least 50% of caregivers contacted by phone will report that their child is enrolled in counseling.

56% caregivers contacted by phone reported their child was enrolled in counseling.

Objective 2d: At least 75% of caregivers will indicate a favorable response to their child's treatment at CALICO.

84% of caregivers were satisfied with their child's treatment at CALICO.

GOAL #3: Increase the number of medical exams for victims of severe child sexual abuse.

Objective 3a: A CALICO FRS will initiate a referral for an acute or non-acute medical exam on behalf of at least 75% of the children eligible for such an exam according to the Alameda County Child Abuse Protocol.

97% of children eligible for an acute or non-acute medical exam were referred for such an exam.

Objective 3b: A CALICO FRS will help ensure that at least 70% of children referred to Children's Hospital for an exam actually receive an exam.

To date, 79% of children referred to Children's Hospital for an exam have received one.

2. Do you expect to be able to complete the grant objectives by the end of the grant period?

As detailed in Question 1, we are currently on track to meet or exceed all of our grant goals and objectives. We anticipate this status to continue for the remainder of the grant period.

3. How does your actual progress differ from the timeline in your project application?

Our actual progress is on target with the timeline in our project application.

4. Do you expect to achieve the measurable outcomes specified in your grant application?

Please list those outcomes and explain your current expectations.

Our overall client goal is to reach 155 caregivers during this 12-month project. At this half-way point in the project, we have currently served 90 caregivers toward that goal. At 58% of our goal, we are on target to reach this objective. In addition, our goal is to serve 210 children residing in the Eden area during this grant period. We have currently served 98 children and are at 46% of this goal. All grant objectives, as detailed, above are being met. We expect to fully complete our goals and objectives by the end of this grant period.

5. If not described elsewhere, please provide the quantitative data on the demographics, zip codes, ethnicities, age ranges, gender identifications and number of clients served with grant funds during the period covered by this report.

Demographics		
Ethnicity	Children	Caregivers
African-American	13	13
White	11	11
Latinx	57	56
Asian-American/ Pacific Islander	7	4
Multi-Racial	5	2
Other	5	4
Zip Code	Children	Caregivers
94519	1	1
94541	18	18
94542	5	5
94544	31	26
94545	13	13
94546	4	3
94552	2	1
94577	10	10
94578	4	4
94579	5	4
94580	2	2
94587	1	1
94621	1	1
944580	1	1

Age Range	Children	Caregivers
2-5	22	
6-12	39	
13-17	37	
18+	0	90
Gender Identification	Children	Caregivers
Female	75	86
Male	23	4
Other	0	0

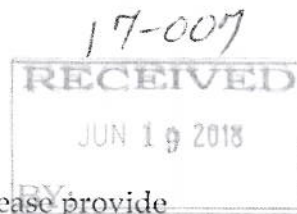
6. Have you encountered any unexpected problems or opportunities in the course of this grant? Will they change your outcomes? Please explain.

No, we have not experienced any unexpected problems.

7. Is there anything else you would like the Eden Township Healthcare District to know about your project?

N/A.

Instructions for Completing an Interim Grant Report



The reporting schedule for your grant is stated in your grant agreement. Please provide complete reports by the due dates specified.

The **report heading** should include the following information formatted as it is presented here:

***Interim Grant Report: One-Year Grant
Eden Health District***

Grantee Organization Name: **La Familia Counseling Service**

Program or Project Name: **Eden Health Ambassador Program**

Application Number and Grant Amount: **Grant #: 17-007 for \$20,000**

Beginning and Ending Dates of Grant Period: **January 1-December 31, 2018**

Organization Contact Person and Phone Number: **Claudia P. Del Rio, (510) 300-3136**

Date: (date the report is submitted) **6/30/18 6/19/18 CD**



Claudia P. Del Rio, Director of Community Outreach Services

Signature and title of the person preparing the report.

Please respond to the following items in a narrative report that is no more than four pages long.

1. Please list the objectives of your grant and describe the progress you have made toward meeting each one.

La Familia Staff will provide:

- Provide 50 one to one prevention consultations-this is the initial contact with students and/or parents/ guardian who are exploring to receive services (unduplicated); *the one to one prevention consultations were done via phone to 43 new incoming parents/students.*
- Out of the 50 one to one preventions, 50% will be referred to wellness (primary, mental health, social services, housing, etc.); *Thus far there have been 31 referrals to wellness services.*
- Coordinate 2 on-site events for students and parents (one at each site); *Eden Health Ambassador completed the (2) separate on-site events from the Hayward Adult School (HAS) Transition Program and Brenkowitz High School. For the HAS Transition Program there was one formal Informational Meeting for students and parents. For Brenkowitz she has been able to establish the beginning of "Coffee with the Principal", which was the first time the high school had initiated one. In addition, the Eden Health Ambassador also assisted Brenkowitz with the New Student Orientation for Students and Parents; End of School Celebration, Senior Breakfast, and Senior Graduation.*

*Eden Health District
May 2018*

- Outreach to 353 outreach/ tabling events-this allows staff to reach out to new and/or returning students and their families about the on-site services; and *Eden Health Ambassador has been able to outreach to 114 about the on-site services. Include phone outreach as well, and perhaps even on the one to one.*
 - Refer 20 individuals out to Cultura y Bienestar (CyB) for one to one prevention and early intervention mental health services. *Eden Health Ambassador has referred 13 individuals/families to the CyB Program. The Eden Health Ambassador has also worked alongside with the CyB Adult Mental Health Educator who has participated and co-facilitated wellness workshops to the Hayward Adult GED classes.*
2. Do you expect to be able to complete the grant objectives by the end of the grant period? Please explain. *We expect to complete more than half of the grant objectives despite some of the grant objectives being low from the inception of the program/project.*
 3. How does your actual progress differ from the timeline in your project application? Please explain. *The actual progress differs from the initial timeline, was that we had essentially lost three months of the calendar year, which was 75% of the school year, when we were bringing on board the Eden Health Ambassador into the Hayward Adult and Brenkwitz High School.*
 4. Do you expect to achieve the measurable outcomes specified in your grant application? Please list those outcomes and explain your current expectations.
 - Our goal would be to outreach and inform to 10% of the HCEC's targeted population on prevention and early intervention services; which would be 263 and 50% of Brenkwitz student population would be 90, for a total of 353. *Our current expectations for Brenkwitz High School would be that the Eden Health Ambassador will be able to outreach to 50% of their student/parent population, which we have met. However, for the HCEC's targeted population this will be more of a challenge since the instructor in charge of the Transition Program expresses interest, but her actions speak otherwise. There has been a minimum of at least six meetings (one to one) and various emails about integrating the Eden Health Ambassador with parents and/or students. In order to increase the numbers of outreach within HCEC's targeted population, the Eden Ambassador has begun to attend and participate in classroom workshop to the ESL GED classes.*
 - Participants will obtain services through self-referrals; administration or school staff referrals and/or recommendations. There will be no eligibility requirements, except that they are enrolled in Brenkwitz High School and HCEC's ESL and/or TAY program/services. There will be no cost to them. *This has been happening and the Eden Health Ambassador has been able to put up flyers of her services and office hours at different points of both campuses.*
 - Location/site of services will be on school site, which will facilitate accessibility of services for students. *This is currently happening.*
 - We will generate referrals from the Eden Health Ambassador who will receive from Brenkwitz COST (Coordination of Service Team), HCEC administration, staff, programs/services on-site; and/or self-referrals. *This is currently happening.*

*Eden Health District
May 2018*

- Services will be communicated to potential participants by having our services advertised on-site Brenkwitz and HCEC's bulletin boards/; outreach/tabling events; in-service meetings to on-site staff and administration; and classroom presentations. *This is currently happening.*
5. If not described elsewhere in this report, please provide quantitative data on the demographics, zip codes, ethnicities, age ranges, gender identifications and number of clients served with grant funds during the period covered by this report. *The amount of people we were able to collect data forms up until May 2018, are as follows:*
 - Over 90% of the individuals are from Hayward; the following zip codes are covered: 94541, 94542, 94544, and 94545.
 - Gender identification: 47 males and 67 females;
 - Ages 0-15: (8); TAYS (transitional age youths): 16-24: (49); Adults 24-64: (56); and Seniors: 1; and
 - Ethnicities: Caucasian: (18); African-American: (30); Latinos: (59); and Asian, API: (7).
 6. Have you encountered any unexpected problems or opportunities in the course of this grant? Will they change your outcomes? Please explain. *The unexpected problems we have encountered has been engaging HAS's Transition Program, which consists of special education students who have aged out of traditional school district K-12. The instructor in charge of the program appears to be open to the Eden Ambassador services and programming, however, she neglected to follow-through and would continually put off dates to reconvene with parents.*
 7. Is there anything else you would like the Eden Health District to know about your project? *Despite, our unexpected problems with accessing and establishing services with HAS's Transition Program, we have embraced opportunities within HAS to continue to outreach and expose the Eden Health Ambassador.*

Please enclose a financial report giving a breakdown of all grant expenditures to date and specifying the use of Eden Health District funds.

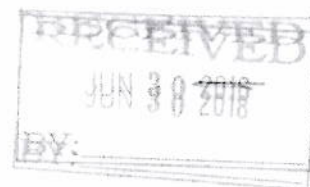
Include one copy of any printed publicity about this grant.

Send a hard copy of your interim report to Diana Doyle, Grants Manager, Eden Health District, 20400 Lake Chabot Road, Suite 303, Castro Valley 94546 and an email copy to Diana's Assistant at caron@sociusgroup.net. If you have questions, contact Diana at 707.586.0581.

Eden Health District
May 2018



United Seniors of Oakland and Alameda County
Empowering Seniors ♦ Enriching Youth ♦ Enhancing Community
7200 Bancroft Avenue, Suite #270, Oakland, CA. 94605 P:(510)729-0852 Fx: (510)729-0796



Eden Health District Interim Grant Report

Grantee: United Seniors

Project: Eden Senior Action Network

Number: 17 – 008

Amount: \$5,000

Period: January 1, 2018 to December 31, 2018

Date Submitted: June 29, 2018

Signature: *James Washington*

Title: Board Secretary

Narrative

1. Project Objectives and Progress are as follows:

- *To keep older adults active and engaged in their community to ensure their health so that they may contribute to the health of the Eden Area*

Friday January 26, 2018 the Eden Area SAG held its monthly meeting with informational presentation from Alameda County Healthy Homes to discuss grant funding for low income seniors for ADA needs in homes and also grant funding for repairs to their homes or apartment units. The representative answered questions and provided information on filling out applications for these programs that help with safety in older adult homes.

Friday, February 23, 2018 the Eden Area SAG held their monthly meeting with a presentation from H.A.R.D to discuss the updates for the Cherryland Community Center

Friday, March 23, 2018 the Eden Area SAG held their monthly meeting with a presentation from a representative that is a community health worker to help educate older adults on the need to have a plan for disaster preparedness.

Friday, April 27, 2018 the Eden Area SAG hosted a special Platform Listening Session that had over 50 older adults and their allies to address concerns in their communities.

Friday, May 25, 2018 over 150 seniors with 6 members from the Eden Area SAG attended the USOAC 27th Annual Convention and listened to a panel discussion on affordable senior housing, the Older Adult Plan of Alameda County that became Age Friendly Communities to have county, city, cbo's and senior related services discuss the best way to serve the older adult community, elected officials to discuss their plans to address senior issues.

- *To address issues that the Eden Area SAG prioritizes*

Friday, April 27, 2018 over 50 attendees participated in the USOAC Platform Listening Session Hearing as a special meeting of the Eden SAG where older adults were able to discuss issues and concerns regarding affordable senior housing, pedestrian safety and walkable neighborhoods, shared housing, transportation, and other

- *To create a Municipal Advisory Council (MAC) with the intended outcome from this effort to form an Eden Area MAC.*
We are participating in the Eden Area MAC Formation Committee.
- *To engage in the design and development of the Cherryland Community Center with the significant outcome is to steer this facility to fruition.*
The Eden Area SAG will have attendees participate in 2 program activities June 23rd and June 28th to discuss helping shape programing and activities.
- *To ensure adequate programming at the Cherryland Community Center for seniors.*
Debbie Hernandez from H.A.R.D met with the Eden Area SAG to update the participants on the Cherryland Community Center. She asked the attendees to participate in 2 program activities June 23rd and June 28th to discuss helping shape programing and activities.
- *To support a healthy community that means it is clean and safe.*
The Eden Area SAG works with the Alameda County Public Works Department and the Sheriff's Office to achieve this end by having County officials report to us at various Eden Area SAG meetings.
- *To build community understanding and address safety fears.*
Alameda County Deputy Velasco and Robinson attend monthly Eden Area SAG meetings to discuss how older adults can protect themselves from scams and growing crime in the Eden Area.

2. USOAC expects to complete the grant objectives by December 31, 2018

3. Progress on the Objectives is in alignment with the project timeline.

4. USOAC expects to achieve the measurable outcomes. The outcomes and expectations are as follows:

- Growing participation of the Eden Area seniors increasing from 10 participants per meeting to 15 participants.

5. Quantitative Data on clients served (leaders and community involvement)

Demographics: Ashland, Cherryland, Hayward, Castro Valley, San Lorenzo and San Leandro

Zip Codes:

Eleven from 94578, three from 94541, one from 94577, one from 94546, one from 94580

Ethnicities: African American, Asian, Hispanic, Caucasian

Age Ranges: 55 +

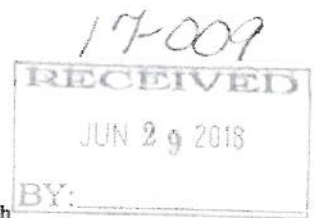
Gender ID: Male and Female

Numbers Participating: 10 – 15 people

6. Unexpected Problems or Opportunities:

Not Applicable

7. Other Informational Comments: The Eden Area Senior Action Group will continue to bring information on safety, health and wellness, and address community issues and concerns that affect the older adult population in the Eden Area, especially the unincorporated communities.



*Interim Grant Report
Eden Health District*

Grantee Organization Name: La Clínica de La Raza, Inc.

Program Name: **Fuente Wellness Center Integrated Health Services for Eden Area Youth**

Application Number and Grant Amount: #17-009, \$25,000

Grant Period: 1/1/2018 to 10/31/2018

Organization Contact Person, Phone Number, Email: Jane Garcia, 510-535-4000, jgarcia@laclinica.org

Date: June 30, 2018

Prepared by: Natalie DiRocco, Planner

Background

La Clínica is uniquely positioned to reach students that otherwise face barriers to care due to cost, lack of insurance, difficulty with transportation or – especially important for adolescents – concerns about confidentiality. Through integrated health services, SBHCs are able to meet students' multiple needs. Through consistent outreach, health education, and building skills among youth, SBHCs are able to reach beyond clinic walls to support youth in making healthy choices for themselves.

The goal of Fuente Wellness Center is to enhance health outcomes for youth in Eden Township by providing high quality, culturally and linguistically responsive, and youth focused preventative health services and health education that engage youth as partners in their long-term health.

Mid-Year Report

From January 1, 2018 to June 15, 2018, Fuente Wellness Center served a total of 691 patients with medical, behavioral health, dental, and health education services.

Of these, 572 patients received medical services, 236 received health education services, 173 patients received dental services, and 22 were provided individual or group behavioral health services. The majority of youth served are students and youth from Ashland (25%), Cherryland (2%), San Lorenzo (28%), San Leandro (2%), Castro Valley (4%) and Hayward (10%). The average age of patients served was 18.7 years. Below are the outlined project objectives accompanied with a progress to date summary.

Objective 1: Ensure underserved, low income and transitional aged Eden Area youth receive comprehensive health services that address their range of care needs at Fuente Wellness Center.

Measurable objectives:

- a. Reach 100% of new REACH members who attend orientation to ensure all newly enrolled youth know about Fuente Wellness Center's onsite services;
- b. Provide clinical health care services for 1,000 underserved youth at Fuente Wellness Center using an integrated service model that includes medical and dental services, health education, and behavioral health services.

Interim Results:

- a. Fuente Wellness Center is on track to meet this objective. There are numerous weekly orientations and tours given to new members and their families to inform them of the services available at the health center. Additionally, our AmeriCorps Health Educator assists with a weekly meeting to make sure new members know about the clinic and the different services Fuente provides.

*Interim Grant Report
Eden Health District*

Grantee Organization Name: La Clínica de La Raza, Inc.

Program Name: **Fuente Wellness Center Integrated Health Services for Eden Area Youth**

Application Number and Grant Amount: #17-009, \$25,000

Grant Period: 1/1/2018 to 10/31/2018

Organization Contact Person, Phone Number, Email: Jane Garcia, 510-535-4000, jgarcia@laclinica.org

Date: June 30, 2018

Prepared by: Natalie DiRocco, Planner

b. Fuente Wellness Center is on track to meet this objective. Health Services are provided for 30 hours per week and are delivered by Fuente Wellness Center's pediatrician, nurse practitioners, health educators, and behavioral health clinician who provide youth with adolescent health services, preventative care services, diagnosis and treatment of acute and chronic conditions, and reproductive health services. Youth completed an average of 4 encounters during the reporting period and approximately 75% of patients completed multiple encounters with onsite medical staff ranging from 2 to 36 visits.

Patient demographics Fuente Wellness Center January 1, 2018 – June 15, 2018 (n=691)		
	N	%
Gender		
Male	220	32%
Female	471	68%
Race/Ethnicity		
Black	139	20%
Latino	412	60%
Asian/Pacific Islander	75	11%
Multi-racial	22	3%
American Indian/ Alaska Native	1	1%
White	23	3%
Unknown/Declined to Specify	19	2%
Spanish speaking	203	30%

Objective 2: Support Eden Area youth as Peer Health Educators in using their skills to effectively reach their peers and wider community.

Measurable objectives:

- a. Recruit and support 20 youth to be Peer Health Educators;
- b. Provide PHEs with in depth health education to promote Fuente's services, advocate on monthly national health topics, and build facilitation and communication skills through bi-weekly meetings;
- c. Plan and implement monthly, campus-wide outreach events and health education campaigns with PHEs – topics will focus on national health themes, including: healthy eating, active living, healthy relationships, alcohol and drug awareness, preventative screening awareness, and HIV awareness.

*Interim Grant Report
Eden Health District*

Grantee Organization Name: La Clínica de La Raza, Inc.

Program Name: Fuente Wellness Center Integrated Health Services for Eden Area Youth

Application Number and Grant Amount: #17-009, \$25,000

Grant Period: 1/1/2018 to 10/31/2018

Organization Contact Person, Phone Number, Email: Jane García, 510-535-4000, jgarcia@laclinica.org

Date: June 30, 2018

Prepared by: Natalie DiRocco, Planner

Interim Results: La Clínica has met these objectives.

- a. During the reporting period (1/1/18 to 6/15/18), Fuente recruited and supported a total of 23 youth to help them become peer health educators.
- b. The AmeriCorps Health Educator conducted a total of 32 peer health education meetings, approximately 2 times a week for 5 months. These meetings covered the following topics: sensitive services, reproductive rights, reproductive care, drugs and alcohol concerns/prevention, nutrition, mental health, Know Your Rights training (when interacting with police or ICE), job skills and resumes for future prospecting.
- c. Peer Health Educators participated in and led monthly outreach events at REACH that focused on national health themes. These events/outreaches included:
 - Know Your Rights training (role playing video about youth going to the clinic and getting information about services, and what rights they have)
 - Love yourself: Healthy and unhealthy relationships
 - Black History Month: Healthy eating (provided fruit smoothies to youth)
 - Presentation by AmeriCorps Health Educators to REACH staff and youth on the following topics:
 - Drugs, alcohol, cigarettes and marijuana facts
 - Help line
 - Clinic services and information
 - Spring Nutrition event, which included:
 - Healthy snacks
 - Creating healthy meal plans
 - Exercise options (e.g. jump ropes)
 - "Be active" competitions
 - Nutrition quizzes
 - Cinco de Mayo Celebration
 - HIV awareness outreach
 - STI testing and prevention
 - The color of youth: Healthy eating, and active living
 - Tabling during other REACH outreach events

*Interim Grant Report
Eden Health District*

Grantee Organization Name: La Clínica de La Raza, Inc.

Program Name: **Fuente Wellness Center Integrated Health Services for Eden Area Youth**

Application Number and Grant Amount: #17-009, \$25,000

Grant Period: 1/1/2018 to 10/31/2018

Organization Contact Person, Phone Number, Email: Jane Garcia, 510-535-4000, jgarcia@laclinica.org

Date: June 30, 2018

Prepared by: Natalie DiRocco, Planner

Objective 3: Provide youth-focused nutrition education services that allow youth to positively impact and take control of their health.

Measurable objectives:

1. *Reach 120 youth by implementing a 6 week, onsite nutrition education program that provides a creative environment to teach youth how to prepare healthy meals while exposing them to new foods;*
2. *Link 5 youth to additional nutrition and wellness related support services onsite at REACH, including The Alameda County Deputy Sheriffs' Activities League (DSAL) – programs include soccer leagues, circuit training, nutrition and weight loss training, and competition team dance.*

Interim Results: La Clínica has met these objectives.

- a. From January 1, to June 15, 2018, the AmeriCorps Health Educator led three, 6-week nutrition programs 2 times per week at REACH. Over 300 youth had the opportunity to participate. The youth decided the meals they wanted to prepare and topics they wanted to learn about. During this time, at least 40 meals were prepared using healthy ingredients and helped give youth ideas of what to prepare at home.
- b. 5 youth were referred to activities outside REACH, including soccer, football, flag tag, and dance class.

Challenges/Unexpected Problems:

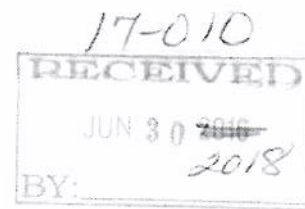
1. Difficulty retaining PHEs: Only a total of 15 of the 23 original Peer Health Educators stayed engaged with the health center through June, 2018.
2. Staff turnover: Fuente's Clinic Manager went on an extended leave of absence, and ultimately resigned at the start of the grant period. This briefly disrupted day-to-day activities, as staff had to shift priorities and adjust schedules to meet the needs of our patients. We are happy to announce that we were able to bring on Veronica Estrada, initially as the interim clinic manager, and as of May, 2018 the permanent clinic manager.
3. The proposal to change lead operators at REACH has impacted staff, and caused concern that such a change could potentially make the services of REACH and Fuente less safe and welcoming for all youth.

La Clínica de La Raza, Inc. – Grant Number 17-009


- Fuente serves patients ages 11-24, the breakdown is as follows:
 - 11-18 years old: 323
 - 19-24 years old: 368
- An approximate zip code breakdown is below:

Zip Code	#
90002	1
92105	1
94080	1
94501	3
94509	1
94526	1
94531	1
94533	1
94540	1
94541	113
94542	5
94544	21
94545	9
94546	29
94547	2
94548	1
94550	1
94552	3
94560	1
94564	1
94565	1
94577	28
94578	177
94579	19
94580	83
94587	1
94588	2
94590	1
94598	1
94601	38
94602	2
94603	40
94605	15
94606	10
94607	7
94608	2
94609	4
94612	4
94619	3
94621	43
94703	1
94704	1
94707	1

94709	2
94801	1
94803	1
94804	1
95035	1
95206	1
95236	1
95376	2



**Interim Grant Report: One-Year Grant
Eden Health District**

Grantee Organization Name: Eden I&R, Inc.
Program or Project Name: 2-1-1 Alameda County Communication System
Application Number and Grant Amount: 17-010; \$20,000
Beginning and Ending Dates of Grant Period: 1/1/18—12/31/18
Organization Contact Person and Phone Number: Alison DeJung, Executive Director
510-537-2710 Ext. 8
Date: June 29, 2018
Signature and title of the person preparing the report: 
Catherine Stahl, Development Manager

1. Please list the objectives of your grant and describe the progress you have made toward meeting each one.

- **Provide a single-point-of-entry for health, housing and human services to a minimum of 2,800 unduplicated Eden Area callers via 2-1-1.**
 - Alameda County 2-1-1 operates 24/7/365 and provides referrals in multiple languages. Phone Line Resource Specialists (PLRS) conduct in-depth assessments with callers to determine the full breadth of their circumstances, and to gauge their personal skills and strengths. The PLRS completes a caller intake and then searches the comprehensive resource database to find appropriate services and/or housing referrals for that caller. During the report period (January 1, 2018 through June 27, 2018), 2-1-1 Alameda County received calls from 2,227 unduplicated Eden Area callers via 2-1-1.
- **Handle of a minimum of 10,400 calls and provide at least 17,600 referrals to a minimum of 2,800 unduplicated Eden Area callers.**
 - During the report period (January 1, 2018 through June 27, 2018), 2-1-1 Alameda County handled a total of 5,950 calls from Eden Area callers and offered 10,140 service/housing referrals, including referrals to 2,227 unduplicated Eden Area callers.
- **Specifically for health-care related referral and information, handle a minimum of 1,440 health care information calls for such needs as substance abuse services, health insurance**

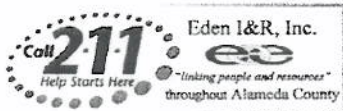


information, mental health evaluation and treatment, dental care, etc. and provide 2,400 health-related referrals to Eden Area callers.

- 2-1-1 handled 598 mental health/health assistance related calls during the reporting period (January 1, 2018 through June 27, 2018) and offered 1,500 healthcare-related referrals to Eden Area callers.
- **Participate in at least two health-related fairs in the Eden Area to inform residents about 2-1-1**
 - During the reporting period (January 1, 2018 through June 27, 2018), staff had a booth or distributed outreach materials to the following locations within the Eden Area:
 - Cal State East Bay in Hayward
 - Cherryland Resource Fair
 - 4C's Children's Faire
 - America's Job Center/Hayward

While none of these events in the first half of the grant period had a health-specific focus, the Cherryland Resource Fair and 4C's Children's Faire featured numerous health providers and resources.

- **Provide at least two other trainings to other Eden I&R staff on health-related programs.**
 - During the reporting period (January 1, 2018 through June 27, 2018), staff participated in the following in-service presentations related to health care:
 - Representatives from Community Health Center Network (CHCN) shared information about their services targeting underserved communities. CHCN Specialists provide services for Medi-Cal recipients only and also assist applicants with applying for Medi-Cal. Site locations include Tiburcio Vasquez Health Center serving Hayward and San Leandro residents.
 - Representatives from Roots Community Health Center provided an overview of services to help improve the status of health to East Bay residents. These services include, but are not limited to: assisting with public benefits enrollment, such as Medi-Cal; primary and preventive pediatric and adult care; vaccinations; WIC referrals; substance abuse resources; smoking cessation; and Street Team Outreach Medical Program (STOMP).
 - Representatives from Family Path in Hayward provided information about their 24-hour parent support hotline. They offer emotional support to anyone caring for children in Alameda County. Their mental health services range from individual and group therapy to parenting and yoga classes.



2. Do you expect to be able to complete the grant objectives by the end of the grant period? Please explain.

Eden I&R is on track to meet or exceed four out of five of the grant objectives by the end of the grant period. As noted in our response to #4 below, we are lagging on health care information calls. We plan to do targeted outreach to increase these calls in the second half of the grant period.

3. How does your actual progress differ from the timeline in your project application? Please explain.

We have met nearly all objectives within the first half of our grant period and will strive to meet all objectives by the end of the grant period.

4. Do you expect to achieve the measurable outcomes specified in your grant application? Please list those outcomes and explain your current expectations.

- Provide a single-point-of-entry for health, housing and human services to a minimum of 2,800 unduplicated Eden Area callers via 2-1-1. *We expect to exceed this objective by the end of CY18.*
- Handle of a minimum of 10,400 calls and provide at least 17,600 referrals to a minimum of 2,800 unduplicated Eden Area callers. *We are on track to meet, or exceed, this objective by the end of CY18.*
- Specifically for health-care related referral and information, handle a minimum of 1,440 health care information calls for such needs as substance abuse services, health insurance information, mental health evaluation and treatment, dental care, etc. and provide 2,400 health-related referrals to Eden Area callers. *We are below the half way mark for number of calls, but we anticipate that we will meet both parts of this objective by participating in a greater number of health care related outreach events in the area during the second part of the calendar year.*
- Participate in at least two health-related fairs in the Eden Area to inform residents about 2-1-1. *We have met this objective for CY18.*
- Provide at least two other trainings to other Eden I&R staff on health-related programs. *We have met this objective for CY18.*

5. If not described elsewhere in this report, please provide quantitative data on the demographics, zip codes, ethnicities, age ranges, gender identifications and number of clients served with grant funds during the period covered by this report.

The charts below contain demographics from unduplicated repeat client callers from zip codes 94541, 94542, 94578 who elected to provide information. Calls from Castro Valley, Hayward, San Leandro, San Lorenzo, and the unincorporated areas of Ashland, Cherryland and Fairview are included.

Age Range	Number of Calls	Gender Identification	
0-17	3	Male	552
18-64	1509	Female	1418
65 and above	224	Transgender	0
Unknown	491	Unknown	257

	Hispanic/Latino	Non- Hispanic/Latino	Unknown
American Indian or Alaska Native	7	8	1
Asian	1	130	7
Black or African American	15	612	40
Native Hawaiian or Pacific Islander	1	21	5
White	183	268	21
American Indian or Alaska Native and White	1	3	0
Asian and White	0	1	1
Black or African American and White	2	19	1
American Indian or Alaska Native and Black or African and American	1	3	2
Other Multiple Race	93	55	10
Declined to State	119	52	544

6. Have you encountered any unexpected problems or opportunities during this grant? Will they change your outcomes? Please explain.

In May 2018, Eden I&R welcomed two new staff members, Natalie Tercero, Deputy Director, and Catherine Stahl, Development Manager. Natalie is responsible for supervising program staff, managing grant and contract reporting, and providing leadership to the organization. Catherine is responsible for managing grant proposals, engaging donors, coordinating participation at outreach events, scheduling presentations for service providers and community partners, and planning fundraising initiatives. The organization, its staff and board, are pleased to now have filled these two positions, which had been vacant for almost a year. Now that these important positions are filled, the organization can better focus energy towards programs and service delivery, including increased targeted outreach.



7. Is there anything else you would like the Eden Health District to know about your project?

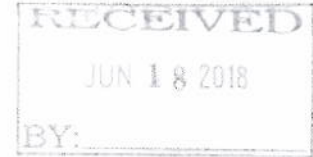
The following is an Eden Area call example handled by a 2-1-1 PRS during the reporting period:

A single mother residing in Hayward called for immediate assistance; she was in crisis. The caller was a victim of sexual assault by her ex-boyfriend, who had been incarcerated because of a prior incident, and she was unsure if he was going to be released soon or not. She had been staying with her Pastor's family but she no longer wanted to impose on them. 2-1-1 provided the caller with information to best assist her situation. She was already receiving services from the Victim Witness Compensation program and the Family Justice Center. 2-1-1 referred the caller to: the 24-hour mobile response team; Love is Respect, a national dating abuse helpline; Highland Hospital Sexual Assault Center; Bay Area Women Against Rape (BAWAR); and Tri-Valley Haven's rape crisis services. 2-1-1 also provided the caller with grief counseling supportive services when she informed staff her infant had recently passed away.

We greatly appreciate Eden Health District's continued support for 2-1-1 Alameda County.


*Interim and Final Grant Report: One-Year Grant
Eden Health District*

17-011



Grantee Organization Name: East Bay Agency for Children
Program or Project Name: Child Assault Prevention Program
Application Number and Grant Amount: 17-011; \$20,000
Beginning and Ending Dates of Grant Period: January 1, 2017 – December 31, 2018
Organization Contact Person and Phone Number: Shiloh Kaho, Associate Director of Development, Institutional Giving, 510-844-6717
Date: June 13, 2018

Signature and title of the person preparing the report


Associate Director of Development, Institutional Giving

1. Please list the objectives of your grant and describe the progress you have made toward meeting each one.

With a grant of \$20,000, East Bay Agency for Children (EBAC) proposed to provide 50 Child Assault Prevention (CAP) workshops, offered to 21 Eden Health District area schools, the Hayward Unified School District HUB and the Barbara Lee Center for Health and Wellness in San Leandro, reaching a minimum of 1,000 previously unserved children and adults. EBAC proposed to provide 48 workshops for 960 children and 2 workshops for 40 adults (parents/caregivers, teachers, school administrators, and youth service providers). We are pleased to report that to date we have provided 144 workshops for 3,540 children. EBAC was able to leverage the grant from Eden Health District with Alameda County Social Services Agency Child Assault Prevention, Intervention and Treatment Services (CAPIT), which requires matching funds, resulting in our ability to provide 200% more workshops serving 269% more children than we anticipated.

2. Do you expect to be able to complete the grant objectives by the end of the grant period? Please explain.

We have already met our objectives for the grant year, and the entire \$20,000 grant amount has been utilized for this purpose.

3. How does your actual progress differ from the timeline in your project application? Please explain.

The majority of our workshops occur during the spring semester. This timeframe explains why we have already reached and exceeded our goal for the year.

*Eden Health District
May 2018*

4. Do you expect to achieve the measurable outcomes specified in your grant application? Please list those outcomes and explain your current expectations.

We have achieved and exceeded our measurable outcomes listed in our grant application. These are:

80% of children/youth participants will report:

- Increase in knowledge of their own rights to be safe, strong and free. **Actual: 94%**
- Increase in knowledge around how to stand up for themselves if they are being bullied. **Actual: 93%**
- Increase in knowledge and ability to stand up for someone else that is being bullied. **Actual: 93%**
- Ability to identify someone in their family or community who could help them if they felt that they were in an unsafe or abusive environment. **Actual: 94%**

Additionally, we had proposed that 90% of adults would 1) demonstrate an ability to recognize and identify common misconceptions about victims and offenders and 2) understand their rights and responsibilities in regard to reporting suspected child abuse. We did not provide any Adult Workshops this semester as the need and interest in the specific schools we served was focused on the student workshops.

5. If not described elsewhere in this report, please provide quantitative data on the demographics, zip codes, ethnicities, age ranges, gender identifications and number of clients served with grant funds during the period covered by this report.

CAP workshops were offered to 21 elementary schools in the Eden area: Bowman, Burbank, Cherryland, Eldridge, Glassbrook, Harder, Longwood, Palma Ceia, Schafer Park, Southgate and Tyrrell in Hayward; Garfield, Jefferson, Madison, McKinley, Monroe, Roosevelt, Washington and Wilson in San Leandro; and Hesperian and Hillside in San Lorenzo. Each of these schools is located in neighborhoods with consistently high occurrences of reported suspected child abuse and neglect, unemployment, lack of family stability, domestic abuse, and gang violence. Workshops additionally were offered to two EBAC family resource centers, one of which is located at the Hayward Unified School District HUB and the other at Barbara Lee Center for Health and Wellness in San Leandro. Service priority was given to the following schools with the highest percentage of students receiving free and reduced lunch: Bowman, Cherryland, Glassbrook, Harder, Longwood, Schafer Park, and Tyrrell Elementary Schools in Hayward. A total of 3,540 children were reached during the reporting period.

Workshop participants included children ages 4-12. The majority (63%) of students at the 21 schools are Latino. Seventy-one percent of students qualify for free and reduced lunch. Forty-four percent are English Language Learners. At the seven prioritized

*Eden Health District
May 2018*

Hayward schools, 80% of students are Latino, 81% receive free and reduced lunch and 55% are English Language Learners. Many of the families are recent immigrants.

6. Have you encountered any unexpected problems or opportunities in the course of this grant? Will they change your outcomes? Please explain.

We are pleased to report that we did not experience any unexpected problems during the grant period. There were no new opportunities presented during this time.

7. Is there anything else you would like the Eden Health District to know about your project?

Eden funding is crucial to EBAC's ability to provide violence prevention workshops in the Eden Area. Your support enabled us to leverage funding with other sources, expanding even further our reach and impact. We are deeply grateful for your years of support to our program.

We would like to share the following stories to demonstrate the impact of CAP workshops:

After her classroom participated in a CAP workshop for the first time, a teacher expressed her appreciation for the program on many levels. First, she was grateful that her daughter had the opportunity to attend a workshop at her own school and that she learned the "safety yell" as a way to protect herself. She was also proud that her daughter taught this tool to her entire family. Further, she was appreciative that CAP workshops were now being offered to her students, as she knows on a personal level the significance of their content. She shared how a friend as a child was lured to a car and kidnapped, and how she wished that this training had been available in their childhood. She was glad to know that her students now have the knowledge and skills to protect themselves and/or ask for help if they are being abused.

A parent contacted one of our Prevention Educators to share how thankful she was that the children were taught how to protect themselves, and to let staff know how much the training had helped her son. She confided that her son had experienced abuse previously, and the workshop helped him to feel less alone and to know how to identify trusted adults from whom he could get support. She further shared that the workshop helped her son in knowing that everyone was learning about their rights to keep abuse from happening, and that his classmates now fully understand that it can happen to anyone and by anyone, even someone like a parent who you are supposed to trust.

We would also like to share the following quotes:

*Eden Health District
May 2018*

"A stranger was trying to talk to me one day and get me to go with them but I remembered what you taught us last year and I ran away and yelled and went to my mom." - 3rd Grader

"Thank you for teaching us to be safe, strong and free I am going to teach my little brothers and sisters everything you did today." - 3rd Grader

"I love the way this program is designed for all grades and covers such important topics that are sometimes difficult for others to talk about and explain." - Teacher

Please enclose a financial report giving a breakdown of all grant expenditures to date and specifying the use of Eden Health District funds.

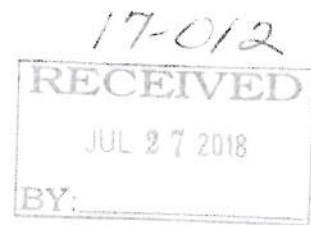
Please see attached.

Include one copy of any printed publicity about this grant.

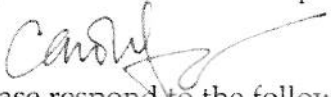
Eden Health District is listed on the Community Partners page of our website (<http://ebac.org/get-involved/community-partners.asp>) as a generous supporter of EBAC.

Send a hard copy of your interim report to Diana Doyle, Grants Manager, Eden Health District, 20400 Lake Chabot Road, Suite 303, Castro Valley 94546 and an email copy to Diana's Assistant at caron@sociusgroup.net. If you have questions, contact Diana at 707.586.0581.

*Interim Grant Report: One-Year Grant
Eden Health District*



Grantee Organization Name: Restore Women's Wellness Centers
Program or Project Name: Vivir la vida al maximo! (Live life to the fullest!)
Application Number and Grant Amount: Grant #17-012, \$20,000
Beginning and Ending Dates of Grant Period: January 1 through December 31, 2018
Organization Contact Person and Phone Number: Carole Fong, 510-878-9709
Date: July 27, 2018
Signature and title of the person preparing the report Carole Fong, Executive Director

 **EXECUTIVE DIRECTOR**

Please respond to the following items in a narrative report that is no more than four pages long.

1. Please list the objectives of your grant and describe the progress you have made toward meeting each one.

The following activities have been conducted thus far, in pursuit of our objectives:

- Activity #1 - Produce and Distribute Marketing Brochure, Poster, Postcard
A bus ad was designed for placement on the exterior tail and inside of buses that run in the three targeted areas; Ashland, Cherryland, and South Hayward. The tail ad is currently running on 10 buses that rotate through the three targeted areas (see the attached photo of the ad on the tail of a bus). They will run for at least one month and possibly as long as two months. The interior ad has been installed in 20 buses and will run for a minimum of two months and possibly longer. A flier to be handed out at all Community Workshops (see below) has been designed and produced.
- Activity #2 - Hold 12 Community Workshops (50 minutes each)
Based on national and local research, presentation slides containing the workshop curriculum have been developed in Spanish and English. As of July 23, four workshops have been presented; eight more will be scheduled and delivered over the remaining two quarters of this grant period.
- Activity #3 - Hold 10 Psycho-Social Support Groups (90 minutes each)
The first support group was held on Tuesday, July 24; the goal was a minimum of 12 in attendance and actual attendance was a whopping 20 participants. Support groups will run weekly through September. Although we had envisioned recruiting two Latina licensed counselors and two Latinas to serve as volunteer hostesses for the groups, we have since revised our plan as follows:

*Eden Health District
May 2018*

- Leader #1 will be our current bilingual Latina clinician, who is writing the curriculum for the 10 groups: information on mental health issues, benefits of receiving and remaining in treatment, and opportunities to increase self-determination and self-advocacy. The groups will also provide an avenue to reduce feelings of social isolation.
- Leader #2 will be the recently recruited bilingual Latina clinician who is in the process of joining our roster of clinicians.

To encourage attendance, practical assistance to cover lost wages, babysitting, transportation etc., as well as a light meal, was provided to the clients. At this time, we anticipate that all support groups will very likely be filled.

2. Do you expect to be able to complete the grant objectives by the end of the grant period? Please explain.

With Activity #1 essentially completed, Activity #2 in progress and on schedule, and Activity #3 also in progress and on schedule, we believe that the grant objectives will be completed by the end of the grant period.

3. How does your actual progress differ from the timeline in your project application? Please explain.

As it stands, our actual progress is meeting the timeline in our project application.

4. Do you expect to achieve the measurable outcomes specified in your grant application? Please list those outcomes and explain your current expectations.

1. Clients – Clients will attend the summer support groups that began on July 24. Based on observation, clinician feedback, and an initial review of the participant evaluations, the session was a resounding success. We do expect to achieve the relevant measurable outcomes specified in our application.
2. Community Awareness and Education – Four workshops have already been held and eight more are to take place by the end of the grant period. In the transfer of the project lead, the workshop evaluation form was overlooked. An evaluation form has been produced and provided to past participants; it will also be used in all future workshops. The completed forms will provide the data we need to measure how well we are achieving our expected outcomes. Please see the attached copy.
3. Community Partners – We are in the process of developing an evaluation form for our community partners and plan to conduct these evaluations in

*Eden Health District
May 2018*

the latter part of the grant period. We have also received letters of support from three of our community partners. Most recently, we received a client referral from a non-affiliated clinician in private practice.

5. **If not described elsewhere in this report, please provide quantitative data on the demographics, zip codes, ethnicities, age ranges, gender identifications and number of clients served with grant funds during the period covered by this report.**

From the four community workshops held to date:

Demographics: 23 participants: 22 female and 1 male (an event was held at a middle school and the husband wanted to participate)

Zipcodes: 94578, 94580, 94541, 94544

Ethnicities: All identified as Latinas from Mexico, Central America and/or Puerto Rico

Age range: We did not ask for this information but will do so in upcoming workshops.

From the first support group session:

Demographics: 20 participants, all female

Zip Codes: 94541, 94544, 94578, 94580

Ethnicities: Latina

Age range: 28-57

Please note that we did not ask participants for any income or insurance information. Because we are simply trying to raise awareness in the communities of concern, we did not want to introduce any potential barriers to entry.

6. **Have you encountered any unexpected problems or opportunities in the course of this grant? Will they change your outcomes? Please explain.**

In our collaborative meetings, we discussed how best to meet the needs of the participants/clients of this project and made refinements and adjustments as needed.

*Eden Health District
May 2018*

We were pleased that we found ways to save money in some areas. This was especially helpful once we realized that our initial plan to have one clinician present at every support group session was not adequate, and we would need to fund additional staff.

On July 10, the Community Workshop presenter suddenly resigned due to personal issues. A replacement has been identified and retained to present the remaining eight workshops. In the meantime, Leader #2 was able to follow up with the workshop participants and recruited 20 of them and their friends for the support group.

At this time, we do not expect that the anticipated outcomes will be negatively impacted.

7. Is there anything else you would like the Eden Health District to know about your project?

The process so far has not been without challenges, such as the unexpected resignation of the Community Workshop presenter, but we are still deeply committed to the project's success. We look forward to reporting on this at the end of the project.

Below are a few quotes from the evaluation forms:

"[The information learned] would help me try to love myself more so that I can give the best of myself to my children, for their well-being and their future."

"We now know that there is help/support we can count on in case we need it, and most importantly we know we're not alone."

"I loved it, I want to learn about everything because I am ill and need help."

Please enclose a financial report giving a breakdown of all grant expenditures to date and specifying the use of Eden Health District funds.

Include one copy of any printed publicity about this grant.

Send a hard copy of your interim report to Diana Doyle, Grants Manager, Eden Health District, 20400 Lake Chabot Road, Suite 303, Castro Valley 94546 and an email copy to Diana's Assistant at caron@sociusgroup.net. If you have questions, contact Diana at 707.586.0581.

*Eden Health District
May 2018*

Interim Grant Report: One-Year Grant

Eden Health District

Grantee Organization Name: Mercy Retirement & Care Center

Program or Project Name: Mercy Brown Bag Program

Application Number and Grant Amount: #17-017 \$25,000

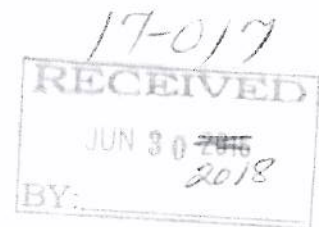
Beginning and Ending Dates of Grant Period: January through December 2018

Organization Contact Person and Phone Number: Krista Lucchesi, 510.534.8547x369

Date: 06/27/18

Signature and title of the person preparing the report

Krista Lucchesi, Director



1. Please list the objectives of your grant and describe the progress you have made toward meeting each one.

70 additional low-income seniors throughout Eden Area will enroll to receive twice-monthly nutritious groceries, by the end of the grant period.

Since January we have enrolled: 20 people at Hayward Senior Center and Eden Issei, 14 at Ashland and Kent Gardens, 1 at Broadmoor Plaza, 2 at San Leandro Senior Center, and 20 at SOS Meals on Wheels. We are opening a new distribution site in Hayward, at an East Bay Innovations building where we think at least 30 will enroll. We are on track to meet this goal by the end of the year.

Link2Feed database will be successfully operating in 100% of our distribution locations throughout Eden Area by the end of the grant period.

All but one of the Eden Area sites have started the Link2Feed database. We are scheduled to start the San Leandro Senior Center site in August. We are confident we will meet this goal by the end of the grant period.

By the end of the grant period, 80 Eden Area volunteers will be enriched by meaningful volunteer opportunities at our sites in neighborhoods across the area.

We are well on our way to meeting this goal. With the mobile grocery truck at Hayward Senior Center and at Eden Issei, we have two teams of 6-8 volunteers who have helped us put the groceries in bags, help seniors shop, hand out and call numbers to help with distribution, use the Link2Feed database to enroll recipients and record visits, and deliver bags to those who cannot come outside to get their bag. These teams together with the 60 volunteers at other Eden sites, and a new set of volunteers at our new site will bring us to 80 volunteers by the end of the grant period.

2. Do you expect to be able to complete the grant objectives by the end of the grant period? Please explain.

We do expect to meet all of our grant objectives by the end of the grant period. We have been working very hard to advance the distribution of groceries at our sites and to reach out to additional seniors in the neighborhoods surrounding each site. Many have expressed interest in having the Mobile Grocery Truck come to their site so we expect more growth to come. We have dates to start the database at the San Leandro Senior Center which will complete all of our electronic Eden data collection. We are recruiting volunteers and new recipients continually.

3. How does your actual progress differ from the timeline in your project application? Please explain.

Mercy Brown Bag Program is an ongoing program that operates year round. The timeline of our project fits with that.

4. Do you expect to achieve the measurable outcomes specified in your grant application? Please list those outcomes and explain your current expectations.

Mercy Brown Bag Program continues to work diligently to reduce hunger and increase nutrition for hundreds of older adults in our community. In so doing we: assist the elders ability to stretch their limited income to reduces stress, help them purchase other necessary items, and keep them in our community longer because they can better afford to age in place. We do expect to achieve our measureable outcomes. Because of the way the program is built and that the food has no cost to the recipients, it allows all of these outcomes to be achievable with the population who regularly come for groceries at our sites. 100% of participants are better able to pay for basic necessities. 100% experience increased socialization; and 75% of the seniors (non-homebound) benefit from the physical activity of going to a site to pick up their bag. Community involvement and self-esteem is fostered through meaningful volunteer opportunities; 100% of whom gain increased physical activity and socialization while assembling and/or delivering to homebound seniors. 70% of the participants self-report they feel healthier as result of participating in the program. 80% of new program participants report improved food security and health status after one-year participation in the program.

5. Have you encountered any unexpected problems or opportunities in the course of this grant? Will they change your outcomes? Please explain.

The city of Hayward talked to us about partnering with them in reaching more seniors with our Mobile Pantry truck but we were not able to make that happen this year, we

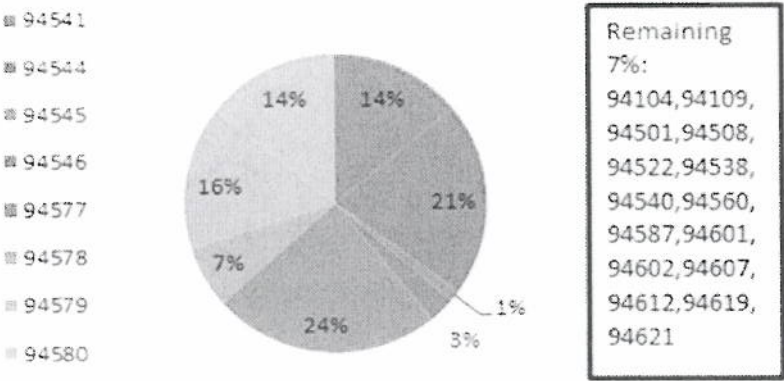
hope to make a great difference in new Eden Area elder's lives, especially in some of the most challenging areas of the city this next year.

Additionally we recently finished a new cooler and freezer to double our capacity for fresh produce and other perishable items. This is greatly impacting our ability to provide more produce, which lasts longer, to better serve the seniors who come to us for nutritious food.

6. Is there anything else you would like the Eden Health District to know about your project?

Again we want to tell you how truly grateful we are for your partnership in feeding seniors in the Eden Area. You have been supporting us for so many years and have touched the lives of thousands of your older adult neighbors. It is only because of your support that we have been able to continually serve the Eden Area. Thank you for your compassion and for this opportunity to tell you what a difference your funds are making.

93% of zip codes served at Eden Sites

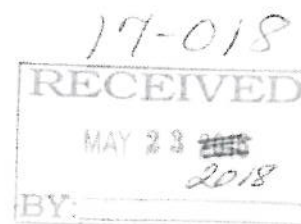


The remaining 7% have just one or two households per zip code but they are served at the Eden Area Sites

Age	Percent
60-65	11%
66-70	18%
71-75	23%
76-80	17%
81-85	19%
86-90	8%
91+	3%

1%	aleut_or_eskimo
53%	asian
11%	black
13%	hispanic_latino
	Middle-Eastern / North-
2%	African
2%	other
4%	pacific_islander
1%	undisclosed
14%	white_anglo

Interim/Final Grant Report
Eden Health District



Grantee Organization
Name: Prevent Blindness Northern California

Program or Project Name: See Well to Learn (SWTL) - Comprehensive Early Vision Intervention
for Low-income Underserved Hayward Preschoolers

Application Number and Grant Amount: 17-018, \$25,000

Organization Contact Person, Phone Number, and Email:
Seth Schalet, CEO
415-567-7500 ext 102
sschalet@eyeinfo.org

Date: May 21, 2018

Signature and title of the individual preparing the report

A handwritten signature in cursive script, reading "April Nakayoshi".

April Nakayoshi
VP Programs and Evaluation
415-567-7500 ext 103
anakayoshi@eyeinfo.org



Isaiah enjoys being able to see well with his new glasses!

1. Please list the objectives of your grant and describe the progress you have made toward meeting each one.
2. Do you expect to be able to complete the grant objectives by the end of the grant period? Please explain.

The overarching goal of this project is to improve learning and engagement among preschoolers attending Helen Turner Preschool through identification and treatment of vision problems likely to interfere with their ability to learn. This year, through the See Well to Learn Program, we prescribed and provided glasses for 38 children, 12.5% of all children screened. One out of 8 preschoolers attending Helen Turner had an undetected vision problem that impaired their ability to benefit fully from their preschool learning!

Through initial eye examinations and follow up acuity tests with children, we also found that **17 of the 38 children requiring glasses had vision problems** that were severe enough to affect the neural development of the brain's visual pathways. By referring these children to ongoing care, we have helped ensure they do not suffer from permanent visual impairment.

2. What measurable outcomes did you achieve with this project? Please list the outcomes described in your proposal. Explain how you did or did not meet each of those, and explain any additional outcomes you may have achieved.

Goal: Screen at least 225 students (allowing for absences among 250 total preschoolers)

Results: We exceeded our goal by 17%, providing high quality vision screenings for 263 children. This was due to higher than projected enrollment at Helen Turner and efficient scheduling of the screening. Our screening detected an **extremely high rate of undetected vision problems** among these preschool students. Of the 263 children screened, **57 (22%) had non-passing results**. This high referral rate is mainly attributed to the demographic make-up of children screened: 71% of the preschoolers screened were of Hispanic descent, which studies have demonstrated have a higher rate of astigmatism in preschoolers than other ethnicities. (Graph 1 on attachment shows ethnic breakdown)

Goal: Provide follow-up exams to at least 22 students who failed the vision screening.

Results: Because of the increased number screened and the extremely high referral rate, we far exceeded this goal, **providing vision exams to 41 students - 72% of all children who did not pass the initial vision screening and 86% over our goal. Our follow-up rate was nearly double the national average** of preschool children who receive follow up care after a failed vision screening (national average is 40%), even though Helen Turner students come from low-income families and therefore face more barriers to care. By facilitating access to high quality care, we greatly increased the number of children identified with treatable problems. (The follow up rate may have been even higher than 72% as some families opted to take their children to their own vision care provider.)

With See Well to Learn, far more children received comprehensive eye exams after their failed vision screening than the national average for children with Medicaid insurance. Plus, many of the children who were seen through See Well to Learn would not even have been identified as needing an exam through existing systems as only 50% of preschoolers receive vision screening at

their well-child office visits. (Graph 2 on attachment shows comparison of children who received follow-up care after failed vision screening - See Well to Learn vs Medi-Cal)

Exams were performed by a licensed pediatric optometrist who specializes in working with preschool children and took place on board the Eye Bus mobile clinic 3 weeks after the initial screening. A parent or caregiver accompanied the child to the exam to ensure that parents were informed about any vision treatment needed by the child. Children were given dilated exams, the gold standard to assess refractive errors and other vision deficits. The dilated exam is especially important for preschoolers because of preschoolers' ocular lens mobility, which can mask visual deficits. Dilation minimizes the lens' flexibility so the appropriate corrective eyeglass prescription can be obtained.

For a variety of reasons, parents often resist having their preschooler wear glasses. Parents may not understand why a child so little would need to wear glasses and be concerned that wearing glasses at such a young age will result in the eyes becoming weaker. We utilize exam time on the Eye Bus to provide critical education so that parents not only understand the results of the exam, but also become supportive of their child wearing glasses. During exams, our bilingual Spanish-English Health Educator explains exam processes, the child's diagnosis and how to best support glasses wear or additional treatment, if needed. Prevent Blindness also produced short videos parents can watch while waiting that explain conditions likely to be diagnosed, such as astigmatism. The videos include high quality diagrams and animations to be engaging. By providing information verbally by the doctor and Health Educator, visually by the videos, and in written form for the parents to take home and review, we hope to enhance the awareness and understanding that is critical to helping the parent enforce the child wearing their glasses.

Goal: Providing no-cost prescription glasses to all students needing glasses (each pair a \$240 value), estimated at 20 students. Children with high prescriptions will receive two free pairs of glasses, one for school and one for home.

Results: 38 out of 41 (93%) of children examined needed glasses, which confirms the accuracy of the autorefractive screening and **was more than double our goal**. Glasses provided had Miraflex frames, a brand designed for preschoolers and recommended by opticians for durability and fit. One child with a high prescription received two pairs of glasses to be sure he would not have to go without glasses if one pair broke or was accidentally left at school or home. We also provided glasses to 6 students prescribed glasses by their own doctor. Altogether, a total of 45 glasses provided, over twice what was anticipated before the program. (Photo 1 attachment)

Goal: Complete follow-up parent compliance calls for 90% of students who were prescribed glasses by See Well to Learn.

Goal: Provide follow-up school compliance calls for 100% of students receiving glasses

"Compliance calls" is when we call caregivers and teachers a few weeks after the glasses are delivered to provide support and gather data for program evaluation. Information collected includes: 1) if and how consistently the child is wearing the glasses; 2) what challenges the parent or teacher has faced encouraging the child to wear the glasses; 3) what support See Well to Learn can offer to facilitate transition to glasses wear; and 4) what changes the caregiver has noticed since the

child began wearing glasses. This information provides both quantitative and qualitative data, and is critical for measuring the impact of the program, since the child must wear the glasses to obtain the improved neural development and engagement that are the long-term goals of the program.

Results: We spoke to 75% (28) of the caregivers regarding their child's glasses wear. We were not able to reach the remaining 10 families. Over a two-week period, we called each parent at least 3 times, leaving voicemails with our phone number. One phone number had been disconnected. We conduct the calls in English and Spanish. Of the 28 families reached, 24 (86%) reported that their child was consistently wearing his or her glasses. For the 4 families who reported inconsistent or no glasses wear, we explored the reasons the child was not wearing their glasses and provided education and/or counseling. In one case the glasses had been lost, and replacement glasses were ordered.

Results: Provided follow-up school compliance calls for 95% of students receiving glasses.

As with the calls to parents, providing school "compliance calls" allows us to check if and how consistently the child is wearing the glasses and if they have noted any changes in the child's behavior since they began wearing glasses. Teachers reported all except one child were wearing their glasses consistently. Two children had moved so we were unable to gather information for them.

Goal: Provide follow-up visual acuity checks (VAATs – Visual Acuity After Tests) with glasses on for students receiving glasses who present as possibly having more serious vision issues due to high refractive errors and low scores on their visual acuity tests during their Eye Bus exam. This is usually 25% of all children prescribed glasses from See Well to Learn. We will help any children who do not pass follow up vision checks connect to ongoing care.

Results: Follow up vision checks were recommended by See Well to Learn optometrists for 14 children who received glasses (34%). Our staff performed follow up vision checks for 8 of 14 VAAT children. 5 children were absent the day of follow up vision checks at their school and 1 child did not have a follow up vision assessment with See Well to Learn because she no longer attends Helen Turner.

The VAATs provide an excellent opportunity for further parent education! Our Health Educator speaks to the parents of each child before and after the testing, and informs them of the results of the VAAT. Three of 8 children passed their follow-up vision checks, meaning the glasses had adequately resolved their vision problem. Five children did not pass the follow up vision check and our Health Educator worked with the families to ensure that the children receive ongoing care from an ophthalmologist or optometrist in the community. This is critical because amblyopia can result in life-long visual impairment if not treated during early childhood because it affects the neural development of their vision. (Photo 3 – Parent Educator performing VAATs)

Goal: Facilitate connection to ongoing care for more severe cases for 100% of students who need it, estimated to be approximately 3% of students who are prescribed glasses.

Results: See Well to Learn optometrists designated 3 children for follow up care with a pediatric ophthalmologist. One was referred because of a developmental disorder and two were referred for

eye turns (strabismus)—a condition that should be monitored until fully corrected. Our health educator is working the families of these three children to connect them to care.

3. How does your actual progress differ from the timeline in your project application?

We had planned to finish grant activities by mid-April; all programmatic activities were completed by the end of April. There was a slight delay caused by problems with the eye bus (stuck in Oakland lot during the Oakland City strike) which caused a delay.

4. Describe any problems you encountered, any unexpected benefits you gained and lessons you learned during this project.

Active collaboration between the SWTL team and our community partners goes a long way towards creating positive outcomes for the communities and families we serve. The Helen Turner administrative staff and teachers were very responsive to questions about logistics and with gathering families' information. SWTL staff thoroughly enjoyed collaborating with Helen Turner staff, as it felt like we were all working towards the same goal: providing high-quality vision services in a holistic and family-centered way.

Early outreach to site staff and teachers through the sharing of our parent education videos proved valuable, as evidenced by the high percentage of parents who took advantage of the Eye Bus Exams (72%). Consistent messaging to parents by Helen Turner staff helped normalize glasses wear in the classroom and has created the shared belief that "Glasses are Cool!" When we delivered glasses to the site, children were excited to put on their new glasses, smiling for pictures and beaming when their non-glasses-wearing peers shouted, "I want glasses too!"

5. Would you make any changes if you were to do this project again? Please explain.

It would have been great to give all children, not just those with high prescriptions, an extra pair of glasses to keep at school. It is often a struggle for parents of preschoolers to get their child to school, and glasses sometimes get left at home. Preschoolers also break or lose their glasses, so having an extra pair means the child never has to be without their glasses at school.

6. What are your plans for continuing this project in the future?

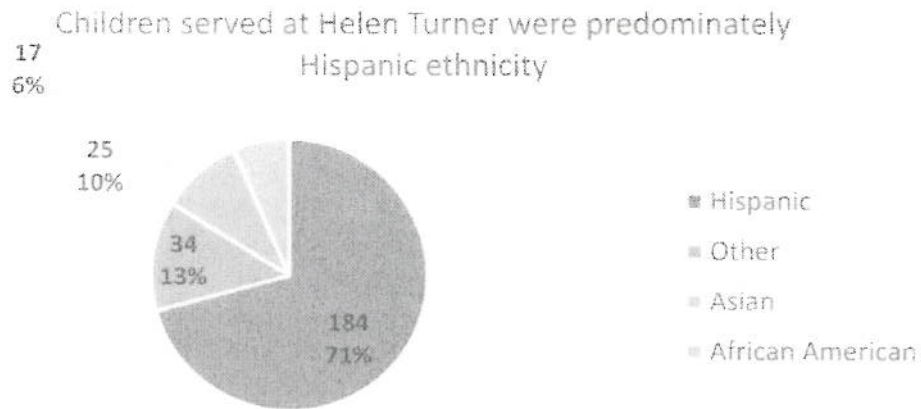
We were fortunate through the support of the Eden Health District to be able to provide comprehensive vision services to Helen Turner, which comprises approximately 1/3 of the total HUSD preschool population. Unfortunately, future sustainability of the program is in question, and we will not provide further services until funding is secured. Because we have completed all services covered under this grant, this report serves as both the interim and final report.

7. Is there anything else you would like the Eden Health District to know about your project?

This is our third year carrying out the See Well to Learn program at HUSD Helen Turner. We have a wonderful partnership with the HUSD administration and teachers that has made our collaboration a huge success. The director of the HUSD Preschool Program, Kristina Adams, describes the impact of the services as "life-changing!"

Attachment - Graphs and Photos for Eden Health District

Graph 1 – Ethnicity of children served



Graph 2 – comparison of percentage of children receiving follow-up exams within 3 weeks compared with national average within 2 years.

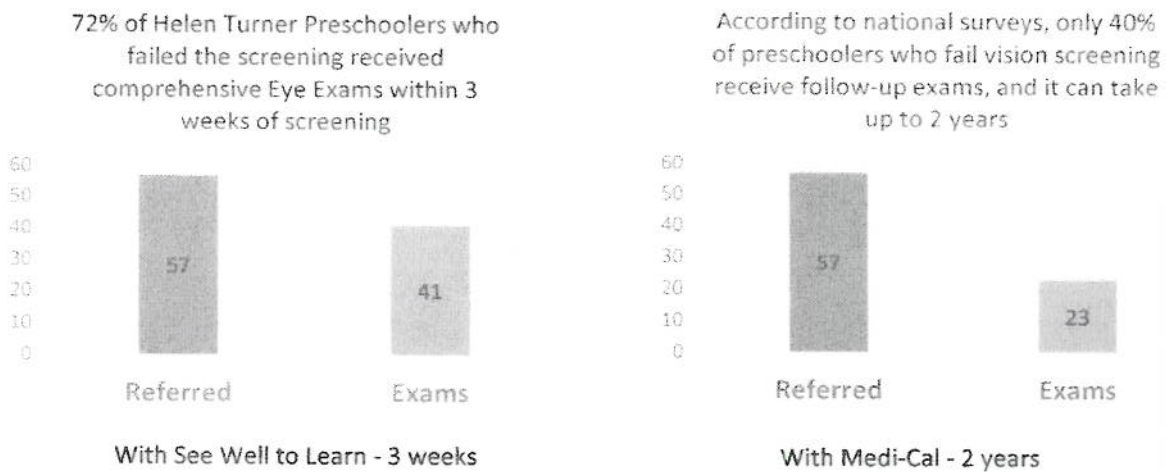
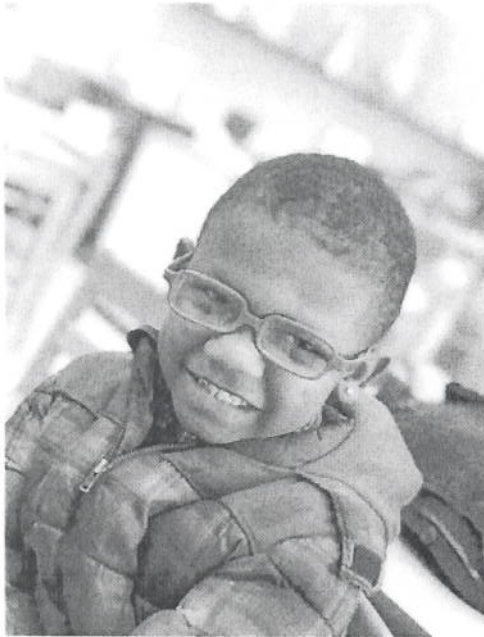
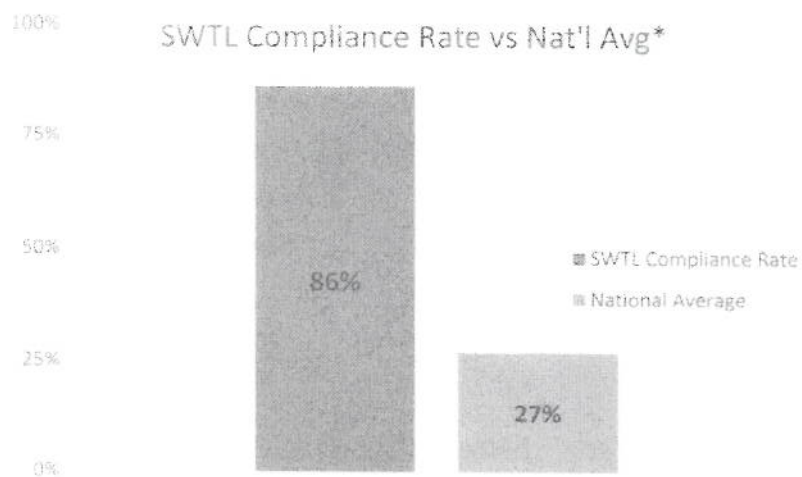


Photo 1 - A Helen Turner child wearing his Miraflex glasses



Graph 3 – Percentage of See Well to Learn children who wear their glasses vs national average of preschoolers wearing their glasses.

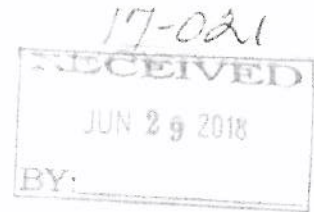


* Donaldson et al (2009). Rate of spectacle wear and compliance of spectacle wear among preschool children from a population with a high prevalence of astigmatism. *Investigative Ophthalmology and Visual Science*. Vol 50, 3961 DOI

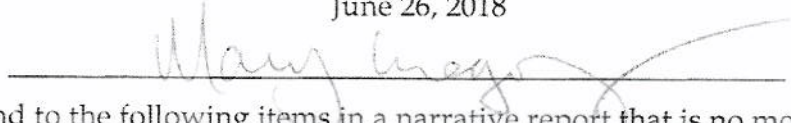
Photo 2 - Parent Educator Jessica Alegria tests the vision of a Helen Turner student with her new glasses.



Interim Grant Report: One-Year Grant
Eden Health District



Service Opportunity for Seniors DBA SOS Meals on Wheels
Volunteers Keep the Meals Rolling
Grant # 17-021 \$25,000
January 1, 2018-December 31, 2018
Mary Gregory, Director of Development (510) 582-1263
June 26, 2018



Please respond to the following items in a narrative report that is no more than four pages long.

1. Please list the objectives of your grant and describe the progress you have made toward meeting each one.

Objective 1: Ensure that all seniors who meet the criteria for either Priority A or Priority B receive meal delivery within 48 hours of intake. SOS Meals on Wheels would expect to enroll 500 new seniors residing in Central Alameda County during the grant period.

SOS Meals on Wheels is pleased that we are starting meal service within 48 hours of intake for seniors residing in Central Alameda County. We have enrolled 200 new seniors during the grant period, which is a bit lower than our projection.

Objective 2: Increase the number of meals delivered exclusively by volunteers from 130 to 180 by recruiting 50 new volunteer delivery drivers.

Volunteer delivery drivers are currently delivering 208 meals. We have recruited and started 72 new volunteer drivers so far during the grant period, so we are well ahead of our goal. SOS Meals on Wheels hired a part time assistant for the Volunteer Program starting in January and the return on investment is clearly having a positive impact on our Volunteer Program.

2. Do you expect to be able to complete the grant objectives by the end of the grant period? Please explain.

Based on the enrollment numbers to date, SOS Meals on Wheels may fall somewhat short of our target of enrolling 500 new seniors. The average length of stay with our Meals on Wheels program is 1.5 years, and we can't predict with 100% accuracy the exact numbers of seniors who will enroll.

Eden Health District
May 2018

Interim Grant Report: One-Year Grant
Eden Health District

We are proud that we have already exceeded our goal for recruiting new volunteer drivers and the numbers of meals delivered by volunteers.

3. How does your actual progress differ from the timeline in your project application? Please explain.

SOS Meals on Wheels has enrolled approximately 20% fewer seniors than we expected halfway through the grant period.

We have recruited and started 30% more volunteers than the total goal during the halfway mark of the grant.

4. Do you expect to achieve the measurable outcomes specified in your grant application? Please list those outcomes and explain your current expectations.

SOS Meals on Wheels tracks the reasons why seniors leave the Meals on Wheels program. The primary reason(s) seniors residing in Central Alameda County stopped meal delivery service was because they moved into assisted living (30%) died (25%), and recovered sufficiently from a hospitalization or illness to be able to once again shop and/or prepare meals (25%.) These reasons all affirm that SOS Meals on Wheels is meeting our mission and helping people remain safely independent in their own homes for as long as possible.

2018 Client Survey Data for SOS Meals on Wheels recipients also affirms that recipients believe that receiving Meals on Wheels is helping them to remain in their own homes. 96% answered "yes" to the question "Does Meals on Wheels help you to continue living at home?" and 95% answered "yes" to the question "As a result of receiving Meals on Wheels do you feel better?"

5. If not described elsewhere in this report, please provide quantitative data on the demographics, zip codes, ethnicities, age ranges, gender identifications and number of clients served with grant funds during the period covered by this report.

Interim Grant Report: One-Year Grant
Eden Health District

Quantitative Data	
Zip Codes Served	94541, 94542, 94544, 94545, 94546, 94552, 94577, 94578, 94579, 94580, 94603
Ethnicity	56% Caucasian 20% African American 10% Latino 10% Asian 4% Mixed Race
Average Age	79
% of meal recipients over 80	45%
% of meal recipients over 90	15%
Gender Identification	63% Female 37% Male
# of clients served during 1 st half of grant period	802 unduplicated meal recipients
% Living Alone	48%

6. Have you encountered any unexpected problems or opportunities in the course of this grant? Will they change your outcomes? Please explain.

SOS Meals on Wheels will begin catering the meals for another Alameda County Meals on Wheels program, LIFE Elder Care, starting July 2nd, 2018. This will be an increase in daily meal production of about 400 meals. The opportunity arose when LIFE Elder Care's previous meal vendor unexpectedly raised the price per meal to a cost that would have adversely impacted their program. SOS Meals on Wheels had been studying the possibility of utilizing our commercial kitchen to produce a new source of revenue since the summer of 2017, and this is a wonderful opportunity to both expand the use of our kitchen and partner more closely with a fellow Meals on Wheels provider.

7. Is there anything else you would like the Eden Health District to know about your project?

Please enclose a financial report giving a breakdown of all grant expenditures to date and specifying the use of Eden Health District funds.

Include one copy of any printed publicity about this grant.

Send a hard copy of your interim report to Diana Doyle, Grants Manager, Eden Health District, 20400 Lake Chabot Road, Suite 303, Castro Valley 94546 and an email copy to Diana's Assistant at caron@sociusgroup.net. If you have questions, contact Diana at 707.586.0581.

*Eden Health District
May 2018*

ATTACHMENT D

Budget FY2019 - FY2028
Forecasted Cash Flow

	FY 2019 Projection	FY 2020 Projection	FY 2021 Projection	FY 2022 Projection	FY 2023 Projection	FY 2024 Projection	FY 2025 Projection	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection
Revenues										
Rental income	\$ 3,767,664	\$ 3,880,694	\$ 3,997,115	\$ 4,117,028	\$ 4,240,539	\$ 4,367,755	\$ 4,498,788	\$ 4,633,751	\$ 4,772,764	\$ 4,915,947
CAM Reimbursement*	1,679,861	1,721,857	1,764,904	1,809,027	1,854,252	1,900,609	1,948,124	1,996,827	2,046,748	2,097,916
Interest income	103,020	88,020	73,020	63,020	53,020	43,020	33,020	28,020	23,020	18,020
Total Revenues	5,550,545	5,690,571	5,835,039	5,989,075	6,147,811	6,311,384	6,479,932	6,658,598	6,842,532	7,031,883
Expenses										
Salaries and Benefits	430,524	439,134	447,917	456,876	466,013	475,333	484,840	494,537	504,427	514,516
Consulting (incl. Contingency)	56,300	57,708	59,150	60,629	62,145	63,698	65,291	66,923	68,596	70,311
Legal Fees	92,500	94,813	97,183	99,612	102,103	104,655	107,272	109,953	112,702	115,520
Public Relations	18,000	18,500	19,000	19,500	20,000	20,500	21,000	21,500	22,000	22,000
Management Fees	317,354	325,288	333,420	341,756	350,299	359,057	368,033	377,234	386,665	396,332
Community Education	47,930	49,368	50,849	52,374	53,946	55,564	57,231	58,962	60,728	61,631
Utilities (Gas, Electric & Water)	374,119	383,472	393,059	402,885	412,957	423,281	435,980	446,879	458,051	469,503
Repairs & Maintenance	1,278,990	1,310,965	1,343,739	1,377,332	1,411,766	1,447,060	1,490,472	1,527,733	1,565,927	1,605,075
Investment Fees	26,000	24,500	23,000	21,500	20,000	18,500	17,000	15,500	14,000	12,500
Insurance	81,492	83,529	85,618	87,758	89,952	92,201	90,701	89,201	87,701	86,201
Purchased Services	99,033	101,509	104,047	106,648	109,314	112,047	111,169	110,307	109,461	108,631
Other Direct Expense	113,712	116,555	119,469	122,455	125,517	128,655	127,155	125,655	124,155	122,655
Property Taxes	223,858	229,454	235,191	241,071	247,097	253,275	251,775	250,275	248,775	247,275
Interest Expense	646,468	591,380	533,612	476,316	418,429	360,810	300,826	280,637	197,009	197,009
Election Expense	250,000	-	250,000	-	250,000	-	250,000	-	250,000	250,000
Grants to service providers	528,500	529,213	529,943	530,691	531,459	532,245	533,051	533,878	534,724	535,593
Total Expenses	4,584,780	4,355,388	4,625,196	4,397,403	4,670,997	4,446,881	4,711,795	4,508,874	4,744,321	4,814,750
Cash Gain/(Loss)	\$965,765	\$1,335,183	\$1,209,843	\$1,591,672	\$1,476,815	\$1,864,503	\$1,768,137	\$2,149,725	\$2,098,211	\$2,217,133
Sutter Payment (Principal)	(2,171,221)	(2,171,221)	(2,171,221)	(2,171,221)	(2,171,221)	(2,171,221)	0	0	0	0
Loan Principal Payment (Refi 2028)	(495,438)	(510,931)	(529,105)	(546,805)	(565,098)	(583,121)	(603,510)	(623,700)	(642,566)	
Tenant Improvements	(197,375)	(329,550)	(256,200)							
Capital Improvements - SLMAB	(14,000)	(557,682)	(213,000)	(391,500)	(100,000)	(67,000)				
Capital Improvements - Dublin	(120,000)	(22,000)	(50,000)	(125,250)	(110,250)	(108,130)	(145,750)	(77,180)	(472,000)	
Capital Improvements - EMB	(8,000)		(20,000)	(25,000)	(12,000)			(22,000)	(27,500)	
Net Cash Gain/(Loss)	(2,040,269)	(2,256,201)	(2,029,683)	(1,668,104)	(1,481,754)	(1,064,969)	1,018,877	1,426,845	1,171,146	2,217,133
Beginning Cash Balance	\$5,272,168	\$3,231,899	\$975,698	(1,053,985)	(2,722,089)	(4,203,843)	(5,268,812)	(4,249,935)	(2,823,090)	(1,651,944)
Ending Cash Balance	\$3,231,899	\$975,698	(\$1,053,985)	(\$2,722,089)	(\$4,203,843)	(\$5,268,812)	(\$4,249,935)	(\$2,823,090)	(\$1,651,944)	\$565,189

NOTE:

CAM reimbursement is the amount of Dublin's building operating expenses which are billed back to the tenants based upon their rentable square footage. The building is fully occupied.
Rent revenue increases 3%/yr. Expenses increase 2.5%/yr (CAM follows).

Amortization	155,337	155,337	155,337	158,196	158,196	158,196	160,432	160,432	160,432	160,432
Depreciation	2,226,968	2,136,933	2,083,027	2,011,600	1,886,670	1,841,804	1,749,714	1,662,228	1,579,117	1,500,161

ATTACHMENT E

Dublin Gateway											
10 year Capital Forecast											
Forecasted Capital Items:											
Roof Replacement & Safety & Repairs	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Dublin Gateway
HVAC Replacement	30,000			15,000					472,000		517,000
Supply Fan Motor	15,000										15,000
Compressors		22,000						22,180			66,360
Boiler Replacement				54,000	54,000	22,180					108,000
Building Envelope Repairs				56,250	56,250	56,250	56,250				225,000
Exterior Painting			50,000					55,000			105,000
Parking lot- Asphalt Reseal/Repairs	75,000					29,700	82,500				187,200
Elevator							7,000				7,000
Total Dublin Gateway	\$ 120,000	\$ 22,000	\$ 50,000	\$ 125,250	\$ 110,250	\$ 108,130	\$ 145,750	\$ 77,180	\$ 472,000	\$ -	\$ 1,230,560
Extraordinary Repair Items:											
Window Caulking (Dublin Gateway)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total Extraordinary Repairs
	5,500	0	5,500	0	5,500	0	5,500	0	5,500		27,500
Total Extraordinary Repairs	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 27,500

AGENDA REPORT

NOVEMBER 8, 2018

ITEM No. 8

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: **Proposal for Boundary Reorganization of East Bay Municipal Utility District and City of Hayward**

The Commission will consider the reorganization proposal filed by the East Bay Municipal Utility District (EBMUD) involving 273 parcels within the City of Hayward and the unincorporated communities of San Lorenzo and Fairview totaling 269.8 acres. The purpose of the proposal is to align EBMUD's existing service area with its jurisdictional boundary and formalize public water services provided within the affected territory to the correct service provider. The item returns to the Commission from its last regular meeting to adequately notice all affected individual landowners within the affected territory of the proposed reorganization. Staff recommends approval without modifications while applying standard terms. The subject parcels comprising the affected territory are identified by the County of Alameda Assessor's Office in Attachment Two.

Background

Alameda LAFCO ("Commission") has received a proposal through a resolution of application from the EBMUD requesting reorganization approval involving 273 parcels totaling 269.8 acres along the northern boundary of the City of Hayward and the southern portions of the unincorporated communities of San Lorenzo and Fairview.¹ The proposal consists of a "boundary clean-up" regarding potential overlap services issues with EBMUD and the City of Hayward. EBMUD and the City of Hayward have adopted an agreement to clarify its service areas for both jurisdictions and have submitted a reorganization application to LAFCO on August 23, 2017.

Other Affected Agencies

The affected territory lies within the unincorporated area of Alameda County. It also lies within the boundaries of the following special districts subject to Commission oversight:

- San Lorenzo Library County Service Area (CSA)
- Castle Homes County Service Area (CSA)
- Fairview Fire Protection District
- Hayward Area Recreation and Park District
- Alameda County Fire Department
- East Bay Regional Parks District

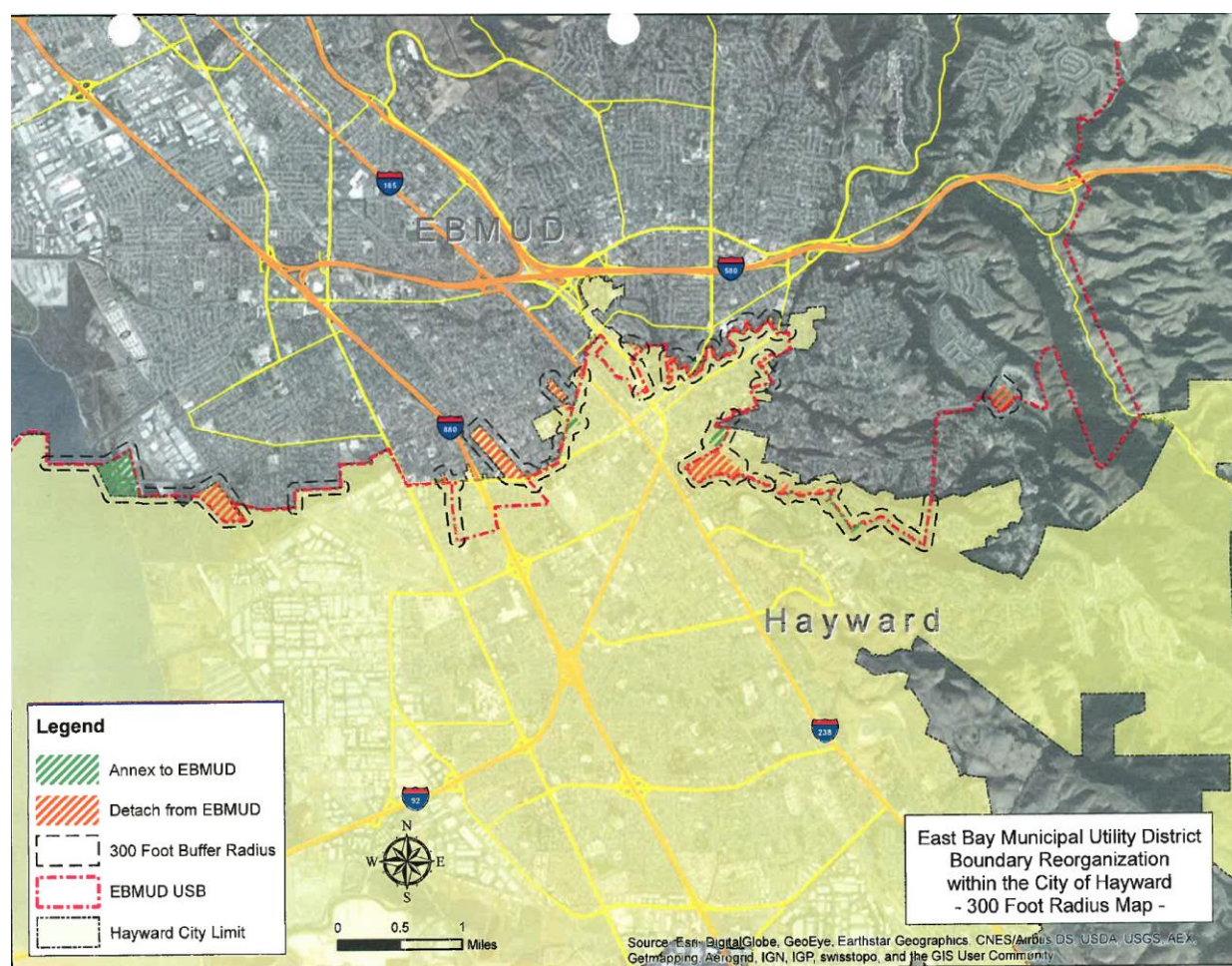
¹ Detachment of approximately 170.3 acres from EBMUD and the annexation of approximately 99.5 acres to EBMUD.

- Alameda County Mosquito Abatement District
- * The affected territory also lies within the Hayward Unified School District and lies within County Supervisorial District No. 2 (Richard Valle).

Discussion

This item is for the Commission to consider approving – with or without modifications – the District’s boundary reorganization proposal with the City of Hayward. The Commission may also consider applying conditions to an approval so long as it does not directly regulate land use, property development, or subdivision requirements.

Subject Parcels along City of Hayward and EBMUD Jurisdictional Boundaries



The primary purpose of the proposal is to match EBMUD and the City of Hayward’s jurisdictional boundary to their service areas. The boundary reorganization requests to detach territory from EBMUD’s service area that is receiving water service from the City of Hayward and to annex territory to EBMUD’s service area that is contiguous to and receiving water from the District.

The affected territory zoning designations vary along the northern portion of the City of Hayward’s jurisdictional boundary from High Density Residential to Single Family Residential, and

Commercial Office to Central Business zoning. As for the parcel located within the unincorporated community of San Lorenzo and Fairview, the County of Alameda designates the areas as Low Density Residential.

Analysis

Staff has identified two central policy items for the Commission in considering the merits of the proposal under CKH. These policy items ultimately take the form of Commission determinations and orient the membership to consider stand-alone merits of the (a) timing of the annexation itself, and (b) applying discretionary boundary amendments or approval terms aimed at perfecting the action relative to member preferences in administering LAFCO law in Alameda County.

The timing of the proposed reorganization of the affected territory to EBMUD and Hayward appears appropriate relative to the analysis of the 16 factors required for consideration under CKH albeit with the imposition of certain amendments and conditions. The majority of prescribed factors focus on the impacts of the proposed reorganization on the service and financial capacities of the affected agencies. No single factor is determinative and the intent is to provide a uniform baseline for LAFCOs in considering boundary changes in context to locally adopted policies and practices. A summary of key statements and conclusions generated in the review of the mandated factors for the proposal follows.

- Reorganization of the subject parcels is consistent with the adopted land use policies of the existing and preferred land use authority – City of Hayward – as designated by the Commission’s approved sphere of influence for the City.
- Reorganization of the subject parcels can be readily accommodated by the agencies’ existing infrastructure. This includes both agencies having excess capacities to accommodate any projected use should the affected territory be developed to its maximum density as allowed by the City of Hayward.
- The reorganization would serve as a beneficial and needed clean-up to formalize and authorize the existing provision of water previously established along the affected territory.

As for potential amendments to the proposal to modify the physical boundary, there are none found by staff at this time. Accordingly, no further conditions of approval for the reorganization are proposed.

Other Mandated Considerations

Property Tax Exchange

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement by the affected local agencies before LAFCO can consider a jurisdictional change. Both the City of Hayward and EBMUD provided a joint resolution agreeing to the exchange of property tax revenue as it relates to the subject annexation.

Environmental Review

The Commission serves as lead agency under the California Environmental Quality Act (CEQA) for the proposed reorganization. Staff has determined the proposal is a project under CEQA, but

exempt from further review under Public Resources Code Section 15302(c). This exemption contemplates the replacement or reconstruction of existing utility systems and or facilities involving negligible or no expansion of capacities.

Conducting Authority Proceedings (Protest Hearings)

Notice of the reorganization was mailed to individual landowners within the affected territory and disclosed that the Commission intend to waive protest proceedings unless written opposition to the proposal is received before the conclusion of commission proceedings on the proposal under Government Code Section 56663. Notice was also published in the Tri-Valley Herald and Daily Review.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Adopt the draft resolution identified as Attachment One approving the reorganization proposal of EBMUD and City of Hayward.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction for more information as needed.

Alternative Three:

Disapprove the proposal. Disapproval would statutorily prohibit the initiation of a similar proposal for one year unless a request for reconsideration is filed and approved by the Commission within 30 days.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Procedures for Consideration

Staff has placed the item on the agenda as part of a noticed public hearing. The following procedures, accordingly, are recommended with respect to the Commission's consideration:

1. Receive verbal report from staff (discretionary)
2. Open the public hearing required); and
3. Discuss item and consider action on recommendation

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. Draft Resolution
2. Application Materials
3. Proof of Publication

APPENDIX A
BOUNDARY CHANGE
ANALYSIS OF MANDATORY FACTORS
GOVERNMENT CODE SECTION 5668

1) Population and population density; land area and land use; per capita assessed valuation topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas during the next 10 years.

The subject territory consists 273 parcels totaling 269.8 acres and is considered inhabited as the area contains more than 12 registered voters (441 registered voters). The applicant indicates the affected territory contains 391 landowners. The affected territory zoning designations vary along the northern portion of the City of Hayward's jurisdictional boundary from High Density Residential to Single Family Residential, and Commercial Office to Central Business zoning. As for the parcel located within the unincorporated community of San Lorenzo and Fairview, the County of Alameda designates the areas as Low Density Residential. The total assessed value as determined by the County Assessor's Office is approximately \$162.2 million.

2) The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

The affected territory currently receives a multitude of municipal services in support of its existing residential and commercial uses from various agencies. This includes the full range of municipal services provided by the City of Hayward and highlighted by planning, police and fire protection. The proposal would formalize and authorize water services for the affected territory going forward.

3) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structures.

Approving the reorganization proposal would recognize existing economic and social ties between the agencies and properties. The applicant states that the proposal is an administrative action to delineate existing water service responsibilities.

4) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Government Code Section 56377.

Proposal approval would rectify the jurisdictional boundaries for the City of Hayward and EBMUD with services being provided. The affected territory does not qualify as "open space" under LAFCO law and therefore does not conflict with Government Code Section 56377. The affected territory, notably, is not devoted to a defined open space use under the City of Hayward General Plan.

5) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Government Code Section 56016.

The affected territory does not qualify as “agricultural land” under CKH. Specifically, the affected territory is not used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program.

6) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors or unincorporated territory, and other similar matters affecting the proposed boundaries.

The County Surveyor has approved the preliminary map and geographic description. Boundaries are definite and certain no islands or corridors of unincorporated territory will be created by this action.

7) Consistency with the city or county general plans, specific plans and adopted regional transportation plan.

The affected territory zoning designations vary along the northern portion of the City of Hayward’s jurisdictional boundary from High Density Residential to Single Family Residential, and Commercial Office to Central Business zoning. As for the parcel located within the unincorporated community of San Lorenzo and Fairview, the County of Alameda designates the areas as Low Density Residential. No land use changes will result of this proposed action.

8) The sphere of influence of any local agency affected by the proposal.

The affected territory currently lies within the overlapping City of Hayward’s and EBMUD’s sphere of influence and no effects to the sphere, if proposed, will follow.

9) The comments of any affected local agency or other public agency.

Staff provided notice of the proposal and invitation to provide comments or request approval conditions to other interested agencies. No substantive comments or term requests were received as of date of the agenda report.

10) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates the City of Hayward and EBMUD appear to have established sufficient resources and controls relative to providing public water services to the affected territory without adversely impacting existing ratepayers. Information collected and analyzed in the Commission’s Cities Municipal Services Review (2017) concluded the City of Hayward has developed overall adequate financial resources and controls relative to their service commitments.

11) Timely availability of water supplies adequate for projected needs as specified in Government Code Section 6532.5.

The City of Hayward and EBMUD both provide water service within their overlapping service areas. No water services will be exchanged or affected if approved.

12) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.

The proposal would not impact any local agencies in accommodating regional housing needs. The affected territory does not consist of new development and as such current and future housing allocations made by the Association of Bay Area Governments are not applicable.

13) Any information or comments from the landowner or owners, voters, or residents of the affected territory.

LAFCO has not received any communications from landowners, voters or residents of the affected territory.

14) Any information relating to existing land use designations.

See analysis on the preceding page of the agenda report.

15) The extent to which the proposal will promote environmental justice.

There is no documentation or evidence suggesting the proposal will have a measurable effect with respect to promoting environmental justice.

16) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.

Approval of the proposal would benefit current and future landowners and residents by authorizing the affected territory with public water consistent with both the City of Hayward and EBMUD's service areas.

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 2018-XX

**MAKING DETERMINATIONS AND APPROVING REORGANIZATION TO EAST BAY
MUNICIPAL UTILITY DISTRICT AND CITY OF HAYWARD**

“East Bay Municipal Reorganization No. 1– City of Hayward”

WHEREAS, the Alameda Local Agency Formation Commission, hereinafter referred to as the “Commission,” is responsible for regulating boundary changes affecting cities and special districts under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, a Resolution of Application (Resolution No. 35044-17 dated July 11, 2017) was filed with the Executive Officer of the Alameda Local Agency Commission by the City Council of Livermore, pursuant to Title 5, Division 3, commencing with Section 56000 of the California Government Code;

WHEREAS, the proposal shall include the reorganization of 269.8 acres land to the East Bay Municipal Utility District and City of Hayward; and

WHEREAS, the Executive Officer has reviewed the proposal and prepared a report with recommendations; and

WHEREAS, the Executive Officer’s report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission considered all factors required by law under Government Code Section 56668 and adopted local policies and procedures;

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

1. The Commission’s determinations on the proposal incorporate the information and analysis provided in the Executive Officer’s written report presented on November 8, 2018.
2. The Commission serves as the lead agency under the California Environmental Quality Act (CEQA) in considering the impacts of the proposal. That, the Commission independently finds the action is a project under CEQA, but exempt from further CEQA review under the California Public Resources Code Section 15302(c).
3. The proposal approval is CONDITIONED on the following terms being satisfied within one calendar year – or November 8, 2019 – unless prior written request for a time extension is received and approved by the Commission.

- a. Completion of the 30-day reconsideration period provided under Government Code Section 56895.
 - b. Submittal of a final map and geographic description of the affected territory as designated by the Commission conforming to the requirements of the State Board of Equalization as determined by the County Surveyor's Office.
3. The affected territory designated by the Commission is inhabited as defined in Government Code Section 56046.
4. The Commission waives conducting authority proceedings under Government Code Section 56663.
5. The City of Hayward and the East Bay Municipal Utility District have reached agreement on an exchange of property tax revenues in accordance with Revenue and Taxation Code Section 99.
6. That the **East Bay Municipal Reorganization No. 1** comprised of the annexation of 99.5 acres to East Bay Municipal Utility District and the concurrent detachment of 99.5 acres of land from the East Bay Municipal Utility District to the City of Hayward as described in Exhibit A attached hereto and incorporated by reference herein, is hereby approved subject to the following terms and conditions:
 - a. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments and charges comparable to properties presently within the annexing agency.
7. As allowed under Government Code 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.
8. The effective date shall be the date of recordation of the Certificate of Completion.

PASSED AND ADOPTED by the Alameda Local Agency Formation Commission on November 8, 2018 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

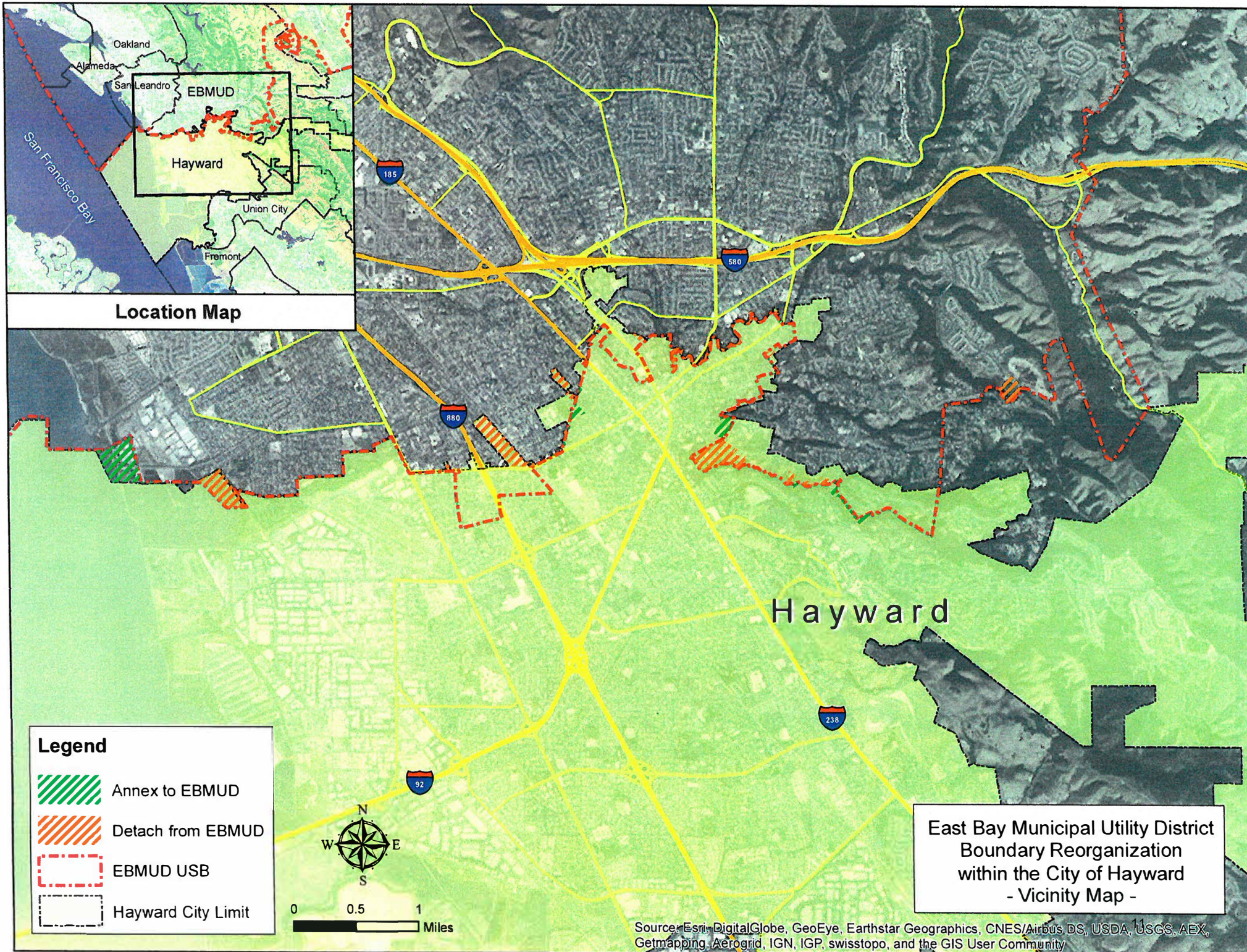
APPROVED:

Ayn Weiskamp
Chair

ATTEST:

Rachel Jones
Executive Officer

Exhibit A



Appendix B2. APPLICATION QUESTIONNAIRE (updated 1/2008)
Alameda Local Agency Formation Commission

1. APPLICANT (Local Agency, Registered Voter, Landowner or 3 Chief Petitioners)

Agency/Individual Name: **East Bay Municipal Utility District (EBMUD)**

1.a. Name of Designated Agency Contact or Chief Petitioner. **Andrew Lee, Manager of New Business**

Address: **375 Eleventh Street, MS 104, Oakland, California 94607 - 4240**

Phone. **510-287-1182** FAX. **510-287-0325** E-Mail. **andrew.lee@ebmud.com**

1b. Name 2. _____

Address. _____

1c. Name 3. _____

Address. _____

2. NAME/TITLE OF APPLICATION PROPOSAL

EBMUD Boundary Reorganization within the City of Hayward

3. TYPE OF PROPOSAL/PROJECT (Check all that apply)

- | | | |
|---|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Consolidation | <input type="checkbox"/> Detachment |
| <input type="checkbox"/> Formation | <input type="checkbox"/> Incorporation | <input type="checkbox"/> Exercise of Latent Powers |
| <input type="checkbox"/> Disincorporation | <input type="checkbox"/> Merger | <input type="checkbox"/> Dissolution |
| <input checked="" type="checkbox"/> Reorganization | <input type="checkbox"/> Special Study | <input type="checkbox"/> Municipal Service Review |
| <input type="checkbox"/> SOI Amendment | <input type="checkbox"/> SOI Update | <input type="checkbox"/> Initial SOI Determination |
| <input type="checkbox"/> Establishment of Subsidiary District | | |

Describe the proposal or proposed change(s) of organization. Provide a justification for each proposed change. Attach extra sheets if necessary.

This proposed administrative action is to update EBMUD's service boundary within the City of Hayward. This boundary reorganization consists of the detachment of properties from EBMUD's service area that are currently receiving water service from the City and the annexation of properties served by EBMUD that are currently outside of its service boundary.

4. CERTIFIED RESOLUTION OR PETITION (Attach)

Application Initiated By:

(x) Resolution of Application No.: 35044-17 Date Adopted: July 11, 2017
OR

() Landowner/Registered Voter Petition (The Cortese-Knox-Hertzberg (CKH) Act requires that a petition contain the number of signatures required for each type of requested government change.)

5. BASIC INFORMATION

5a. Describe the proposal area's general location and boundaries (access road/way, closest county road intersection, road junctions, freeways, railroad lines).

The proposed reorganization is within overlapping areas located at the northern boundary of the City of Hayward and the southern portions of EBMUD's service area. See attached location map for affected areas.

5b. Number of acres 269.8; Square Miles 0.42 in project site.

5c. Number of registered voters _____ Source of information _____

5d. Number of dwelling units _____ Source of information _____

5e. Number people living on the site _____ Source of information _____

5f. Assessed Valuation: Land _____ Improvements _____ Total _____

5g. Existing Land Uses

N/A. Existing land uses are as per adopted general plan. There are no changes to land uses as a result of this administrative action.

5h. Proposed Land Uses

N/A. There are no changes to land uses as a result of this administrative action.

5i. Current and proposed zoning and planning designation(s)

N/A. There are no changes as a result of this administrative action.

5j. Regional Housing Needs Allocation (RHNA) Requirements and Number of Affordable Units Provided

N/A. There are no changes as a result of this administrative action.

5k. Property Information.

Number of parcels in project site: 273 Number of landowners: 391

Source of information: 2016 Digital Map Products, INC. – parcel data

Names & Addresses of All Landowners & Associated Parcel Numbers: **see attached “Property Information Printout”**.

Assessor's Parcel Number/s/Address	Landowner Name/ Address
1.	1.
2.	2.
3.	3.

Applicable Tax Rate Area(s):

Parcel Number/s	Tax Rate Area/s

6. DESCRIPTIONS AND SETTING

6a. Provide the following land use maps with legends for the project site and immediately adjacent parcels, and clearly identify the project site; County General Plan; City General Plan; Existing Land Use Zones; Prezone if applicable; and Community/Specific Plan if applicable.

6b. Is the proposed change consistent with the terms and conditions of the affected local agency's General Plan? Yes ____ No ____ Explain.

N/A. There are no changes as a result of this administrative action.

6c. With Community or Specific Plans? Yes ____ No ____ Not Applicable x Explain.

N/A. There are no changes as a result of this administrative action.

6d. Describe the proximity of the site to populated areas.

The proposed reorganization is within overlapping areas located at the northern boundary of the City of Hayward and the southern portions of EBMUD's service area. See attached location map for affected areas.

6e. What are the intended uses of the territory, over the next 5, 10 and 15 years (if different), if application is approved?

N/A. There are no changes in the intended uses of the affected areas as a result of this administrative action.

6f. Are any other in-process or anticipated development, planning or land use proposals expected for this site within the next two years? Check all that are applicable.

N/A. This is an administrative action to update EBMUD's service boundary within the City of Hayward. No changes are anticipated.

- () Proposals to LAFCo () Land Use Entitlements from a county or city
() Permits from state or federal entity

6g. If applicant is a CITY, Government Code Section 56375 requires that the city prezone territory proposed to be annexed.

Has territory been pre-zoned? Yes ___ No ___ If yes, what is the pre-zoning designation and what does it mean?

N/A.

6h. Attach copy of certified City Resolution/ Ordinance Number: _____.
Date Adopted: _____.

6i. If applicant is a DISTRICT, what planning, zoning and subdivision changes are proposed, or have been approved by the city or county?

N/A. This is an administrative action to delineate existing water service responsibilities for both entities.

6j. What is the estimated future population in the territory?

At end of 5 years N/A At end of 15 years _____ At end of 10 years _____
Source of Information: _____

6k. Have landowners consented to the proposal? Yes ___ No X

If yes, how many? _____ % of total landowners? _____
If yes, attach originals of Signature Consent Forms.
If no, explain.

N/A. This is an administrative action to delineate existing water service responsibilities for both entities. All affected areas are currently receiving water service from EBMUD or the City of Hayward.

6l. How will the proposal affect the physical and economic integrity of agricultural lands, as defined by Section 56016? Explain.

N/A. This is an administrative action to delineate existing water service responsibilities for EBMUD and the City of Hayward.

6m. How does the proposed change and its anticipated effects conform with LAFCo policies for promoting planned, orderly, efficient patterns of urban development? Explain.

This is an administrative action that conforms with LAFCo policies for promoting planned, orderly, efficient patterns of development by clearly delineate existing water service responsibilities between agencies and removing overlaps. This action also aligns with LAFCo Resolution NO. 2006-06.

6n. Adjacent Land Uses.

	Existing Land Uses	General Plan Designation	Zoning Designation
North			
South			
East			
West			

6o. How will the proposed change affect mutual social and economic interests of adjacent areas? Explain.

N/A. This is an administrative action to delineate existing water service responsibilities.

6p. Have interested residents, agencies and/or organizations expressed support or opposition to this proposal. If so, identify interested parties and briefly describe issues. It is not necessary to explain the support of initiating agency.

N/A. This is an administrative action and would not change the water service provider to customers already receiving water service.

6q. What is the effect of proposal denial on proposed or approved development if any?

N/A. This is an administrative action only.

6r. Is territory contiguous to the district's or city's existing boundary? Yes X No ____

If no, is the area less than 300 acres in size, owned by the city and currently being used for a municipal purpose? Explain.

6s. Do the proposed boundaries create an "island" or pocket of unincorporated territory?
Yes ____ No X

If yes, provide supplemental information explaining how the proposal promotes the orderly growth and development of the community.

6t. Each applicant is required to notify **all** affected local agencies of this proposed change. Have all affected local agencies been informed?
Yes X No ____ (Attach a list of the affected agencies and a verification for each.)

City of Hayward is affected agency and a Resolution approved by the City of Hayward on July 18, 2017 consenting to this application is attached for reference.

6u. For district formations, district consolidations, incorporations or city consolidations, provide a proposed agency name (optional). _____

6v. For district formations, provide the name of the Principal Act under which the proposed district would be governed. _____

6w. Provide a proposed appropriations limit (optional) if applicable. _____

7. PLAN FOR PROVIDING MUNICIPAL SERVICES

7a. Provide a plan for providing services. (See Guidelines, Policies and Procedures, Volume I, Part IV, Sections 1.6 & 1.7)

This application is an administrative action to delineate EBMUD's service boundary within the City of Hayward. Both EBMUD and the City of Hayward are already providing water service within this overlapping area. No water services will be exchanged or affected. See attached agreement between EBMUD and City for additional information.

7b. Provide the name, address, and contact person for all school districts.

7c. Indicate which agencies currently provide affected public services within the proposal territory and which agencies are proposed to provide services. **N/A and no change proposed**

<u>Services</u>	<u>Current Agency</u>	<u>Proposed Agency</u>
Police	_____	_____
Fire	_____	_____
Water	_____	_____
Sewer	_____	_____
Garbage	_____	_____
Street Lighting	_____	_____
Road Maintenance	_____	_____
Flood Control	_____	_____
Parks & Recreation	_____	_____
Library Services	_____	_____
Electricity	_____	_____
Transit	_____	_____
Other	_____	_____

7d. If a change in service provider is proposed, has each local agency provided a statement indicating the desire and ability to furnish services? Yes ___ No ___

If yes, a Letter of Agreement from each agency assuming service responsibilities **must be included with the application**. The letter must identify each agency's role and responsibilities as the new service provider and the method for funding additional services. (See Guidelines, Policies and Procedures, Volume I, Part IV, Sections 1.6 & 1.7)

If no, explain.

7e. If a change in service provider is proposed, are alternative providers available for any of proposed service providers? Yes ___ No ___

If yes, list providers and explain why they are not proposed to provide service.

7f. Will the related land use project require widening or upgrading of existing streets, the construction of new streets, sewers, or other infrastructures? Yes ___ No X If yes, describe how modifications will be financed. (See Guidelines, Policies and Procedures, Volume I, Part IV, Sections 1.6 & 1.7)

7g. List any proposed or required terms, conditions or mitigation measures for the proposal. Use an extra sheet if necessary.

N/A

8. WILLIAMSON ACT LAND CONSERVATION CONTRACTS (agricultural preserves) N/A

Are any agricultural preserves on project site? Yes ___ No X Adjacent parcels? Yes ___ No X

If yes, provide map with site boundaries indicated and contracted lands identified with names and contract numbers.

If yes, has non-renewal formally been requested? _____

If yes, date of request to Alameda County: _____ Date of termination: _____

9. SPHERES OF INFLUENCE (SOI)

Government Code Sections 56375.5 and 56376 require that territory be included in the affected local agency's SOI before a Change of Organization is approved by the Commission.

9a. Is a CHANGE in Sphere of Influence boundaries of any local agency required prior to proposal consideration? Yes ___ No X

If yes, Explain.

List affected agencies¹ and provide a contact name and phone number.

Agency	Contact Name	Phone #
EBMUD	Andrew Lee	510-287-1182
City of Hayward	Jan Lee	510-583-4701

9b. Is the proposed territory currently within a local agency's (county, city or special district) SOI? Yes X No ___

If yes, which agency or agencies? _____

9c. If a Sphere of Influence initial determination, update or amendment is requested, fully and completely explain each of the following as they pertain to the subject proposal (Government Code Section 56425). If any of the factors are already fully described in the master services plan, the applicable section and page number may be referenced.

- The present and planned land uses in the area subject to the proposed change, including agricultural and open space lands;

¹ See Volume I, Part VII. Glossary for a definition of this term.

- The present and probable need for public facilities and services in the area over the next 10 years;
- The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide;
- All social and economic communities of interest in the area, which may be affected by the project;
- The existence of agricultural preserves or other important agricultural or open space land in the area, which will be included in the SOI, and the effect on maintaining the physical and economic integrity of the resource; and
- The nature, location and extent of any function or classes of services proposed to be provided within the SOI.

9d. A municipal service review (MSR) will need to be completed for affected SOIs pursuant to Government Code Section 56430. If a new agency is being formed, an MSR will need to be prepared. For other types of SOI proposals, please check with the Executive Officer to determine whether an MSR has already been completed.

10. COUNTY/CITY/DISTRICT PROPERTY TAX EXCHANGE AGREEMENT

LAFCo has no jurisdiction to act on an **annexation proposal** until resolutions agreeing to an exchange of property tax are passed by **each** of the affected local agencies (Revenue and Taxation Code Section 99). It is the applicant's responsibility to identify which local agencies (cities and special districts) share in the tax distribution in order to properly determine how future revenue exchange agreements should be structured.

10a. List all affected local taxing agencies.

Agency	Contact Name	Phone #
EBMUD	Andrew Lee	510-287-1182
City of Hayward	Jan Lee	510-583-4701

10b. Have all participating local taxing agencies reached agreement? Yes ___ No x
(In the case of complex reorganization proposals, multiple agreements may be required)

If yes, attach a certified copy of each local agency's tax exchange resolution and provide the following information:

Local Agency	Resolution Number	Adoption Date
EBMUD	TBD	
City of Hayward	TBD	

If No, Explain.

A certified copy of each local agency's tax exchange resolution will be provided after the affected property tax is determined by the County of Alameda's Auditor and Assessor Office.

11. SPECIAL REVENUES

11a. Do agencies whose boundaries are being changed have existing bonded debt?

Yes x No If yes, please describe:

EBMUD has over \$2.7 billion in outstanding debt, mostly revenue bonds. There is about \$7 million in outstanding general obligation bonds that will be paid off in 2018.

11b. Will the territory be subject to any new or additional taxes, benefits, charges or fees?

Yes No x If yes, please describe:

12. ENVIRONMENTAL REVIEW

LAFCo is required to comply with the California Environmental Quality Act (CEQA) for purposes of considering the environmental impact of its actions. If LAFCo is a **RESPONSIBLE** Agency for this application, the applicant **must** submit copies of environmental documents prepared by the Lead Agency and Certified Resolutions or Notices of Exemption or Determination. (See Alameda LAFCo's CEQA Handbook, Adopted CEQA Procedures, and Guidelines, Policies and Procedures, Volume I, Part III, Section 2 – CEQA Compliance) ***Do we need to or have we already filed a Notice of Exemption?***

Identify the following:

Lead Agency: **N/A. This application qualifies for an exemption under CEQA per LAFCO**

Responsible Agency/ies:

12a. If LAFCo is a **LEAD** Agency for this application, the applicant **must** submit

- A description of environmental conditions in the project area including topography, agricultural land classification, vegetation, wildlife, land uses, traffic circulation patterns and major water courses and water bodies; and
- A description of how the project might change environmental conditions.

12b. The CEQA document(s) submitted with this application are:

- | | |
|--|--|
| <input type="checkbox"/> Notice/s of Exemption | <input type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Draft Environmental Impact Report | <input type="checkbox"/> Final Environmental Impact Report |
| <input type="checkbox"/> Notice/s of Determination | <input type="checkbox"/> Mitigation Monitoring Program |
| <input type="checkbox"/> Findings of Fact & Statement of Overriding Considerations | |
| <input type="checkbox"/> State Fish & Game Determinations & Fee Receipt | |
| <input type="checkbox"/> Notice of Exemption | <input type="checkbox"/> Other _____ |

Type of CEQA Review (IS/DEIR/Exemption/other)	Project Description (Actions approved)	Date approved/ certified

12c. The proponent of any project that has the potential to cause an adverse impact on fish or wildlife must pay a State Department of Fish and Game fee based upon the type of environmental determination that is made. The applicant must provide evidence that the appropriate State fee has been paid, or submit the fee to LAFCo (for a list of current fees, see <http://www.acgov.org/forms/auditor/currentFeeSchedule.pdf>).

- | | |
|--|--|
| <input type="checkbox"/> No Effect Documentation | <input type="checkbox"/> Negative/Mitigated Negative Declaration |
| <input type="checkbox"/> Environmental Impact Report | <input type="checkbox"/> Clerk Recorder's Fee |

13. PUBLIC NOTICE, DISCLOSURE AND OTHER REQUIREMENTS

- 13a. Provide an 8 ½" X 11" map indicating the project site and identifying all parcels adjacent to and within 300 feet of the project site. Outer boundaries (not adjacent to project site) of large parcels need not be identified. All parcel numbers need to be indicated. (See Appendix E, Exhibit G)
- 13b. Provide a list of all parcel numbers within the 300 foot radius and include the name and address of the property owner as of the most recent assessment roll being prepared.
- 13c. Provide signed financial disclosure statement/s (See Appendix E, Exhibit C) pursuant to Government Code Section 56700.1.
- 13d. Provide one copy of an indemnification agreement (See Appendix E, Exhibit H).
- 13e. Provide two sets of original mailing labels that separately identify applicants, affected agencies, school districts, registered voters and landowners on project site, property owners and registered voters within 300 feet of project site, and any other party to which notification must be provided. Labels must be current and complete and in Avery 5160 format.
- 13f. For city annexations only, provide a map of limiting addresses, and an alphabetical list of streets within the subject area to include the beginning and ending street numbers.

14. Final Comments

- 14a. List any conditions LAFCo should include in its resolution for approval.
- 14b. Provide any other comments or justifications regarding the proposal from any affected local agency, landowner or resident.
- 14c. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

15. Applicant's Certification

I hereby certify that the information contained in this application and accompanying documents is true, correct, and accurate to the best of my knowledge. In addition, I hereby agree to pay all required filing and processing fees required by the State of California and Alameda LAFCo, including any expenses for preparation of environmental documentation and planning studies needed to complete this application.

I further understand that Alameda LAFCo will not process an incomplete application and that State law and Alameda LAFCo policies and procedures require that specific material be submitted in conjunction with the application.

Rischa S. Cole

Name of Applicant or Authorized Representative

Secretary of the District

Title of Applicant or Authorized Representative

Rischa S. Cole

Signature of Applicant or Authorized Representative

8/22/17

Date

EAST BAY MUNICIPAL UTILITY DISTRICT
BOUNDARY REORGANIZATION WITH THE CITY OF HAYWARD

FINAL LIST

FINAL LIST COUNT	APN	TRA	Assessed Value 2018	Reorganizati on Parcel No.	Proposed Action
1	429-68-1-1	25-215	\$87,071	SBA 01.1	Detached
2	429-68-1-2	25-215	\$18,050,997	SBA 01.1	Detached
3	429-73-1-11	25-214	\$7,031,737	SBA 01.1	Detached
4	429-73-1-8	25-214	\$24,293	SBA 01.1	Detached
5	429-73-57	25-214	\$14,612,875	SBA 01.1	Detached
6	429-73-58	25-211	\$448,910	SBA 01.1	Detached
7	429-82-1-7	25-211	\$687,561	SBA 01.1	Detached
8	429-82-2	25-213	\$0	SBA 01.1	Detached
9	429-82-3	25-211	\$21,128,020	SBA 01.1	Detached
10	429-86-23-2	25-001	\$638,963	SBA 01.1	Detached
11	429-86-41	59-082	\$0	SBA 01.1	Detached
12	431-88-71-4	25-211	\$0	SBA 01.1	Detached
13	428-1-10	25-001	\$55,593	SBA 02.1	Detached
14	428-1-11	25-001	\$127,406	SBA 02.1	Detached
15	428-1-12	25-001	\$63,997	SBA 02.1	Detached
16	428-1-13	25-001	\$545,000	SBA 02.1	Detached
17	428-1-14	25-001	\$58,395	SBA 02.1	Detached
18	428-1-15	25-001	\$586,500	SBA 02.1	Detached
19	428-1-16	25-001	\$389,486	SBA 02.1	Detached
20	428-1-17	25-001	\$271,614	SBA 02.1	Detached
21	428-1-18	25-001	\$73,478	SBA 02.1	Detached
22	428-1-19	25-001	\$55,594	SBA 02.1	Detached
23	428-1-20	25-001	\$239,891	SBA 02.1	Detached
24	428-1-21	25-001	\$587,995	SBA 02.1	Detached
25	428-1-22	25-001	\$295,390	SBA 02.1	Detached
26	428-1-23	25-001	\$68,738	SBA 02.1	Detached
27	428-1-24	25-001	\$252,137	SBA 02.1	Detached
28	428-1-25	25-001	\$306,260	SBA 02.1	Detached
29	428-1-26	25-001	\$164,358	SBA 02.1	Detached
30	428-1-27	25-001	\$420,030	SBA 02.1	Detached
31	428-1-28	25-001	\$256,263	SBA 02.1	Detached
32	428-1-29	25-001	\$590,000	SBA 02.1	Detached
33	428-1-30	25-001	\$159,450	SBA 02.1	Detached
34	428-1-31	25-001	\$53,439	SBA 02.1	Detached
35	428-1-32	25-001	\$245,768	SBA 02.1	Detached
36	428-1-33	25-001	\$239,361	SBA 02.1	Detached
37	428-1-34	25-001	\$420,030	SBA 02.1	Detached

38	428-1-35	25-001	\$368,608	SBA 02.1	Detached
39	428-1-36	25-001	\$291,601	SBA 02.1	Detached
40	428-1-37	25-001	\$50,422	SBA 02.1	Detached
41	428-1-38	25-001	\$269,481	SBA 02.1	Detached
42	428-1-73	25-001	\$288,590	SBA 02.1	Detached
43	428-1-74	25-001	\$393,235	SBA 02.1	Detached
44	428-1-75	25-001	\$550,000	SBA 02.1	Detached
45	428-1-76	25-001	\$531,045	SBA 02.1	Detached
46	428-1-77	25-001	\$287,010	SBA 02.1	Detached
47	428-1-78	25-001	\$86,824	SBA 02.1	Detached
48	428-1-79	25-001	\$405,820	SBA 02.1	Detached
49	428-1-80	25-001	\$275,971	SBA 02.1	Detached
50	428-1-81	25-001	\$351,197	SBA 02.1	Detached
51	428-1-82	25-001	\$617,000	SBA 02.1	Detached
52	428-1-83	25-001	\$58,395	SBA 02.1	Detached
53	428-1-84	25-001	\$371,566	SBA 02.1	Detached
54	428-1-85	25-001	\$253,935	SBA 02.1	Detached
55	428-1-86	25-001	\$485,878	SBA 02.1	Detached
56	428-1-87	25-001	\$365,631	SBA 02.1	Detached
57	428-1-88	25-001	\$430,943	SBA 02.1	Detached
58	428-1-89	25-001	\$283,604	SBA 02.1	Detached
59	428-1-90	25-001	\$537,540	SBA 02.1	Detached
60	428-1-91	25-001	\$283,604	SBA 02.1	Detached
61	428-1-92	25-001	\$90,245	SBA 02.1	Detached
62	428-1-93	25-001	\$409,847	SBA 02.1	Detached
63	428-1-94	25-001	\$303,568	SBA 02.1	Detached
64	428-1-95	25-001	\$449,827	SBA 02.1	Detached
65	428-1-96	25-001	\$285,991	SBA 02.1	Detached
66	428-41-1	25-001	\$288,850	SBA 02.1	Detached
67	428-41-2	25-001	\$360,274	SBA 02.1	Detached
68	428-41-35	25-001	\$166,641	SBA 02.1	Detached
69	432-16-34-2	25-169	\$2,548,006	SBA 03.1	Detached
70	432-28-5-3	25-114	\$659,691	SBA 03.2	Detached
71	431-107-89	25-190	\$0	SBA 03.6	Annexed
72	431-12-102	25-001	\$2,596	SBA 04.1	Annexed
73	431-12-108-3	25-001	\$592,683	SBA 04.2	Detached
74	431-12-109	59-082	\$561,000	SBA 04.2	Detached
75	431-12-94	25-001	\$22,491	SBA 04.3	Annexed
76	431-12-96	25-001	\$348,164	SBA 04.3	Annexed
77	431-12-98	25-001	\$57,366	SBA 04.3	Annexed
78	431-12-99	25-035	\$30,039	SBA 04.4	Detached
79	431-12-91-1	59-061	\$400,553	SBA 04.5	Annexed
80	431-8-113	59-061	\$287,961	SBA 04.6	Detached
81	431-8-114	59-061	\$441,717	SBA 04.6	Detached
82	431-8-115	59-061	\$258,657	SBA 04.6	Detached
83	431-8-116	59-061	\$0	SBA 04.6	Detached
84	431-8-88	59-061	\$70,646	SBA 04.6	Detached
85	431-8-90	59-061	\$157,634	SBA 04.6	Detached

86	431-8-80	25-001	\$48,481	SBA 04.7	Annexed
87	431-8-82	25-001	\$32,752	SBA 04.7	Annexed
88	431-8-120	25-035	\$281,335	SBA 04.8	Detached
89	431-8-126	25-035	\$0	SBA 04.8	Detached
90	431-8-87	25-035	\$19,176	SBA 04.8	Detached
91	428-41-91	25-001	\$209,870	SBA 05.1	Annexed
92	428-41-92	25-001	\$7,297	SBA 05.1	Annexed
93	428-41-86	59-021	\$857	SBA 05.2	Detached
94	428-41-89	59-021	\$28,360	SBA 05.2	Detached
95	428-41-79	25-001	\$262,047	SBA 05.3	Annexed
96	428-41-80	25-001	\$440,995	SBA 05.3	Annexed
97	428-41-83	25-001	\$136,130	SBA 05.3	Annexed
98	428-41-85	25-001	\$31,675	SBA 05.3	Annexed
99	428-6-102	25-001	\$198,051	SBA 05.3	Annexed
100	428-6-104	25-001	\$68,440	SBA 05.3	Annexed
101	428-6-106	25-001	\$3,714	SBA 05.3	Annexed
102	428-6-91	25-035	\$519,287	SBA 05.4	Detached
103	428-6-93	25-035	\$11,851	SBA 05.4	Detached
104	428-6-95	25-035	\$3,232	SBA 05.4	Detached
105	428-6-97	25-035	\$124,477	SBA 05.4	Detached
106	428-6-99	25-035	\$277,833	SBA 05.4	Detached
107	428-6-90	25-001	\$242,405	SBA 05.5	Annexed
108	428-6-111	25-035	\$15,151	SBA 05.6	Detached
109	428-6-114	25-001	\$72,338	SBA 05.7	Annexed
110	428-6-116-1	25-035	\$169,759	SBA 05.7	Annexed
111	428-6-109	25-226	\$26,260	SBA 05.8	Detached
112	438-10-11	80-139	\$0	SBA 06.1	Annexed
113	438-10-5-13	80-025	\$0	SBA 06.1	Annexed
114	438-10-6-1	80-062	\$0	SBA 06.1	Annexed
115	438-20-2-12	25-060	\$0	SBA 07.1	Detached
116	438-20-6	80-126	\$0	SBA 07.1	Detached
117	438-20-7	80-126	\$0	SBA 07.1	Detached
118	411-90-67-3	80-038	\$574	SBA 08.1	Annexed
119	411-90-67-4	80-038	\$1,249	SBA 08.1	Annexed
120	411-90-67-5	80-038	\$11,245	SBA 08.1	Annexed
121	411-90-67-6	80-038	\$2,648	SBA 08.1	Annexed
122	411-90-67-7	80-038	\$22,077	SBA 08.1	Annexed
123	411-90-67-8	80-038	\$477	SBA 08.1	Annexed
124	411-90-68-1	80-100	\$1,587	SBA 08.1	Annexed
125	411-90-68-2	80-100	\$1,530	SBA 08.1	Annexed
126	411-90-68-3	80-100	\$1,722	SBA 08.1	Annexed
127	411-90-68-4	80-100	\$2,677	SBA 08.1	Annexed
128	411-90-68-5	80-100	\$11,679	SBA 08.1	Annexed
129	411-90-74-1	80-022	\$261,426	SBA 08.1	Annexed
130	411-90-75-1	80-038	\$224,559	SBA 08.1	Annexed
131	429-95-1-5	25-035	\$0	SBA 09.1	Annexed
132	428-26-6-5	25-056	\$0	SBA 10.1	Detached
133	428-26-8-9	25-056	\$759,499	SBA 10.1	Detached

134	415-190-100	25-025	\$314,001	SBA 11.1	Detached
135	415-190-101	25-025	\$404,010	SBA 11.1	Detached
136	415-190-102	25-025	\$474,817	SBA 11.1	Detached
137	415-190-103	25-025	\$533,000	SBA 11.1	Detached
138	415-190-104	25-025	\$270,793	SBA 11.1	Detached
139	415-190-105	25-025	\$0	SBA 11.1	Detached
140	415-190-63-1	25-025	\$0	SBA 11.1	Detached
141	415-190-66	25-050	\$0	SBA 11.1	Detached
142	415-190-67	25-025	\$204,178	SBA 11.1	Detached
143	415-190-68	25-025	\$272,260	SBA 11.1	Detached
144	415-190-69	25-025	\$227,477	SBA 11.1	Detached
145	415-190-70	25-025	\$381,103	SBA 11.1	Detached
146	415-190-71	25-025	\$395,351	SBA 11.1	Detached
147	415-190-72	25-025	\$426,563	SBA 11.1	Detached
148	415-190-73	25-025	\$330,119	SBA 11.1	Detached
149	415-190-74	25-025	\$253,044	SBA 11.1	Detached
150	415-190-75	25-025	\$418,240	SBA 11.1	Detached
151	415-190-76	25-025	\$404,714	SBA 11.1	Detached
152	415-190-77	25-025	\$375,481	SBA 11.1	Detached
153	415-190-78	25-025	\$208,140	SBA 11.1	Detached
154	415-190-79	25-025	\$213,551	SBA 11.1	Detached
155	415-190-80	25-025	\$247,450	SBA 11.1	Detached
156	415-190-81	25-025	\$191,412	SBA 11.1	Detached
157	415-190-82	25-025	\$253,853	SBA 11.1	Detached
158	415-190-83	25-025	\$212,174	SBA 11.1	Detached
159	415-190-84	25-025	\$279,537	SBA 11.1	Detached
160	415-190-85	25-025	\$195,168	SBA 11.1	Detached
161	415-190-86	25-025	\$395,390	SBA 11.1	Detached
162	415-190-87	25-025	\$379,880	SBA 11.1	Detached
163	415-190-88	25-025	\$242,251	SBA 11.1	Detached
164	415-190-89	25-025	\$281,574	SBA 11.1	Detached
165	415-190-90	25-025	\$217,697	SBA 11.1	Detached
166	415-190-91	25-025	\$253,852	SBA 11.1	Detached
167	415-190-92	25-025	\$191,412	SBA 11.1	Detached
168	415-190-93	25-025	\$220,441	SBA 11.1	Detached
169	415-190-94	25-025	\$424,482	SBA 11.1	Detached
170	415-190-95	25-025	\$278,971	SBA 11.1	Detached
171	415-190-96	25-025	\$500,000	SBA 11.1	Detached
172	415-190-97	25-025	\$236,453	SBA 11.1	Detached
173	415-190-98	25-025	\$295,407	SBA 11.1	Detached
174	415-190-99	25-025	\$538,994	SBA 11.1	Detached
175	428-16-46	25-222	\$512,000	SBA 11.2	Annexed
176	415-230-1	25-180	\$0	SBA 12.1	Detached
177	415-230-2	59-080	\$0	SBA 12.1	Detached
178	415-230-3	59-080	\$0	SBA 12.1	Detached
179	415-230-38	25-044	\$0	SBA 12.1	Detached
180	415-230-39	25-180	\$0	SBA 12.1	Detached
181	415-230-60	25-046	\$211	SBA 12.1	Detached

182	415-230-64	25-044	\$215	SBA 12.1	Detached
183	415-230-66-3	25-001	\$566,779	SBA 12.1	Detached
184	415-230-67	25-047	\$2,370	SBA 12.1	Detached
185	415-230-69	25-047	\$0	SBA 12.1	Detached
186	415-230-70	59-080	\$0	SBA 12.1	Detached
187	415-230-71	59-012	\$646	SBA 12.1	Detached
188	415-230-73	59-012	\$0	SBA 12.1	Detached
189	415-230-74	59-012	\$0	SBA 12.1	Detached
190	415-230-76	59-012	\$163,000	SBA 12.1	Detached
191	415-230-79	59-012	\$0	SBA 12.1	Detached
192	415-230-80	25-180	\$0	SBA 12.1	Detached
193	415-250-1-4	25-046	\$0	SBA 12.1	Detached
194	427-31-12-3	25-001	\$127,111	SBA 13.1	Detached
195	427-36-33-7	25-001	\$320,280	SBA 13.1	Detached
196	427-36-75-1	59-012	\$2,812	SBA 13.1	Detached
197	427-36-77	59-012	\$5,904	SBA 13.1	Detached
198	427-36-80-1	25-001	\$428,891	SBA 13.1	Detached
199	427-36-85-1	25-001	\$1,385,160	SBA 13.1	Detached
200	427-65-106	59-012	\$8,955	SBA 13.1	Detached
201	427-65-109-1	25-001	\$600,648	SBA 13.1	Detached
202	427-65-110	59-012	\$8,579	SBA 13.1	Detached
203	427-65-112	59-012	\$8,700	SBA 13.1	Detached
204	427-65-114	59-012	\$27,555	SBA 13.1	Detached
205	427-65-116	59-012	\$2,585	SBA 13.1	Detached
206	427-65-118	59-012	\$40,601	SBA 13.1	Detached
207	427-65-120	59-012	\$28,562	SBA 13.1	Detached
208	427-65-122	59-012	\$430	SBA 13.1	Detached
209	427-65-100	59-012	\$41,210	SBA 13.2	Detached
210	427-65-102	59-102	\$2,919	SBA 13.2	Detached
211	427-65-104	59-102	\$45,821	SBA 13.2	Detached
212	427-65-88	59-012	\$16,231	SBA 13.2	Detached
213	427-65-90	59-012	\$15,000	SBA 13.2	Detached
214	427-65-92	59-012	\$110,343	SBA 13.2	Detached
215	427-65-94	59-012	\$378,787	SBA 13.2	Detached
216	427-65-96	59-012	\$169,759	SBA 13.2	Detached
217	427-65-98	59-012	\$5,519	SBA 13.2	Detached
218	416-130-17	25-001	\$607,138	SBA 14.1	Detached
219	416-130-18	25-001	\$42,055	SBA 14.1	Detached
220	416-130-19	25-001	\$428,961	SBA 14.1	Detached
221	416-130-20	25-001	\$112,050	SBA 14.1	Detached
222	416-130-21	25-001	\$586,164	SBA 14.1	Detached
223	416-130-22	25-001	\$134,174	SBA 14.1	Detached
224	416-130-23	25-001	\$624,907	SBA 14.1	Detached
225	416-130-36	25-001	\$1,128,538	SBA 14.1	Detached
226	416-130-38-2	25-001	\$1,110,637	SBA 14.1	Detached
227	416-130-39	25-001	\$734,993	SBA 14.1	Detached
228	416-130-44	25-001	\$525,000	SBA 14.1	Detached
229	416-110-56	25-001	\$841	SBA 14.2	Annexed

230	416-110-58	25-001	\$127,054	SBA 14.2	Annexed
231	416-110-60	25-001	\$308,441	SBA 14.2	Annexed
232	416-30-33	25-001	\$216	SBA 14.3	Annexed
233	416-30-35	59-012	\$7,299	SBA 14.3	Annexed
234	416-110-20	25-019	\$123,902	SBA 14.4	Detached
235	416-110-21	25-019	\$1,508	SBA 14.4	Detached
236	416-110-23	25-019	\$396,140	SBA 14.4	Detached
237	416-110-29	59-012	\$0	SBA 14.4	Detached
238	416-110-62	59-012	\$686	SBA 14.4	Detached
239	416-110-64	59-012	\$27,251	SBA 14.4	Detached
240	416-110-66	59-012	\$38,184	SBA 14.4	Detached
241	416-110-68	59-012	\$32,320	SBA 14.4	Detached
242	416-110-70	59-012	\$1,675	SBA 14.4	Detached
243	416-110-72	25-019	\$825,037	SBA 14.4	Detached
244	416-110-73	25-019	\$457,031	SBA 14.4	Detached
245	416-120-21-1	25-001	\$0	SBA 14.4	Detached
246	416-120-44	59-012	\$23,638	SBA 14.4	Detached
247	416-120-45	59-012	\$675	SBA 14.4	Detached
248	416-120-47	59-012	\$78,163	SBA 14.4	Detached
249	416-120-48	59-012	\$11,653	SBA 14.4	Detached
250	416-120-50	59-012	\$72,828	SBA 14.4	Detached
251	416-120-52	59-012	\$1,077	SBA 14.4	Detached
252	416-120-55-1	25-001	\$1,000,000	SBA 14.4	Detached
253	416-120-56	59-012	\$9,141	SBA 14.4	Detached
254	416-120-58	59-012	\$7,541	SBA 14.4	Detached
255	416-120-60	59-012	\$1,561	SBA 14.4	Detached
256	416-120-62	59-012	\$4,745	SBA 14.4	Detached
257	416-120-68	59-012	\$81,168	SBA 14.4	Detached
258	416-120-70	59-012	\$35,174	SBA 14.4	Detached
259	416-120-74-1	25-001	\$761,556	SBA 14.4	Detached
260	416-130-15	25-001	\$908,383	SBA 14.4	Detached
261	416-80-29-1	59-012	\$0	SBA 14.4	Detached
262	416-80-30-1	59-012	\$0	SBA 14.4	Detached
263	416-80-31-1	59-012	\$0	SBA 14.4	Detached
264	416-80-32-1	59-012	\$0	SBA 14.4	Detached
265	416-80-39	59-012	\$0	SBA 14.4	Detached
266	416-233-1	25-001	\$0	SBA 15.1	Detached
267	416-233-10	25-003	\$33,742	SBA 15.1	Detached
268	416-233-11	25-003	\$30,968	SBA 15.1	Detached
269	416-233-12	25-003	\$31,213	SBA 15.1	Detached
270	416-233-13	25-003	\$37,543	SBA 15.1	Detached
271	416-233-14	25-003	\$34,607	SBA 15.1	Detached
272	416-233-15	25-003	\$34,623	SBA 15.1	Detached
273	416-233-16	25-003	\$37,577	SBA 15.1	Detached
274	416-233-17	25-003	\$31,213	SBA 15.1	Detached
275	416-233-18	25-003	\$30,560	SBA 15.1	Detached
276	416-233-19	25-003	\$33,742	SBA 15.1	Detached
277	416-233-20	25-003	\$37,577	SBA 15.1	Detached

278	416-233-21	25-003	\$35,162	SBA 15.1	Detached
279	416-233-3	25-001	\$28,751	SBA 15.1	Detached
280	416-233-4	25-001	\$26,400	SBA 15.1	Detached
281	416-233-5	25-001	\$26,400	SBA 15.1	Detached
282	416-233-6	25-001	\$26,400	SBA 15.1	Detached
283	416-233-7	25-001	\$29,337	SBA 15.1	Detached
284	416-233-8	25-003	\$35,162	SBA 15.1	Detached
285	416-233-9	25-003	\$37,577	SBA 15.1	Detached
286	416-233-26	25-003	\$26,481	SBA 15.1	Detached
287	416-233-2	25-003	\$0	SBA 15.1	Detached
288	416-230-19-3	25-001	\$2,240,609	SBA 15.2	Annexed
289	416-230-23-1	25-003	\$575,661	SBA 15.2	Annexed
290	416-230-24	25-018	\$140,691	SBA 15.2	Annexed
291	416-230-26	25-018	\$160,221	SBA 15.2	Annexed
292	416-230-29	25-018	\$155,138	SBA 15.2	Annexed
293	416-231-1	25-001	\$11,038	SBA 15.2	Annexed
294	416-231-11	25-001	\$82,303	SBA 15.2	Annexed
295	416-231-3	25-001	\$15,000	SBA 15.2	Annexed
296	416-231-5	25-001	\$48,212	SBA 15.2	Annexed
297	416-231-7	25-001	\$15,000	SBA 15.2	Annexed
298	416-231-9	25-001	\$42,439	SBA 15.2	Annexed
299	416-140-29-1	25-001	\$129,953	SBA 15.3	Annexed
300	426-80-9	25-019	\$0	SBA 15.4	Detached
301	426-190-1	25-045	\$0	SBA 16.1	Annexed
302	445-30-1-2	25-026	\$0	SBA 17.1	Detached
303	445-40-1-1	25-026	\$6,192,780	SBA 17.1	Detached
304	445-40-11-4	25-066	\$792,846	SBA 17.1	Detached
305	445-40-11-5	25-026	\$1,234,812	SBA 17.1	Detached
306	445-40-3-3	25-026	\$1,801,536	SBA 17.1	Detached
307	445-40-4-3	25-026	\$3,507,597	SBA 17.1	Detached
308	445-40-6	25-026	\$249,571	SBA 17.1	Detached
309	445-40-7	25-066	\$0	SBA 17.1	Detached
310	445-50-10-1	25-143	\$1,245,012	SBA 17.1	Detached
311	445-50-1-12	25-026	\$10,297,818	SBA 17.1	Detached
312	445-50-1-13	25-026	\$1,525,716	SBA 17.1	Detached
313	445-50-1-14	25-026	\$323,952	SBA 17.1	Detached
314	445-50-1-15	25-026	\$550,000	SBA 17.1	Detached
315	445-50-1-16	25-026	\$570,000	SBA 17.1	Detached
316	445-50-1-6	25-026	\$0	SBA 17.1	Detached
317	445-50-18	25-133	\$270,300	SBA 17.1	Detached
318	445-50-19	25-135	\$4,811,544	SBA 17.1	Detached
319	445-140-1	25-223	\$0	SBA 18.1	Detached
320	445-70-15	25-066	\$0	SBA 18.1	Detached
321	445-80-6-1	25-026	\$662,576	SBA 18.2	Annexed
322	445-80-22	25-026	\$729	SBA 18.3	Detached
323	445-80-23	25-026	\$8,246	SBA 18.3	Detached
324	445-80-26	25-026	\$118,831	SBA 18.3	Detached
325	445-80-28	25-026	\$39,408	SBA 18.3	Detached

326	445-90-24	25-026	\$1,508	SBA 18.3	Detached
327	445-90-1-2	25-026	\$572,077	SBA 18.4	Detached
328	445-90-20-1	25-026	\$155,532	SBA 18.4	Detached
329	445-90-21	25-026	\$538	SBA 18.4	Detached
330	445-90-22	25-002	\$371,689	SBA 18.4	Detached
331	445-90-2-2	25-026	\$294,552	SBA 18.4	Detached
332	445-90-23	25-026	\$605,476	SBA 18.4	Detached
333	445-90-3-3	25-026	\$354,974	SBA 18.4	Detached
334	445-90-5-3	25-026	\$479,426	SBA 18.4	Detached
335	445-90-6-3	25-026	\$380,289	SBA 18.4	Detached
336	445-90-7-3	25-026	\$0	SBA 18.4	Detached
337	425-380-2-5	25-002	\$0	SBA 19.1	Annexed
338	425-410-1-1	25-069	\$0	SBA 19.1	Annexed
339	417-289-10	54-111	\$799,784	SBA 20.1	Detached
340	417-289-14	59-054	\$0	SBA 20.1	Detached
341	417-289-15	54-090	\$0	SBA 20.1	Detached
342	417-289-16	54-111	\$0	SBA 20.1	Detached
343	417-289-4	54-090	\$0	SBA 20.1	Detached
344	417-289-5	54-090	\$5,403	SBA 20.1	Detached
345	417-289-8	54-111	\$0	SBA 20.1	Detached
346	417-289-9	54-111	\$968,224	SBA 20.1	Detached

Daily Review

c/o Bay Area News Group-East Bay
800-595-9595

2000613

ALAMEDA, COUNTY OF
LAFCO/SANDY HOU
1221 OAK STREET #555
OAKLAND, CA 94612-4224

PROOF OF PUBLICATION**FILE NO. 11/8/2018 Hearing EBMUD**

In the matter of

Daily Review

The Daily Review

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Daily Review, a newspaper published in the English language in the City of Hayward, County of Alameda, State of California.

I declare that the Daily Review is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's decree, dated March 2, 1950, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Daily Review as a Newspaper of General Circulation, case number 221938. Said decree states that "'The Daily Review' has been established, printed, and published daily in the City of Hayward, County of Alameda, State of California, for one year or more next preceding the date of the filing of said petition; that it is a newspaper published for the dissemination of local and telegraphic news and intelligence of a general character and has a bona fide subscription list of paying subscribers; ... [] [and] THEREFORE, ... 'The Daily Review' is hereby determined and declared to be a newspaper of general circulation [within the meaning of Government Code §§ 6000 et seq.]" Said decree has not been revoked, vacated or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

10/19/2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: October 19, 2018


Public Notice Advertising Clerk

Legal No. **0006239900**

**NOTICE OF PUBLIC HEARING
ALAMEDA LOCAL AGENCY FORMATION COMMISSION**

NOTICE IS HEREBY GIVEN that the Alameda Local Agency Formation Commission will hold a public hearing at its regular meeting on **Thursday, November 8, 2018 at 2:00 p.m.** at the Dublin San Ramon Services District Board Room at 7051 Dublin Boulevard, Dublin, California.

At the hearing, the Commission will discuss the following items:

- **East Bay Municipal Utility District (EBMUD) Boundary Reorganization with the City of Hayward** - This is an application by EBMUD seeking reorganization of 273 parcels along the northern border of the City of Hayward for water service; specifically the request to concurrently detach 170.3 acres of property from EBMUD to the City of Hayward and annex 99.5 acres of property from the City of Hayward to EBMUD.
- **Comprehensive Fee Schedule Update** - The Commission will review the recommendation to adopt a comprehensive update to the agency's fee schedule to improve cost recovery and implementation. The recommended update includes restructuring the fee schedule to emphasize fixed charges and increase its costs in step with the adjusted staff hourly rate. The report is being presented for feedback with a recommendation to proceed with the initiation of a formal public review and comment period before the Commission considers taking final action at its January 10, 2019 meeting.
- **Eden Township Healthcare District** - The Commission will review Eden Township Healthcare District's status report on completing its terms and conditions determined from its special study completed in 2016 and as a result any subsequent sphere of influence amendments.

At the meeting, the Commission will consider all oral and written testimony of any interested persons or affected agencies. Only those issues which are brought up at the public hearing described in this notice or in written correspondence delivered to LAFCO at or prior to the hearing may be raised in any legal challenge to the actions taken by the Commission with respect to the above listed item.

Copies of the Commission agenda, staff reports and supporting information will be available and may be examined at the LAFCO office, located in the Alameda County Administration Building, 1221 Oak Street, Suite 555, Oakland, CA, or on the Alameda LAFCO website at www.acgov.org/lafco at least five days prior to the meeting date. For additional information concerning the agenda or copies of staff reports, please call (510) 271-5142.

RACHEL JONES
EXECUTIVE OFFICER
ALAMEDA LAFCO
DR #6239900; October 19, 2018

2000613

ALAMEDA, COUNTY OF
LAFCO/SANDY HOU
1221 OAK STREET #555
OAKLAND, CA 94612-4224

PROOF OF PUBLICATION

FILE NO. 11/8/2018 Hearing EBMUD

In the matter of

Tri-Valley Herald

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Tri-Valley Herald, a newspaper published in the English language in the City of Livermore, County of Alameda, State of California.

I declare that the Tri-Valley Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by court decree dated September 16, 1947, Case Number 205370 and modified November 19, 1973, Case Number 240625. Said decree states that the Tri-Valley Herald is adjudged to be a newspaper of general circulation for the City of Livermore, County of Alameda and State of California. Said order has not been revoked.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

10/18/2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: October 19, 2018



Public Notice Advertising Clerk

Legal No.

0006239907

**NOTICE OF PUBLIC HEARING
ALAMEDA LOCAL AGENCY FORMATION COMMISSION**

NOTICE IS HEREBY GIVEN that the Alameda Local Agency Formation Commission will hold a public hearing at its regular meeting on **Thursday, November 8, 2018 at 2:00 p.m.** at the Dublin San Ramon Services District Board Room at 7051 Dublin Boulevard, Dublin, California.

At the hearing, the Commission will discuss the following items:

- **East Bay Municipal Utility District (EBMUD) Boundary Reorganization with the City of Hayward** - This is an application by EBMUD seeking reorganization of 273 parcels along the northern border of the City of Hayward for water service; specifically the request to concurrently detach 170.3 acres of property from EBMUD to the City of Hayward and annex 99.5 acres of property from the City of Hayward to EBMUD.
- **Comprehensive Fee Schedule Update** - The Commission will review the recommendation to adopt a comprehensive update to the agency's fee schedule to improve cost recovery and implementation. The recommended update includes restructuring the fee schedule to emphasize fixed charges and increase its costs in step with the adjusted staff hourly rate. The report is being presented for feedback with a recommendation to proceed with the initiation of a formal public review and comment period before the Commission considers taking final action at its January 10, 2019 meeting.
- **Eden Township Healthcare District** - The Commission will review Eden Township Healthcare District's status report on completing its terms and conditions determined from its special study completed in 2016 and as a result any subsequent sphere of influence amendments.

At the meeting, the Commission will consider all oral and written testimony of any interested persons or affected agencies. Only those issues which are brought up at the public hearing described in this notice or in written correspondence delivered to LAFCO at or prior to the hearing may be raised in any legal challenge to the actions taken by the Commission with respect to the above listed item.

Copies of the Commission agenda, staff reports and supporting information will be available and may be examined at the LAFCO office, located in the Alameda County Administration Building, 1221 Oak Street, Suite 555, Oakland, CA, or on the Alameda LAFCO website at www.acgov.org/lafco at least five days prior to the meeting date. For additional information concerning the agenda or copies of staff reports, please call (510) 271-5142.

RACHEL JONES
EXECUTIVE OFFICER
ALAMEDA LAFCO

TVH #6239907; October 18, 2018

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Current and Pending Proposals

The Commission will receive a report identifying active proposals on file with Alameda LAFCO as required under statute. The report also identifies pending local agency proposals to help telegraph future workload. The report is being presented to the Commission for information only.

Information / Discussion

There are currently no proposals on file previously approved by Alameda LAFCO (“Commission”) but remain active where not all approval terms established by the membership have been met. The Cortese-Knox-Hertzberg Reorganization Act of 2000 (“CKH”) provides applicants one calendar year to complete approval terms or receive extension approvals before the proposals are automatically terminated.

Current Proposals | Under Review and Awaiting Hearing

There are currently no active proposals on file with the Commission that remain under administrative review and awaiting hearings as of the date of this report.

Pending Proposals

There are two potential new proposals staff believes may be submitted to the Commission in the near future from local agencies based on ongoing discussions with proponents within the last two years. These potential proposals are summarized below to aid the Commission in telegraphing the agency’s impending workload.

- **Annexation of Dumbarton Quarry Regional Park | Union Sanitary District**
On December 28, 2016, the Union Sanitary District (USD) met with staff regarding the annexation of the Dumbarton Quarry Regional Park. This park is being developed by East Bay Regional Park District (EBRPD) and will require wastewater connections to support camping sites in the park. The territory is owned by EBRPD and is located near the foot of Dumbarton Bridge. On August 30, 2018, staff held a pre-application meeting with EBRPD staff and expects a proposal by the end of the calendar year.
- **Dissolution of Inactive CSAs | County of Alameda**
The County of Alameda, which is the governing authority of County Service Areas (CSAs) met with staff on February 9, 2017 regarding the dissolution process of three identified special districts in the County that meet specified criteria resulting in a designation of inactive status. Two of these districts are CSAs under LAFCO jurisdiction: the Livermore

Amador Valley Sewer Study CSA and the San Lorenzo Library CSA. The County expects to take steps to initiate dissolution of the affected CSAs.

The Commission is invited to discuss the item and provide direction to staff on any related matter as needed for future discussion and or action.

Attachments:

1. Alameda LAFCO Application Inquiry/Update

Alameda LAFCo Application/Inquiry Update

	Applications/Inquiries	Comments	Application Submitted?	Change since last report?
1.	City of Hayward inquiry re detachment of property near Fairview area	Staff received an inquiry from City of Hayward Planning Division staff concerning a property owner inquiring of the City about the process to detach property from the City, as owner has nearby property located in unincorporated area of Fairview and would prefer all property to be in unincorporated area. LAFCo Staff confirmed that the property owner would apply for detachment to LAFCo and suggested Hayward staff refer them to LAFCo's website and/or LAFCo staff for further information if they so wish.	No	Yes
2.	Inquiry regarding Remen Tract annexation	Staff received an inquiry from a representative of a property owner who is interested in options to pursue annexation into the City of Pleasanton	No	Yes
3.	East Bay Municipal Utilities District reorganization (overlapping boundary with City of Hayward)	<p>Hayward staff met with LAFCo staff on 10/8/2014 to discuss overlapping boundary issues with EBMUD. Subsequently, EBMUD staff and a property owner representative contacted LAFCo regarding potential service issues within an overlap area on the northern side of Hayward. EBMUD and Hayward staff met to discuss specific issues regarding proposed development known as the 2nd and Walpert subdivision in Hayward. LAFCo staff responded to questions from all interested parties about water and sewer services in the overlap area which are needed to support the proposed development. Since that time, EBMUD and Hayward adopted an agreement to clarify service areas for both jurisdictions.</p> <p>On March 28, 2017, LAFCo staff held a pre-application meeting with EBMUD regarding the reorganization application to address the Hayward and EBMUD boundary overlap issues. On August 23, 2017, EBMUD submitted a reorganization application. LAFCo sent the applicant a notice of incomplete application on September 15, 2017 specifying that resolutions agreeing to the exchange of property tax were missing.</p> <p>On January 10, 2018, staff received an update on the status of the tax sharing agreement. EBMUD staff indicates that they provided information to Hayward. EBMUD is awaiting a response from the city.</p>	Yes	No
4.	City of Livermore – Pleasant View Lane/Arroyo Rd. reorganization	LAFCo Commission approved the island annexation at the March 8, 2018 regular meeting.	Yes	Yes

	Applications/Inquiries	Comments	Application Submitted?	Change since last report?
5.	Transfer of Jurisdiction request – Chang Property	Alameda LAFCo approved the transfer of jurisdiction request to consider annexation of territory to the EBMUD concerning the Chang properties at its March 8, 2018 meeting.	No	Yes
6.	Alameda County Zoning Amendment application #PLN20174-00087	Staff submitted a comment letter to County Planning staff in response to a proposed zoning amendment, vesting tentative tract map, and site development review proposal that was sent to LAFCo on June 16, 2017. The comment letter expressed LAFCo's interest in the project and requested that LAFCo receive all public notices related to this project. The proposed project is to rezone a 92 acre parcel located on the north side of Busch Road, east of Ironwood Drive in the unincorporated Pleasanton area from Agricultural to Planned Development to permit development of 208 new dwelling units.	No	No
7.	Dissolving inactive districts - Livermore-Amador Valley Sewer Study County Service Area (CSA) & San Lorenzo Library CSA	<p>County staff met with LAFCo staff on 11/7/2014 to discuss initiation of a dissolution application for the Livermore-Amador Valley Sewer Study CSA. At that meeting, County staff expressed interest in maintaining this CSA while the County determines whether to reactivate the CSA to support sanitary sewer needs in East County.</p> <p>On February 9, 2017, County staff met with LAFCo again regarding the dissolution process in response to a letter from the State Controller's Office dated January 19, 2017. That letter identified three "special districts" in the County that met specified criteria resulting in a designation of inactive status. Two of them are CSAs under LAFCo jurisdiction: the Livermore Amador Valley Sewer Study CSA & the San Lorenzo Library CSA. The other one is called the Alameda County-Dublin Library Corporation which is not under LAFCo jurisdiction. County staff reports that the SCO letter prompted a review of all CSAs with the result that three have been identified as inactive, including the two mentioned in the SCO letter. The County expects to take steps to initiate dissolution of those three CSAs.</p>	No	No
8.	Union Sanitary District (USD) Annexation – Dumbarton Quarry Regional Park	On December 28, 2016, USD staff met with LAFCo staff regarding annexation of the Dumbarton Quarry Regional Park. This park is being developed by the East Bay Regional Park District (EBPRD) & will require sewer connections to support camping sites in the park. The territory is owned by EBRPD and is located near the foot of Dumbarton Bridge. On February 8, 2017, staff toured the annexation site with EBRPD staff. On March 22, 2017, staff held pre-application meeting with EBRPD and USD staff.	No	No
9.	City of Livermore – Concannon Winery reorganization	The City of Livermore is considering submitted a reorganization application to annex the Concannon Winery primarily so that the winery can connect to the city's sewer system. The City's Planning Commission considered the proposed annexation May 2, 2017 and will provide a recommendation to the City Council. On October 9, 2017, the Livermore	No	No

Bold and Yellow Highlight indicates new information added.

	Applications/Inquiries	Comments	Application Submitted?	Change since last report?
		<p>City Council considered and approved the Planning Commission's recommendation to approve the project, and approved submission of an annexation application to LAFCo. Subsequently, various community groups expressed concern about the project and requested additional zoning restrictions be applied. The City Council may consider recommendations for additional restrictions at its November 19, 2017 meeting.</p> <p>LAFCo Staff met with City of Livermore and their consultants to talk about next steps on the annexation process on February 8, 2018. No specific time was shared on when a completed application would be in front of the LAFCo Commission.</p>		
10.	Alameda County Water District, East Bay Municipal Utilities District boundary issues	Hayward staff met with LAFCo staff on 10/8/2014 to discuss overlapping boundary issues identified by Hayward in two separate areas regarding the provision of water services within city limits. LAFCo staff contacted ACWD & learned that ACWD & Hayward are currently in discussions regarding groundwater management in one of the overlapping areas. ACWD requested that LAFCo allow the District and Hayward to continue working on the issues before involving LAFCo. LAFCo received a copy of a letter sent by ACWD to the Weber property developer summarizing steps needed to be taken for Hayward to provide water to the property. Staff met with ACWD staff on June 3, 2016 regarding the District's request to the State Department of Water Resources (DWR) to modify the Niles Cones Basin boundary. The city of Hayward submitted a letter to DWR opposing the District's request. At the District's request, LAFCo staff provided information to the District on June 6, 2016 about actions taken by LAFCo regarding ACWD. On June 27, 2016, at the city's request, LAFCo staff provided similar information about actions taken by LAFCo regarding Hayward.	No	No
11.	City of Livermore – future annexations	Other potential Livermore annexation applications include an unincorporated island known as the Gandolfo property, an out-of-area service agreement to extend sewer services to the proposed Beyer ranch development, and a parcel on East Vallecitos. For the East Vallecitos property, staff met with the property owners on July 13, 2017. Livermore staff are aware of the property owner's request and last reported that the city was going to schedule a meeting with the property owner to discuss an application.	No	No
12.	Castle Homes County Service Area (CSA) - annexation	Staff met with County staff on September 24, 2012 and attended a community meeting on October 17, 2012 to discuss annexation options for property owners that live on two streets adjacent to the existing CSA boundaries. On February 17, 2016, staff met with County staff regarding renewed interest in the annexation of Picea and Amyx Courts located in the unincorporated Castle Homes area.	No	No
13.	Annexation of Castro Valley Canyonlands into Castro Valley	<ul style="list-style-type: none"> • Pre-application meeting held October 2007. • On 9/9/2009, the Castro Valley Sanitary District (CVSD) Board adopted environmental documents for this project and a resolution of application to LAFCo. 	Yes	No

	Applications/Inquiries	Comments	Application Submitted?	Change since last report?
	Sanitary District	<ul style="list-style-type: none"> • The County Community Development Agency (CDA) worked with CVSD to determine exact boundaries and complete application. • LAFCo staff participated in site visit of potential annexation area on 8/30/2012. • The Board of Supervisors approved a resolution of application on 1/6/2015 • The CVSD Board of Directors approved a resolution in support of the County's application on 1/6/2015. • Alameda County submitted an annexation application on 1/23/2015 • LAFCo issued a certificate of filing on 2/11/2015. • The proposal was heard and approved with conditions on 3/12/2015. • Subsequently, CVSan submitted a reconsideration request. • At the 5/14/ 2015 meeting, LAFCo approved in part and denied in part CVSan's reconsideration request. • LAFCo protest hearing held on 6/25/2015 at the Castro Valley Library. • At the 7/9/2015, meeting LAFCo received results of protest hearing and ordered the annexation. • In March 2016, LAFCo received evidence that a property tax exchange agreement has been reached. • LAFCo received the County's payment for the remaining application processing costs on July 6, 2016 and staff will record the certificate of completion as soon as possible. • On June 24, 2016, LAFCo sent an invoice to CVSan for the costs associated with processing the District's request for reconsideration above the \$1,250 initial application fee. The amount invoiced was \$\$5,676.80. In a letter to LAFCo dated August 1, 2016, CVSan states that it does not agree to pay the invoiced costs. Staff discussed the matter with District staff and will follow up with a letter responding to the District's position. • On September 27, 2017, LAFCo staff facilitated a meeting with CV San and County staff to resolve a few remaining issues regarding tax rate areas. As a result of this meeting, the County, as applicant, may submit a revised map and list of APNs that includes minor clerical corrections. Upon receipt of any such materials, LAFCo will file a revised Certificate of Completion. • Staff are scheduled to meet with CVSan and County staff on January 9, 2018 to further discuss remaining boundary issues. This meeting occurred and a plan for final "clean-up" of maps was agreed to by County and CVSan. Scheduled to check-in by end of March 2018. 		

	Applications/Inquiries	Comments	Application Submitted?	Change since last report?
14.	Zone 7 Water Agency	The Zone 7 Water Agency was created by special legislation and is a semi-independent agency with its own independently elected Board of Directors. The agency is also considered a zone of the Alameda County Flood Control and Water Conservation District which has the Alameda County Board of Supervisors as its governing body. Zone 7 has been pursuing full independent status for many years and has taken various steps towards this including seeking special legislation. LAFCo received a status update from Zone 7 dated June 18, 2013 regarding its application to LAFCo. On October 14, 2013, LAFCo received draft documents related to principles of understanding. On December 18, 2013 Zone 7 sent notice to LAFCo that the Contra Costa County Board of Supervisors unanimously accepted the principles of agreement between Zone 7 and the Contra Costa County Flood Control and Water Conservation District at their December 10, 2013 meeting and that Zone 7 is working on completing a Memorandum of Understanding with the County of Alameda's Flood Control and Water Conservation District. On October 21, 2015, Zone 7 sent another update to LAFCo which is attached to this report.	No	No
15.	City of Livermore Doolan Canyon Sphere of Influence Amendment	Pre-application meeting held on August 12, 2011. Received application request on September 9, 2011. Sent Livermore status update requesting additional information on October 14, 2011. Joint Livermore, Dublin, Alameda County, LAFCo meeting to discussion application held on October 20, 2011. LAFCo met with DSRSD General Manager on October 31, 2011. Study session was held at the November 10, 2011 LAFCo meeting. Dublin, Livermore, and LAFCo staff met on November 14, 2011 to discuss plan for future meetings. The cities agreed to wait until early 2012 to begin discussions in order to accommodate changes in city elected officials and staff. On November 8, 2012, staff responded to questions from Economic & Planning Systems, a consulting firm hired by both Livermore and Dublin to complete a market-type study of the development and conservation potential of the Doolan Canyon area. The consultants anticipate completing the study by early 2013. City of Dublin staff submitted an update on the consultant study on December 11, 2012. On November 5, 2013, in response to LAFCo staff's inquiry, the Dublin City Manager indicated that the consultant study is not completed yet and the two cities continue to work on issues regarding development in the area before the study can be completed. No study deadline was provided, and no other action has taken place. On June 3, 2014, the city of Dublin adopted an ordinance establishing an urban growth boundary to "protect the open spaces and agriculture of Doolan and Collier Canyons and the Dublin Western Extended Planning Area from harmful development." The competing initiative known as the "Let Dublin Decide Initiative of 2014" failed at the November 4, 2014 election.	Yes	No

	Applications/Inquiries	Comments	Application Submitted?	Change since last report?
16.	Livermore Area Recreation & Park District annexation of territory within LARPD's SOI	On January 21, 2016, LAFCo staff and legal counsel met with LARPD staff and legal counsel to review the annexation process regarding the portion of territory in northeastern Alameda County that is currently within the district's SOI. Another alternative to consider is removing that territory from the district's SOI.	No	No
17.	City of Pleasanton & Livermore Area Recreation and Park District overlapping service areas	An issue has been identified regarding a number of parcels annexed by Pleasanton in the 1980s that remain within the boundary of LARPD creating potential overlapping service areas. LAFCo met with Pleasanton and LARPD to determine next steps on March 12, 2013. On June 6, 2014, LAFCo staff communicated with LARPD staff and on July 1, 2014 with city of Pleasanton staff regarding this issue and offered to facilitate another meeting to discuss next steps.	No	No
18.	Panoramic Hill Inquiry	<p>The Panoramic Hill area is bisected by the Oakland-Berkeley city boundary. In 2006, Alameda LAFCo removed Panoramic Hill territory from Oakland's SOI and placed it into Berkeley's SOI so that all of the Panoramic Hill area is within Berkeley's SOI as an indication that Berkeley is the more logical service provider. Neither Berkeley nor Oakland has initiated a boundary change and in 2012 Berkeley indicated it did not intend to seek a boundary change.</p> <p>Attached is correspondence dated 8/3/2015 from property owner Bashir Anastas requesting that Alameda LAFCo follow up with Berkeley and Oakland to resolve the issue. Staff requested additional information from the property owner to determine whether his property is contiguous to Berkeley so that he could petition to detach from Oakland and annex into Berkeley. His property is not contiguous, so staff informed him that he could not initiate the special reorganization. Staff further explained that LAFCo had taken the action it could to modify the SOIs of Berkeley and Oakland and that the commission could consider additional follow up during the cities' municipal service review.</p> <p>Attached is email correspondence dated 10/5/2017 from property owner Bashir Anastas requesting that Alameda LAFCo either initiate reorganization of the Panoramic Hill area or approach the state legislature to obtain authority to initiate such action. Staff will provide a response to Mr. Anastas' comment as part of the Cities MSR response to public comments.</p>	No	No
19.	Contra Costa County & Alameda County boundary adjustment – annexation into the City of Oakland	For many years, LAFCo staff has met with property owners whose properties straddle the Contra Costa and Alameda Counties border. The owners want to develop their property but Contra Costa County will not allow it because it is outside that county's urban growth boundary. Additionally, the most logical municipal service provider would be the City of Oakland which cannot extend its services across county bounds.	No	No

	Applications/Inquiries	Comments	Application Submitted?	Change since last report?
		This project would require a county boundary adjustment to occur prior to consideration of an annexation proposal into the City of Oakland. The most recent meeting regarding this was March 6, 2013.		
20.	Pleasanton – Livermore SOI issue (Pleasanton Gravel Company)	Property owner (Pleasanton Gravel Co.) has inquired with LAFCo, Livermore, and Pleasanton regarding one parcel in unincorporated territory that is in Livermore's SOI. Property owner wants parcel moved to Pleasanton's SOI. Property owners' lawyers have submitted a public records request for a variety of information, including public noticing, city/county agreements, and resolutions associated with moving the subject parcel from Pleasanton to Livermore SOI. LAFCo staff determined that the subject parcel changed SOIs in 1988 and, in conjunction with legal counsel, provided this information to the Pleasanton Gravel representatives. They have requested to be notified about any public process and/or meetings related to the SOI update/MSR process. On July 12 & 26, 2012, the property owner provided LAFCo staff with documents regarding the placement of his property into Livermore's SOI. On December 15, 2017, the property owner's attorney sent a letter to LAFCo stating that the property owner no longer wants this SOI change to be considered (see attached letter). As part of the Cities Municipal Services Review and SOI Update project, staff and the project consultant initially recommended that the Commission consider an overlapping SOI for this parcel. Based on the property owner's request and objections from Pleasanton and Livermore, this recommendation has been removed. All parties agreed to a non-overlapping sphere which the Commission adopted in their MSR adoption on January 11, 2018.	No	No

Alameda LAFCo Project Update

February 28, 2018

	Projects	Comments	Change since last report?
1.	Cities municipal services review	<p>On June 1 and June 9, LAFCo sent requests for information to each city. To date, LAFCo has communicated with all 14 cities about the requested materials. Responses have been received from nine cities. Staff and the project consultant met with city of Oakland staff on August 29th. Staff continues to follow up with the cities who have not yet submitted requested information or who have submitted incomplete responses. On March 22, 2017, staff distributed a 2nd request for information to each city. All cities have submitted responses and the project consultant is completing administrative draft reports for each city.</p> <p>Notice of the public review draft of the Cities Municipal Services Review was distributed to all subject agencies, LAFCo member agencies and interested parties on September 22, 2017. The deadline for comments was October 20, 2017. On October 5, 2017, LAFCo sent a reminder notice regarding the upcoming deadline. Twelve comments were submitted. The project consultant and staff met on October 23rd to review and discuss all comments, including comments received at LAFCo's September 21 meeting, and prepare responses as needed.</p> <p>At the January 11, 2018 LAFCo meeting, the Commission will consider accepting the Cities MSR report and updating the 14 cities SOIs, along with adopting MSR and SOI determinations.</p> <p>Commission adopted the MSR at the January 11, 2018 meeting and continued the City of Pleasanton SOI Option Review.</p>	No
2.	Water, wastewater, flood control and storm water services MSR	<p>On 12/22/2017, staff distributed a request for proposals (RFP) to approximately 80 firms and posted the RFP on the LAFCo and CALAFCo websites. Proposals are due to LAFCo by 2/2/2018. Staff will redistribute the RFP as a reminder the week of 1/8/2018. At the 1/11/2018 LAFCo meeting, the Commission will consider establishing a selection committee to review proposals, conduct interviews as needed, and make a recommendation to the full Commission at the 3/8/2018 regular LAFCo meeting.</p> <p>Two bids were received by the February 2nd deadline. Those bids have been distributed to the selection committee members. A bid review and proposer interview meeting was held on March 28, 2018.</p> <p>The Selection Committee submitted a recommendation which the Commission will consider at their May 10, 2018 meeting.</p>	Yes
3.	Strategic Plan Update	<p>At the January 11, 2018 LAFCo meeting, the Commission will consider adopting a 2018-2020 Strategic Plan, along with a revised mission statement.</p> <p>LAFCo Commission adopted the 2018-2020 Strategic Plan, along with a revised mission statement at the January 11, 2018 LAFCo meeting.</p>	Yes

Bold and Yellow Highlight indicates new information added.

	Projects	Comments	Change since last report?
		Commission requested a standing agenda item for progress updates on the Plans seven goals and related objectives.	
4.	Public Member regular seat recruitment process	<p>Notice of the public member vacancy was distributed widely and posted on the LAFCo website on 12/27/2017. A press release was also distributed and the notice was published in newspapers 12/29/17 & 1/4/18. The deadline for applications is 2/2/2018. Staff will redistribute the notice the week of 1/8/2018.</p> <p>On the deadline of 2/2/2018 there were 8 applicants received. Staff sent copies of the applicants to the Ad-Hoc Committee. The Ad-Hoc Committee is still working through the process.</p> <p>The Ad-Hoc Committee interviewed two candidates and has provided a recommendation to the full Commission which will consider it at their May 10, 2018 meeting.</p>	Yes
5.	Remen Tract Study	<p>On July 2017, Alameda LAFCo retroactively approved the extension of services into the Remen Tract with the following conditions:</p> <ul style="list-style-type: none"> a) Pleasanton and Alameda County shall complete a comprehensive study of the Remen Tract properties including a plan to provide services that outlines the current nature and extent of municipal services and related infrastructure as they are provided by Pleasanton, Alameda County, and other agencies, and analyzes proposed changes in services and/or service levels that would be required by Pleasanton upon annexation, including a financial feasibility component that identifies financing options, and provide a copy of the completed study to LAFCo. b) Pleasanton and Alameda County shall identify and adopt guiding principles regarding property development standards, and planning and zoning requirements that reflect the conclusions of the study and ensure that development is consistent with the SOI's goal to promote the orderly, logical, and efficient delivery of services in the Remen Tract, and provide a copy of the principles to LAFCo. <p>LAFCo staff met with Pleasanton and County staff on September 28, 2017 to discuss the RFP process and requirements.</p> <p>LAFCo Interim Executive Officer had a conversation with the City Manager from Pleasanton on 2/27/2018 to set up a meeting in the next few weeks to reengage in conversation about this matter.</p> <p>A meeting was held in Pleasanton on March 26, 2018. Pleasanton is drafting infrastructure parameters. LAFCo staff will compile notes and records regarding area. Another conversation will be scheduled in the near future.</p>	Yes
6.	Electronic document management system	At the January 14, 2016 regular meeting, the Commission approved an amendment to the County memorandum of understanding (MOU) to incorporate implementation of the EDM system including specific performance standards regarding electronic document systems. On February 8, 2016, staff sent the amendment to Alameda County for approval. The amended MOU was approved by the County	No

	Projects	Comments	Change since last report?
		Board of Supervisors on May 24, 2016. Staff met with the County Information Technology Department (ITD) staff to initiate project on June 15, 2016. The LAFCo Clerk now has a scanning device installed. The Clerk and Executive Officer have the required software installed and County ITD staff have provided initial training. Beginning in August 2017, the LAFCo Clerk started working with an intern in the County Administrator's Office to scan documents.	
7.	City Ventures inquired about the LAFCo Timeline and we are set to meet on March 7, 2018 to discuss the steps for their undeveloped property to be annexed into Oro Loma Sanitation District.	In discussions with City Ventures it appears that Oro Loma Sanitation District is agreeable to the proposed annexation of their property into their District.	No

List of Completed/Resolved Applications/Inquiries/Projects during FY 2017-2018

	Applications/Inquiries/Projects	Comments
1.	City of Pleasanton Retroactive Approval of Water & Sewer Service Extensions to unincorporated Remen Tract area – various properties	Commission decided to pay for study of Remen Tract infrastructure up front and Pleasanton is to pay LAFCo back as undeveloped Remen Tract properties develop. LAFCo staff met with Pleasanton and County staff on September 28, 2017 to discuss the RFP process and requirements.
2.	Hayward OASA: APN 85A-6100-5-3 (Parham)	
3.	Eden Township Healthcare District SOI amendment	
4.		
5.		

AGENDA REPORT

NOVEMBER 8, 2018

ITEM No. 10b

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: CALAFCO White Paper | Creating Sustainable Communities and Landscapes

The Commission will receive CALAFCO's white paper published in October 2018 in partnership with the Strategic Growth Council and the Governor's Office of Planning and Research intended to provide practices and tools to all local agencies for successful collaboration on smart growth development. The report is being presented for information only.

Information

This item is for Alameda LAFCO ("Commission") to review the white paper prepared by CALAFCO in partnership with the Strategic Growth Council and the Governor's Office of Planning and Research that highlights case studies in which LAFCOs, cities, counties, and special districts successfully partnered to reduce suburban sprawl and increase the conservation of open spaces, while also considering how to improve community resilience. The white paper merits consideration in the future review of Alameda LAFCO's own policies and outreach on resiliency planning and perhaps out-of-area-service agreements to help ensure the determinations that reflect current and best practices.

Commission Review

This item has been placed on the agenda for information only. The Commission is also invited to discuss the item and provide direction to staff on any related matter as needed.

Attachments:

1. CALAFCO White Paper: *Creating Sustainable Communities and Landscapes*



Creating Sustainable Communities and Landscapes

Recommended practices and tools for local collaboration on climate-smart growth



CALIFORNIA
STRATEGIC
GROWTH
COUNCIL



OCTOBER 2018

INTRODUCTION

The State of California has a rich history of environmental leadership. With some of the most beautiful landscapes and fertile soils in the country, we have much to protect and conserve. As the State's population grows towards fifty million people, infrastructure demands place intensified levels of stress on California's agricultural and natural wealth. In order to address these challenges, California has led the charge nationally to reduce harmful greenhouse gas emissions, because we recognize that this battle is not only about the environment – it is also about protecting the well-being of our families and communities. To ensure the prosperous future of our State, we must shift to a more conscientious approach to land use planning in California – one that balances the needs of conservation and development¹. In order to balance these priorities, the State has put new laws in place for new housing and infill development, community resilience, economic growth in urban and rural areas, and set an ambitious target for carbon neutrality by 2045 that relies upon efficient and orderly growth across California.

Reaching California's climate goals will require implementing a variety of strategies including [shifting to more efficient and sustainable land use patterns](#). This means focusing our efforts on compact growth in existing neighborhoods, while conserving wildlife habitat, farmland, and open space, also known as natural and working lands. There are many economic, environmental, and health benefits to this kind of focused growth, but the climate-specific benefits are two-fold. First, infill development reduces personal vehicle use by enabling Californians to walk, bike, use transit, engage in shared mobility, or drive only short distances to get where they need to go. This compact development also facilitates

energy and water savings by using these resources more efficiently. Second, protecting farmland and open space is beneficial because these lands can serve to sequester carbon and provide nature-based services to support urban areas, including [natural infrastructure](#)². Meanwhile, protection of natural and working lands helps to fuel California's agriculture and tourism economies, all the while providing food security and myriad ecosystem services for local communities. This kind of land use is often referred to as smart growth, and it has become a priority in California to plan for such focused development throughout the State.

Cities, counties and special districts are on the front lines of implementing infill development and protecting natural and working lands at the local level. In support of these goals, they can benefit by building strong relationships with Local Agency Formation Commissions (LAFCOs), which can also play a critical role in promoting efficient growth. Among many other things, LAFCOs have authority to determine the most efficient growth patterns and service areas in a county through the adoption of Spheres of Influence (SOI), the Municipal Service Review (MSR) process, and other LAFCo policies and functions. MSRs can help support better decision-making for service area expansion for when applications from cities and special districts are received or, more pro-actively, when countywide or local general

¹ This vision is outlined in the State Planning Priorities, which were codified into law in 2002 (Government Code §65041.1).

² Natural infrastructure is now a statutorily recognized preference for State agencies and communities, responding to new mandates on addressing climate risk. It is defined as the preservation or restoration of ecological systems, or utilization of engineered systems that use ecological processes, to increase resiliency to climate change, manage other environmental hazards, or both. This may include, but is not limited to, floodplain and wetlands restoration or preservation, combining levees with restored natural systems to reduce flood risk, and urban tree planting to mitigate high heat days. See General Plan Guidelines Chapter 4: Safety for additional information.
<http://opr.ca.gov/planning/general-plan/>

plan updates are prepared. This can help support more urban-focused growth by reducing sprawl and set the stage for determining which areas are conserved as natural or working lands. LAFcos also have a unique opportunity to help facilitate relationships among local agencies and raise awareness of best practices around growth management in support of local efforts to create sustainable communities.

ABOUT LAFcos

Created by the Knox-Nisbet Act of 1963, LAFcos are county-level agencies whose commissions are composed of local city and county elected officials, special district elected officials (in 30 of the 58 LAFcos), and public members. They were established in response to rapid and disorderly development in California during the post-WWII housing boom – so disorderly that some have referred to this era as the “annexation wars.” At the time, there was a great deal of competition among cities to incorporate quickly and annex as much land as possible, which the legislature recognized as detrimental to the public interest. For this reason, LAFcos are often called the “watchdogs” of the legislature in promoting orderly development and provision of services.

Local Agency Formation Commissions are becoming more important as a partner in the implementation of State and local goals related to infill development, greenhouse gas emissions reductions, and climate change resilience. In light of California’s commitment to reducing greenhouse gas emissions, smart growth and protection of natural and working lands are crucial. These commitments can also allow a community to become more

resilient to the changing climate and to better prepare for the extreme weather events that are increasingly facing the State. Working together, local governments and LAFcos have a unique opportunity to advance smart growth policies and practices in every county of the State. Many LAFcos have recognized their ability to support efficient growth at the city and county level, and are implementing innovative policies that help to preserve agricultural land and open space while also encouraging infill development. Yet LAFcos also face many challenges, including resource and capacity constraints as well as local political pressure.

LAFcos AS PARTNERS IN SMART GROWTH

This paper highlights case studies in which LAFcos, cities, counties and special districts successfully partnered to reduce suburban sprawl and increase the conservation of natural and working lands, while also considering how to improve community resilience. Developed through a collaboration among the Strategic Growth Council, the Governor’s Office of Planning and Research and the California Association of Local Agency Formation Commissions (CALAFCO), this paper is intended to help support coordination among local entities to advance efficient growth and conservation of natural resources. It also aims to raise awareness of available tools and resources that can be used to create more environmentally and economically sustainable communities throughout California.

PART I

CALIFORNIA PLANNING AND CONTEXT: LAY OF THE LAND

California has long been a pioneer on environmental issues, and continues to lead the charge on climate efforts both nationally and internationally. The State had developed a coordinated suite of laws, policies and guiding documents that set the path to reaching our climate goals. The State Planning Priorities – to conserve natural and working lands, promote infill development and equity, and support efficient development patterns – were codified into law in 2002 and support climate and conservation goals concurrently. In 2006, the State adopted the Global Warming Solutions Act (Assembly Bill 32), setting the goal to reduce greenhouse gas (GHG) emissions to 1990 levels by 2020, a reduction of approximately 15% compared to a “business as usual” scenario. This legislation was followed by Senate Bill 32, Executive Order B-30-15, Senate Bill 350, and Executive Order B-55-18 that specify targets beyond 2020, including reducing GHG emissions to 40% below 1990 levels by the year 2030 and carbon neutrality by 2045. These are ambitious goals, particularly in light of the fact that the State’s population is projected to grow to more than 50 million residents by 2050. The Scoping Plan is the State’s roadmap to reach these targets, setting the main strategies that California will use to reduce GHG emissions. Among other strategies, including the use of renewable energies and improving energy efficiency, the Scoping Plan prioritizes infill development to protect natural and working lands.

Another important piece of legislation, The Sustainable Communities and Climate Protection Act of 2008 (Senate Bill 375) has helped set a long-range planning framework for meeting GHG emission reductions through regional land use strategies. This bill requires Metropolitan Planning Organizations (MPOs) or Councils of Government (COGs) for each region of California to create a “Sustainable Communities Strategy,” combining the

The 1978 Urban Strategy first set state planning priorities for California, which were adopted into law in 2002 (Government Code §65041.1). OPR released a second Environmental Goals and Policy Report in November 2015 entitled “A Strategy for California @ 50 Million: Supporting California’s Climate Change Goals.” Briefly, the priorities are to:

- a. Promote infill development and rehabilitation and utilization of existing infrastructure, including water, sewer, and transportation.
- b. Protect the state’s natural and working lands, including agricultural land, lands of cultural and historic significance, wetlands, and wildlands.
- c. Develop in an efficient manner that limits sprawl and minimizes costs to taxpayers.

Regional Transportation Plan and the Regional Housing Needs Assessment into one document that sets guidance for where development should be directed regionally in order to maximize emissions reductions. As a 2016 paper by The Nature Conservancy highlights, the framework established by Senate Bill 375 contributes to reducing GHG emissions in at least three important ways. First, by defining resource areas and farmland where development should be avoided, helping to increase carbon sequestration; second, by encouraging more compact development that can help Californians avoid driving long distances for day-to-day necessities; and third, by promoting investments to encourage infill development.

Not every area of the state is represented by an MPO or a COG³, and even for those that are, regional governments' power to enforce these land use strategies is limited, as that power resides in county and city governments. However, MPOs can use their authority over transportation spending to provide incentives for strategy implementation. For example, the Metropolitan Transportation Commission (MTC) has identified priority development areas and priority conservation areas in its Sustainable Communities Strategy known as Plan Bay Area. The MTC provides incentive funding for a city or county to focus activities in these areas. Sustainable Communities Strategies provide useful information for LAFcos that can be helpful in deciding which land within their jurisdiction should be developed, and which areas should be conserved as agricultural land and open space.

While all land use is local – as the saying goes – State agencies can provide guidance to help create successful growth management policies and practices. The Governor's Office of Planning and Research (OPR) and the Strategic Growth Council (SGC) work together closely to provide resources for local and regional agencies on topics related to land use. OPR develops and manages the General Plan Guidelines, an important “how to” resource for local jurisdictions drafting a general plan and managing urban and suburban growth. This resource includes statutory mandates, guidance, case studies, and best practices to help support local planning initiatives. The most recent version of these guidelines, released in 2017, includes guidance to implement new mandates on climate change, housing, environmental justice, health, air quality, as well as information on legislative changes, policy recommendations, and additional resources. This document will be discussed in more depth in Part V of this paper, in addition to other State resources and tools available to facilitate infill development.

3 According to Federal law, urbanized area with population of at least 50,000 must be guided and maintained by a regional entity such as an MPO or a COG

PART II

THE BENEFITS OF GROWTH MANAGEMENT PRACTICES

Smart growth is a framework for planning that encourages mixed-use development within existing neighborhoods. This model for growth aims to cultivate compact communities that require less driving to reach daily destinations while protecting nearby farmland and open space from development. There are many compelling reasons to shift land use patterns to a smart growth model – reasons that span economic, social, and environmental considerations.

The economic argument for smart growth is two-fold. First, smart growth spurs the economic vitality of cities, and second, preserving agricultural and natural lands protects California's strong agricultural economy, contributes to local and regional food security, and supports ecosystem health. Research has shown that vibrant, walkable downtown centers are engines for economic growth, and that demand is increasing for housing in walkable, transit-rich places in cities across California and throughout the country. A study by Smart Growth America found that directing growth to existing neighborhoods saves up to 38% on upfront costs for construction of new roads, sewers, water lines and other infrastructure and saves 10% on provision of services such as police, ambulance and fire service costs. Additionally, this study found that on an average per-acre basis, smart growth development provides 10 times more tax revenue than conventional suburban development (Smart Growth America, 2013).

Conserving agricultural lands also has significant benefits. The State of California has some of the most productive agricultural lands in the world and is the country's largest producer and exporter of agricultural products. Additionally, agriculture plays an important role in fueling local economies, providing jobs and improving local and regional food security. It is also a central piece of California's cultural heritage and way of life. CALAFCO and American Farmland Trust published a

paper entitled "[State of the Art on Agricultural Preservation](#)" in February 2018 that provides more detail about the benefits of protecting farmland in California and outlines successful strategies for LAFCOs to do so.

Protecting natural landscapes provides myriad benefits as well. Intact ecosystems support the State's abundant biodiversity while also providing benefits in the form of clean water and air, climate stability, increased resiliency to storm events, conservation of wildlife habitat, and valuable recreation opportunities – just to name a few examples. Natural landscapes can also serve as natural infrastructure, now a statutorily recognized preference for State agencies and communities responding to new mandates on addressing climate risk. These healthy systems improve the quality of life of those who live in California, and draw tourists from around the country and the world.

As already emphasized in this paper, the environmental benefits of infill development are also compelling. Compact cities, towns and neighborhoods make walking, biking and transit use more viable and make it easier for residents to drive less frequently. Minimizing personal vehicle use has significant air quality benefits, reducing both GHG emissions and congestion for those who do opt to drive. Reducing traffic and parking demand themselves can have important air quality benefits because people spend less time running their engines on clogged highways or circling around to find parking. Further, working and natural landscapes – particularly forests – are instrumental in the fight against climate change because they serve as carbon sinks by absorbing and removing carbon dioxide from the air.

Lastly, there is strong evidence that smart growth has meaningful social and health benefits as well. The public health impacts of improved air quality and neighborhood design that is conducive to walking and biking are significant and well-documented. A recent California

Department of Public Health study used the Integrated Transport and Public Health Impacts Model to estimate a variety of health-related outcomes if the State is able to meet its ambitious mobility and health goals. The findings indicate that California could avoid over 2,000 deaths due to chronic disease each year by doubling walking and transit trips and tripling trips taken by bicycle (Maizlish, 2016). The availability of parks and open spaces is another boon for the physical and mental health of individuals, while also providing neighborhood gathering spaces that can help build community. There are some more hidden social benefits as well, such as reducing commute times for families, allowing parents more time to spend with their children; increased transit access, which can have economic benefits for low-income families; and even increased social interaction between residents of walk- and bike-friendly neighborhoods. Researchers have found that social cohesion can be a crucial component determining community resilience in the wake of natural disasters (Klinenberg, 2003; Aldrich and Meyer, 2014). As the intensity and frequency of such disasters increases, the importance of building community must not be overlooked.

For all of these reasons, the State of California is taking steps to encourage smart growth land use patterns, working in concert with local jurisdictions such as cities, counties and special districts. These agencies are at the forefront of the shift towards smart growth because they set local policies to preserve open space and encourage efficient growth. LAFCOs play a critical role in helping to guide city boundary and service provision expansion. They can also take a leadership role in educating and

“Directing growth to existing neighborhoods saves up to 38% on upfront costs for construction of new roads, sewers, water lines and other infrastructure and saves 10% on provision of services such as police, ambulance and fire service costs. “

informing local agencies regarding growth management best practices and encouraging collaboration around these issues. As highlighted in the case studies to follow, LAFCOs have many opportunities to support and uphold strong city and county policies such as urban growth boundaries, urban service area boundaries, greenbelts, or community separators. They can also require agricultural land preservation plans, vacant land analysis and absorption studies, as well as agricultural land mitigation, in cases of land annexation or SOI expansion proposals that would allow farmland to be developed. Cities, counties, and special districts are also benefitted by building strong partnerships with LAFCOs, as these relationships can result in increased capacity and better decisions vis-à-vis local development patterns.

PART III

LOCAL AGENCY FORMATION COMMISSIONS

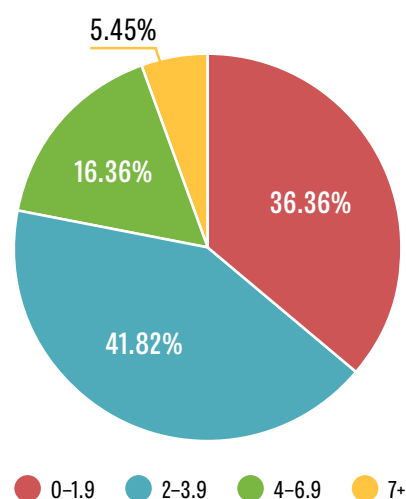
Given the important role of LAFcos in local land use decisions, it is important to understand a bit of their history and mandate. As mentioned earlier, LAFcos were established in 1963 by the Knox-Nisbet Act. They are State-mandated county-level entities whose mission is to encourage orderly growth, preserve agricultural land resources, and discourage urban sprawl. LAFcos have both planning and regulatory authority to determine city boundary changes, define city spheres of influence, and manage the creation, consolidation and dissolution of special districts. Their commissioners include local city and county elected officials, public members and, in many cases, special district elected officials. In this role, LAFcos have a unique opportunity to help align local development patterns with statewide goals for sustainability, including improvements in public health, community resilience, economic opportunity, and food security.

The roles and responsibilities of LAFcos have evolved and expanded over the years. Originally, LAFcos only had power over the incorporation of cities and the creation of special districts. However, the legislature has significantly expanded those initial responsibilities to include the following (CALAFco Testimony, 2016):

- » Processing city and district annexations and detachments, as well as proposals to dissolve or reorganize the structure of cities and special districts;
- » Determining property tax revenue exchange amounts for agencies in cases of revised city and special district boundaries;
- » Addressing the activation or divestiture of latent services or powers;
- » Conducting sphere-of-influence updates and municipal service reviews;
- » Mapping and planning for disadvantaged unincorporated communities;
- » Complying with the California Environmental Quality Act (CEQA) and Sustainable Communities Strategies created by SB 375; and
- » Conducting special studies.

Despite these expanded responsibilities, LAFcos often operate on small budgets and with limited staff. According to a 2015 CALAFco survey, more than 36% of these commissions have fewer than two staff members, while only three (5.5%) have seven or more staff. Most LAFcos employ part-time contractual personnel or county staff to help complete tasks on a tight budget. In fact, CALAFco's survey found that more than 32% of LAFcos have staff members that also work for the county, including some executive officers. This is most common in rural counties. Thus, while these entities are meant to be independent

FIGURE 1: NUMBER OF LAFco STAFF



CREDIT: CALAFco TESTIMONY, 2016

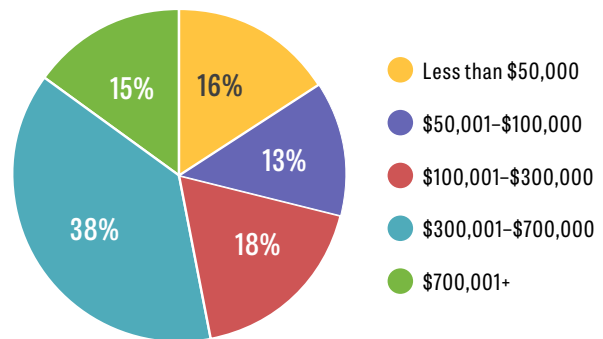
from counties, financial barriers often impede their ability to act independently. See Figure 1 (on previous page) for more details on LAFCo staffing around the state.

LAFCos receive revenues from the counties, cities, and special districts that are eligible to be represented on the commissions. State law requires that the funding be split evenly among the represented agencies (for example, if cities, the county and special districts are all represented on the commission, each will pay a one-third share of the budget). Individual LAFCos are also allowed to modify this funding formula if they so choose. For example, Butte LAFCo has special district representation and all parties involved agreed that special districts pay less than the one-third apportionment. The LAFCo funding structure is one explanation for the considerable diversity in size and capacity of LAFCos across the State. They have so far been ineligible for State grant funding as primary applicants and thus their budgets are highly dependent on the revenue of local agencies and the extent to which funding for LAFCos is prioritized locally. In some cases, local agencies may be reluctant to devote sufficient funds to LAFCos due to political pressure to minimize government functions or to relax regulation on sprawl development.

In light of these challenges, it is perhaps unsurprising that LAFCo budgets vary widely across the State and that most LAFCos are operating on very tight budgets. For example, 16% of LAFCos have an annual budget below \$50,000. As an extreme example, Mono LAFCo adopted a budget of only \$10,869 for FY 2018-2019, and contracts all of its staff through the County. On the other end of the spectrum, 15% have an annual budget that exceeds \$700,000. San Diego LAFCo adopted a budget of \$1,906,694 for FY 2018-19. In CALAFCO's 2015 survey, 34% of LAFCos reported that their budgets were barely sufficient to meet statutory requirements and 11% indicated that their budgets were insufficient to do so (CALAFCO Testimony, 2016).

In addition to funding and capacity challenges, local political pressure can often complicate commission decision-making processes. Considering that most commissioners are locally elected officials, it can be challenging for them to make unpopular decisions

FIGURE 2



CREDIT: CALAFCO TESTIMONY, 2016

regarding annexation proposals or sphere-of-influence extensions, even when proposals are in conflict with the mission and/or policies of the LAFCo. Similarly, when LAFCos do reject popular proposals in order to enforce their policies, they may risk a negative backlash and even efforts to change commission leadership. Since LAFCos tend to have little name recognition and understanding of their mission and goals among the general public, they are particularly vulnerable to negative public opinion in the case of controversial decisions. This is not only concerning for individual commissioners; it can also impede the efficacy of LAFCos, and by extension, of growth management efforts around the State.

In spite of these challenges, LAFCos can be successful in meaningfully influencing land use patterns in their counties, especially through strong and positive partnership with other local bodies. Through the promotion of strong policies, they can help protect farmland and encourage the development of compact, walkable cities. Not only does well-planned growth have important environmental benefits, it can also improve public health, advance equity and drive economic growth. While LAFCos share some significant challenges, many of them have developed strong policies and creative strategies to manage growth in their counties, as outlined in the case studies described in the following section.

A low-angle photograph of a forest with tall trees and sunlight filtering through the canopy. The image is split horizontally into two panels. The top panel shows a dense canopy of green trees with sunlight filtering through. The bottom panel shows a similar scene but with a bright sunburst effect in the center, creating a warm, golden glow. The text "PART IV CASE STUDIES" is overlaid on the left side of the image.

PART IV CASE STUDIES



CASE STUDY: SANTA CLARA COUNTY

PHOTO CREDIT: SANTA CLARA LAFCO

BACKGROUND

Throughout the 1940s and 1950s, Santa Clara County was in the throes of the so-called “annexation wars,” in which a variety of local agencies and communities were competing to incorporate or annex as much land as possible. For example, in Santa Clara County, seven new cities were incorporated between 1952 and 1957, and the boundaries of existing cities also grew substantially. By the early 1960s, the County was a sprawling patchwork of development that was difficult and expensive to serve, while a significant amount of valuable farmland had been transitioned to urban or suburban land uses. Many other regions in California were experiencing the same problems, which led the State Legislature to create LAFCOs in 1963.

UNIQUE GROWTH MANAGEMENT FRAMEWORK

By the late 1960s, it became clear that a countywide framework for managing urban growth was necessary to address these issues. In the early 1970s, Santa Clara LAFCo, the County, and the 15 cities jointly developed and adopted a set of policies known as the *Countywide Urban Development Policies*. These policies define the roles and responsibilities of local agencies regarding the timing and location of urban development in the County. Two key aspects of these policies are that:

- » Urban development should occur only on lands annexed to cities – and not within unincorporated areas

- » Urban expansion should occur in an orderly, planned manner – with cities responsible for planning, annexing, and providing services to urban development, within boundaries called “urban service areas.”

Subsequently, each of the 15 cities proposed, and LAFCo adopted, urban service area (USA) boundaries delineating lands the cities intended to annex, develop, and provide urban services – while conserving lands not suitable for urban development such as natural and working lands. LAFCo approval is required in order to amend the USAs.

Because USA boundaries determine where and when future growth will occur and services will be provided, LAFCo staff reviews each USA expansion request very carefully.⁴ In recognition of this unique growth management framework, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 includes a special provision for Santa Clara County (Government Code §56757), which allows a city to annex land within its USA without Santa Clara LAFCo’s further review and approval.

⁴ LAFCo evaluates whether there are infill development opportunities and whether the city has used its existing supply of vacant land before seeking to expand its USA, whether the expansion would result in conversion of agricultural or open space lands, whether the services and infrastructure needed to support the proposed growth can be financed and provided without negatively impacting current city services, and whether there is an adequate water supply available, among other considerations.

OUTCOMES

Santa Clara LAFCo's consistent implementation of the growth management framework over the last 45 years has facilitated compact growth and continued economic prosperity in the County. This has enabled the preservation of a vast network of open space lands in close proximity to the cities and the sustained economic viability of farmland outside of the cities. Executive Officer Neelima Palacherla says that Santa Clara LAFCo's USA policy has "stood the test of time." Over the last 20 to 25 years, many cities in the county have accommodated large population increases without outward expansion. The largest city in the County, San Jose, is projected to add 200,000 in population over the next 20 years – all of which the City's Envision 2040 General Plan intends to accommodate within its existing boundaries. This is consistent with the Bay Area's Sustainable Communities Strategy and the growing statewide recognition that reduction of transportation-related GHGs is best accomplished by directing growth into existing infill areas.

However, growth management in Santa Clara County is not always easy and Santa Clara LAFCo has faced many challenges in maintaining orderly and efficient growth. Its recent decisions on two proposals seeking to transition nearly 1,000 acres of prime farmland to suburban and urban uses have affirmed its strength in preventing sprawl and protecting farmland in the face of opposition.

In 2015, the City of Gilroy proposed a USA expansion that would have converted 721 acres of mostly prime farmland to urban uses, just north of the city. When reviewing the City's Environmental Impact Report (EIR), Santa Clara LAFCo found that the City had not adequately analyzed the project's impacts (e.g. water supply, police and fire services, growth inducement, and cumulative impacts), and had neglected to adopt adequate mitigation measures. When the City failed to address the LAFCo's concerns, communicated through multiple comment letters, the LAFCo responded by initiating litigation against the City, which resulted in the City rescinding its certification of the EIR and application. This sequence of events raised the community's awareness of the importance of farmland preservation and curbing sprawl to such an extent that Gilroy voters subsequently approved

a ballot initiative in 2016 to create an urban growth boundary around the city, protecting an additional 2,000 acres of farmland and signaling a long-term positive change in this community's vision.

In 2016, the City of Morgan Hill proposed a USA expansion that would have converted 229 acres of prime farmland to urban uses, just southeast of the city. Prior to the City submitting the proposal, LAFCo staff formally expressed its concerns about the project and worked with the City and other affected local agencies in hopes of developing an alternative plan. However, the City decided to move forward with their original proposal, in spite of the existence of vacant lands within the existing USA and opposition from many members of the local community. Since the proposal did not meet many of the criteria that LAFCo uses to evaluate USA amendment requests, the Commission made the difficult decision to deny the proposal. LAFCo's action, along with local agencies' renewed interest in agricultural preservation, helped spur the County of Santa Clara and Santa Clara Valley Open Space Authority to work together to create a Santa Clara Valley Agricultural Plan that highlights the importance of preserving agricultural land and open space as a climate change mitigation and economic development strategy.⁵ The Plan has prompted new local, regional, and state partnerships for the creation of an agricultural conservation program to enable permanent protection of farmland.

TOOLS UTILIZED

- » Countywide urban development policies
- » Urban Service Area boundaries and policies
- » Early and consistent communication with cities during General Plan update and policy development processes
- » Ensuring adequate environmental impact analysis as a Responsible Agency under CEQA

5 The Agricultural Plan was funded in part through a Strategic Growth Council Sustainable Agricultural Lands Conservation Grant

DRIVERS OF SUCCESS

- » Long-standing countywide urban development policies and a tradition of protecting natural lands
- » Commission's willingness to take bold and politically challenging actions
- » Careful review and detailed analysis of expansion proposals
- » Successful partnerships with local agencies and organizations
- » Presence of a strong constituency who support smart growth and conservation

CHALLENGES AND LESSONS LEARNED

In spite of its history of strong growth management policies in Santa Clara County that protect its agricultural heritage and open space, recent attempts by cities to significantly extend their Urban Service Areas (USAs) show that there remains pressure for urban sprawl development to occur in the County. Additionally, as time passes and there is staff turnover at local agencies, there is less institutional knowledge of the history of the countywide urban development policies and their role in growth management and relevance to current day planning. As a result, LAFCo recognizes a need to conduct more education and outreach to affected agencies and the community in order to maintain and increase its effectiveness. Recently LAFCo retained a consultant to prepare a Communications and Outreach Plan and help expand an understanding of its mandate and policies among local agencies and the community. Lastly, Santa Clara LAFCo, like many other LAFCos, struggles to build capacity on a tight budget. The LAFCo has recently hired a new staff member, which will help lighten staff workload a bit, but it remains challenging for the LAFCo staff to carry out important research, analysis and communication with few resources.

95% OF THE COUNTY'S
POPULATION

lives within cities' Urban Service Areas

REPRESENTING

LESS THAN **25%**
OF THE COUNTY LAND AREA

ALMOST **250,000 ACRES**

is protected open space land or
under conservation easements

USEFUL LINKS

- » CALAFCO Conference Presentation on Urban Growth Boundaries, 2015: https://CALAFCO.org/sites/default/files/resources/Urban_Growth_Boundaries_all_in_one.pdf
- » San Jose's Envision 2040 General Plan: <http://www.sanjoseca.gov/index.aspx?NID=1737>
- » Santa Clara Valley Agricultural Plan: <https://www.openspaceauthority.org/conservation/current-projects/santa-clara-valley-agricultural-plan.html>
- » Santa Clara Valley Greenprint: <https://www.openspaceauthority.org/conservation/conservation-priorities/santa-clara-valley-greenprint.html>
- » How Urban Development Policies Have Made a Difference in Santa Clara County: 40 Years Later, Policies Still Cutting-Edge and Vital: http://www.santaclaralafco.org/file/UD_Policies_in_SCC_by_Don_Weden.pdf
- » LAFCo of Santa Clara County Integrating Growth and Conservation: <http://www.santaclaralafco.org/file/Policies/IntegratingDevAndConsv-RevJul2017.pdf>
- » LAFCo Staff Report for Morgan Hill Urban Service Area Amendment 2015 https://santaclaralafco.org/images/resumes/agenda_packet/StaffReport_20160215.pdf



CASE STUDY: STANISLAUS COUNTY

PHOTO CREDIT: STANISLAUS LAFCO

BACKGROUND

Stanislaus County is a relatively rural county containing nine cities, located in California's Central Valley. Its largest city is Modesto, with a population of 212,175 in 2016. Recognizing the diversity in population size and growth management policies among the County's nine cities, the LAFCo Executive Officer, Sara Lytle-Pinhey explains that the Commission employs a "menu approach" to growth management practices. For example, the City of Hughson has a 2-to-1 agricultural mitigation policy in place, while the City of Newman has drawn an urban growth boundary. The County also requires a countywide vote to approve zoning changes from agricultural to residential use, and requires 1-to-1 mitigation for the loss of agricultural land when such developments are approved in the unincorporated areas. The LAFCo recognizes and upholds each of these policies and requires cities to provide a plan for agricultural land preservation as well as an absorption study⁶ and a vacant land inventory with each request for a land annexation or SOI expansion.

In addition to upholding growth management policies held by each of the cities and the County, Stanislaus LAFCo establishes SOIs within its jurisdiction that are intended to reflect where growth may occur in a 20-year timeframe. Cities are expected to maintain this planning

boundary and any modifications require careful review by the LAFCo. Additionally, the LAFCo sets a primary area around cities that represents the near-term growth area within the first 10 years of that period.

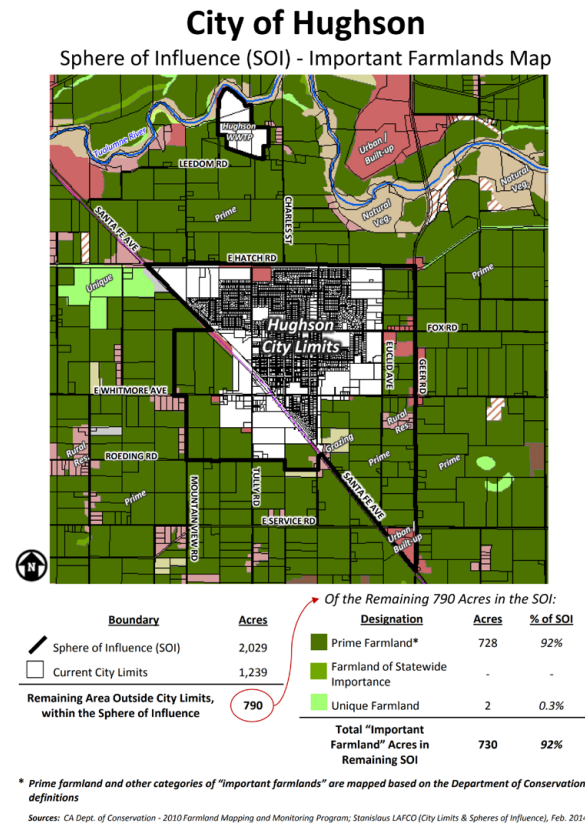
AGRICULTURAL PRESERVATION PLAN

The LAFCo's role of ensuring orderly development is not easy considering that the cities in the County have varying degrees of growth management policies in place. Furthermore, each of the cities is surrounded by prime agricultural land (as defined by the California Department of Conservation), in some cases making it difficult for cities to grow in size at all without developing over fertile farmland. In an effort to address this challenge, the LAFCo set in place a policy in 2012 requiring cities to provide an agricultural preservation plan along with their requests to annex land or expand their SOI. These plans must include an analysis of the extent to which local agricultural resources would be impacted by the proposed development, a vacant land inventory and absorption study, and an analysis of possible agricultural land mitigation, among other items. The preservation plan must also demonstrate consistency with the region's Sustainable Communities Strategy, as well as other regional, local and countywide plans.

While various factors make it challenging to completely avoid the development of prime agricultural land, the LAFCo published a report in 2014 that mapped prime agricultural lands (as defined by the California Department

⁶ The absorption study is expected to include information about the city's demand for various land uses, its current supply, and the rate of expected growth or absorption of lands.

FIGURE 3: MAP OF THE CITY OF HUGHSON FROM STANISLAUS LAFCO'S 2014 "CITY SPHERES OF INFLUENCE" REPORT



Source: Stanislaus LAFCo

of Conservation's Farmland Mapping and Monitoring Program Tool) within and around the SOI of each jurisdiction, thus informing the public of the agricultural lands in the County that are in danger of being developed within the next 20 years. In 2010, the LAFCo also published a 50-year summary report, with tables showing the growth of city boundaries and spheres of influence over time, changes in population and population density, and the average annual growth rate for each city. By making this data public and accessible, the LAFCo informs the public on the state of growth management in the County.

Stanislaus LAFCo also participates in frequent conversation between city and county planning directors through a monthly "Planning Directors Association" meeting. This helps build relationships among the cities, County and LAFCo in a way that encourages collaboration and frequent communication about issues related to

land use in the County. Each year, the Planning Director's Association hosts an educational workshop for all the planning commissioners in the County to share best practices and spark conversation about issues related to planning and growth management.

OUTCOMES

Stanislaus LAFCo has observed that nearly every city in the County has adopted a policy that either acknowledges the need for applicants to prepare a Plan for Agricultural Preservation or establishes its own strategy for agricultural preservation. Likewise, city general plan updates, specific plans, and their associated environmental documents that have been prepared since adoption of the LAFCo policy have all recognized the need for a Plan for Agricultural Preservation. The LAFCo also notes that cities and developers have initiated discussions with the LAFCo much earlier in their processes in order to better understand expectations during their preparation of a Plan for Agricultural Preservation.

So far, Stanislaus LAFCo has only received a handful of annexation applications that have needed to prepare an Agricultural Plan, which itself could be a positive outcome of the new policy. Consequentially, agricultural mitigation stemming from this policy has been relatively minimal so far, but the existence of the policy may help deter development in unincorporated areas of the County, while also conserving valuable farmland in perpetuity.

TOOLS UTILIZED

- » Monthly Planning Directors Association meetings between city and county planning directors and LAFCo, including an education workshop for all the planning commissioners in the County to share updates
- » Voter-approved Urban Growth Boundary (City of Newman)
- » Agricultural Preservation Plan required for annexation and SOI expansion requests
- » Agricultural mitigation requirements for Stanislaus County and some cities

DRIVERS OF SUCCESS

- » Strong agricultural heritage of the region
- » Individual commissioners who prioritize agricultural land conservation
- » Frequent meeting and communication
- » Transparent and informative website

CHALLENGES AND LESSONS LEARNED

Stanislaus' rural geography and strong agricultural heritage are emblematic of the region. While this is a boon for farming in the County, it also presents the challenge that nearly any development on the fringes of Stanislaus County's nine cities is likely to threaten prime farmland. Thus the stakes for growth management in the County are particularly high.

The cities in Stanislaus County have varying degrees of growth management policies currently in place. For example, while the City of Newman passed a voter-approved urban growth boundary in 2014, a similar measure failed to pass in the City of Modesto the following year. Additionally, the County's growth management policies require one-to-one mitigation for agricultural land, but only when the land is developed for residential use. The policy does not apply to industrial or commercial uses, leaving farmlands vulnerable to development in many cases.

While these factors all present challenges for implementing effective growth management, Stanislaus LAFCo's policies help minimize the loss of farmland and promote orderly growth. By encouraging communication and collaboration among various actors in the County and promoting transparency through clear reporting on growth patterns of cities in the county, the LAFCo has taken initiative to influence the factors within its control.

USEFUL LINKS:

- » Stanislaus LAFCo's agricultural land preservation policy: <http://www.stanislausLAFCo.org/info/PDF/Policy/Final.AgPolicy.3252015.pdf>
- » City of Newman's Urban Growth Boundary Measure: <http://www.cityofnewman.com/docman/administration/662-measure-z-information/file.html>
- » City Spheres of Influence Report: <http://www.stanislausLAFCo.org/info/PDF/SOI/SOIRReport2014.pdf>
- » 50-Year Annual City Annexation Summary: <http://www.stanislausLAFCo.org/info/PDF/Staff%20Rpts/AnnualCityAnnex12.31.10.pdf>



CASE STUDY: VENTURA COUNTY

PHOTO CREDIT: VENTURA LAFCO

BACKGROUND

Ventura County has a long history of enacting measures aimed at protecting its agricultural character from sprawl development. As early as 1967, the County approved a Greenbelt Agreement between the cities of Ventura and Santa Paula under which parties agreed to a policy of non-annexation and non-urban development in the agricultural lands located between the two cities. By 1986, five more agreements had been passed by other cities and the County (Fulton et al., 2003). While these greenbelts are not legally binding, Ventura LAFCo has endorsed these agreements and made a commitment to reject a proposal from a city that is in conflict with a greenbelt agreement, “unless exceptional circumstances are shown to exist” (Commissioners Handbook Section 3.2.4.4).

Another important element of Ventura County’s success in protecting agricultural land is its *Guidelines for Orderly Development (GOD)*, which was first adopted in 1969⁷ by the LAFCo, the County and each of the cities within the County. This document is a unique effort to encourage urban development within cities, enhance the regional responsibility of County government, and facilitate orderly planning and development. The *GOD* was influential in setting a County policy that discouraged development outside of city limits, providing an important precedent for later initiatives. Ventura LAFCo’s Executive

Officer, Kai Luoma, pointed out that “The Guidelines have been, and still remain, very influential and are routinely applied throughout the County.” He explained that County staff routinely refer proposed developments to LAFCo and city staff to advise on their compliance with the Guidelines.

THE SOAR MOVEMENT

Momentum to protect agricultural land increased in the 1980s with Ventura County’s Save Open Space and Agricultural Resources (SOAR) movement. This grassroots campaign was led by local residents concerned about environmental degradation, sprawl, and increased traffic in their communities (Ryan et al. 2004). The first SOAR initiative was approved by the City of Ventura in 1995, building on the existing growth management policies described above. Since then, seven others have been enacted around all of the major cities in Ventura County, as well as in the County’s unincorporated areas. The County’s SOAR initiative requires approval from a majority of County voters in order to rezone unincorporated open space, agricultural or rural land for development. The eight voter-approved SOAR initiatives passed by the cities of Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, Thousand Oaks and Ventura, made it necessary to obtain approval from city voters before allowing most types of urban development beyond a City Urban Restriction Boundary (CURB). In the case of the City of Ventura, a vote is required in order to

7 The document was updated in 1996

rezone land designated as agricultural land in the City's general plan. All of the existing SOAR initiatives were recently reaffirmed through 2050 by voters in November 2016.⁸ The renewed County initiative added an exemption for processing of locally grown food to support the agricultural industry. The LAFCo plays an important role through supporting and upholding voter-approved SOAR policies in its decision-making.

Another, more recent, example of the LAFCo's role in natural and working land conservation is its development of *Informational Guidelines for the Consideration of Agricultural Mitigation Measures*, providing guidance to lead agencies on mitigation strategies for projects that are likely to result in the conversion of prime agricultural land. The document lists the four following recommended measures: agricultural conservation easements, agricultural land mitigation bank and credits, fee title (ownership), or fees in lieu of the three previously mentioned strategies.

OUTCOMES

The SOAR initiatives and GOD document have been largely successful in directing development towards cities and existing urban areas. As they are not outright prohibitions on development, these policies have led to more thoughtful deliberations among disparate interests, as developers have had to convince voters directly of the benefit of each project.

Santa Paula's East Area 1 Specific Plan is a good example of the City's SOAR initiative in action. In 2004, the City of Santa Paula signed an MOU with the agribusiness Limoneira for the development of Teague McKeveatt Ranch, a 501-acre ranch contiguous to the City's eastern boundary. The MOU required robust community engagement in the creation of a specific plan to ensure that the project responded to community needs. Taking into account community feedback, the specific plan included both neighborhood and community parks and trails, in addition to local schools and new residences. The plan was unanimously approved by the City Council and

“Because of SOAR, residents have found a new, sustainable way to grow that bucks the trend of urban sprawl.”

Planning Commission, at which point the annexation was submitted to a City-wide vote and was overwhelmingly approved by 83% of voters. Since the project site was located in an existing greenbelt, Limoneira was required to mitigate impacts by purchasing a 34-acre agricultural easement located within the City's Area of Interest. The annexation was approved by Ventura LAFCo in 2011.

As shown in this example, SOAR initiatives in the County are strengthened by LAFCo policies that reinforce earlier efforts of Ventura County and its cities to preserve agricultural lands and focus urban growth inside of existing communities. This alignment of efforts results in orderly growth that responds to community needs. In the words of Supervisor Linda Parks, who is on the Ventura LAFCo Commission as well as the board of SOAR, “Because of SOAR, residents have found a new, sustainable way to grow that bucks the trend of urban sprawl.”

TOOLS UTILIZED

- » Greenbelts
- » City Urban Restriction Boundaries
- » SOAR Initiatives
- » Guidelines for Orderly Development
- » Informational Guidelines for the Consideration of Agricultural Mitigation Measures

⁸ SOAR Website.

<http://www.soarvc.org/what-is-soar/> [accessed 2/26/2018]

DRIVERS OF SUCCESS

- » Strong agricultural history of the region
- » Active local advocates and community organizers
- » Prioritization of agricultural land conservation among LAFCo commissioners
- » Strong early growth management policies set the foundation for later ones
- » Alignment of policies across jurisdictions
- » Successful relationships with cities, special districts and the County

CHALLENGES & LESSONS LEARNED

Jurisdictions' ability to pass local SOAR initiatives depends on the extent to which the electorate prioritizes the conservation of agricultural land. Thus, local education about the issue is crucial to success. The presence of strong environmental advocates and community organizers combined with the significant agricultural history of Ventura County were instrumental in passing these SOAR initiatives in the 1990s, and in successfully campaigning for their renewal to 2050. While SOAR does not keep a city from annexing land, it does require a vote of the people to change a City Urban Restriction Boundary and allow for development. Ventura LAFCo has a policy to not accept applications for annexation unless voters have approved amending the City Urban Restriction Boundary. This LAFCo policy, along with enforcement of greenbelt agreements, complements SOAR initiatives well. Lastly, since the LAFCo only has jurisdiction over boundary changes, agricultural land conversion does not always fall under its purview. To address this challenge, the LAFCo's guidelines for agricultural land mitigation encourage lead agencies to consider mitigation in cases of agricultural land conversion when reviewing environmental impact assessments.

1,023,473 TOTAL ACRES
unincorporated land protected by
SOAR initiatives in Ventura County

92,635 ACRES
Agricultural / Agricultural – Urban Reserve

921,770 ACRES
Open Space / Open Space – Urban Reserve

9,068 ACRES
Rural / Rural – Urban Reserve

USEFUL LINKS

- » Ventura County Guidelines for Orderly Development: <http://www.ventura.LAFCo.ca.gov/wp-content/uploads/2005-GuidelineOD-1.pdf>
- » Informational Guidelines for the Consideration of Agricultural Mitigation Measures: <http://www.ventura.LAFCo.ca.gov/wp-content/uploads/Final-Version-of-Mitigation-Guidelines.pdf>
- » Ventura County SOAR website: <http://www.soarvc.org/>
- » Commissioners Handbook: <http://www.ventura.LAFCo.ca.gov/wp-content/uploads/Ventura-LAF-Co-Commissioners-Handbook-Revised-7-19-17.pdf>
- » Ventura County website: <http://www.ventura.org/>
- » Ventura County Resource Management Agency website: <https://vcrma.org/>
- » Santa Paula's East Area 1 Specific Plan <https://www.scribd.com/document/50982927/Santa-Paula-s-East-Area-1-Specific-Plan>



CASE STUDY: SONOMA COUNTY

BACKGROUND

Given its location in the northern San Francisco Bay Area and desirable climate, Sonoma County has long grappled with development pressures. In order to preserve its natural heritage, the County set forth a visionary and highly controversial General Plan in 1978 to focus growth in cities while conserving farmlands and natural resource areas. Then, beginning in 1989, Sonoma County also created Community Separators, which serve as green buffers between cities. While Community Separators do not affect underlying land use designations for the area they cover, they are generally located outside of USAs and are designated with agricultural, resource or rural residential land uses. In the 1990s, voters approved the creation of an Agricultural Preservation and Open Space District as well as the strengthening of Community Separator policies to require a vote of the people in order to change the zoning or modify the boundaries of these areas. In 2016, Sonoma County voters overwhelmingly approved a measure to renew and expand the eight existing Community Separators in the County.

The nine cities in the County have also done their part to manage growth. In 1996, the overwhelming voter approval of urban growth boundaries (UGBs) in Santa Rosa and Sebastopol began a wave of similar policies in the remaining cities in the County. Cloverdale was the last to pass its own UGB in 2010. Most of these voter initiatives expire after 20 years (Cloverdale's in 15 years) and have so far been overwhelmingly reapproved by voters.

LOCAL PARTNERSHIPS

Sonoma LAFCo plays an important role in supporting these local growth management policies. The LAFCo often gets requests from landowners wanting to subdivide their property and asking for an outside service area agreement, but the LAFCo upholds State law (Government Code §56133) that only allows for such extensions of services in the case of an “existing or impending threat to the health or safety of the public or the residents of the affected territory.” Executive Officer Mark Bramfitt also emphasizes that approving ad-hoc service area expansions would likely lead to increased development on the outskirts of Sonoma County’s cities, which would undermine local growth management goals.

The LAFCo also upholds local UGBs and Community Separators in the case of proposals that would not be consistent and maintains close relationships with the local cities and the County. Annexation or SOI expansion proposals that are inconsistent with its policies rarely make it through an initial screening process and on to the LAFCo Commissioners. Instead, such proposals are determined inconsistent with local land use policy by the cities or the County at a much earlier stage. Sonoma County Comprehensive Planning Manager Jane Riley explained that the County’s relationship with the LAFCo is beneficial, explaining that working closely together over the years has ensured smooth communication and a consistent approach.

Sonoma LAFCo also has a strong relationship with the cities within its countywide jurisdiction. The LAFCo's executive officer explains the issues that he works on with cities are fairly minor; cities and special districts sometimes have questions about process, but they all share the same goals of focusing growth within existing cities. The LAFCo's relationship with the County, cities and special districts also includes a good deal of day-to-day education and collaboration. This interaction is largely informal and happens when LAFCo staff consult these local entities on specific projects, proposals and applications. In addition to this daily communication, the LAFCo held a two-hour "LAFCo 101" training for city and County planning staff members in 2017, which was well-received.

OUTCOMES

The County's Community Separator and the UGBs implemented by every city in the County have created a strong framework for efficient development that can be an instructive practice for cities and counties across the State. This strong foundation is reinforced by Sonoma LAFCo's commitment to uphold these policies, as well as its close relationship with the County, cities and special districts. Its role in providing day-to-day education about the importance of growth management, and the policies in place to that end, is also instrumental in promoting infill development and the protection of natural and working lands in Sonoma County. According to Teri Shore, North Bay Regional Director at the Greenbelt Alliance, "Sonoma LAFCo is a strong model for other LAFCos around the state in terms of working with cities and counties and acting when needed to prevent sprawl and loss of farmland and open space to inappropriate development."

TOOLS UTILIZED

- » Urban Growth Boundaries
- » Community Separator Ordinance
- » Agricultural Preservation and Open Space District
- » Communication and Relationship Building

"Sonoma LAFCo is a strong model for other LAFCos around the state in terms of working with cities and counties and acting when needed to prevent sprawl and loss of farmland and open space to inappropriate development."

DRIVERS OF SUCCESS

- » Agricultural heritage of the region
- » Constituents that prioritize the preservation of natural and working lands
- » Strong relationships with the County, cities, and special districts
- » Strong city and county growth management policies

CHALLENGES AND LESSONS LEARNED

In the wake of the fires that tore through Sonoma County in 2017, destroying approximately 6,000 housing units in the County, the LAFCo's role has become more important than ever. As the County looks to rebuild, this increased demand for housing need presents a formidable challenge in a region that, like most areas in California, had already struggled to meet local housing needs. The County Board of Supervisors is calling for the construction of 30,000 new units in the next five years to rebuild the homes that were lost while also addressing the housing shortage that pre-dates these historic fires. While the County and cities are committed to concentrating this growth within city limits, it is an unprecedented level of growth for the County and may not be easy to contain. So far, the County plans to meet this target without substantially changing current policies, but community opposition may complicate dense development of some areas, making it harder to achieve

this goal. The LAFCo can be a key player in ensuring that growth management policies are followed even – and especially – in the face of significant growth.

USEFUL LINKS

- » Sonoma LAFCo: <http://www.sonomaLAFCo.org/>
- » Map of Sonoma County Protected Lands:
<http://www.sonomaopenspace.org/lands/>
- » Sonoma County General Plan: <https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/>
- » Sonoma County Agriculture and Open Space District:
<http://www.sonomaopenspace.org/>
- » Bay Area Greenprint:
<https://www.bayareagreenprint.org/>

PART V

RECOMMENDED PRACTICES

As highlighted in these four case studies and doubtless many other examples of local best practices, there are a number of ways for LAFcos, cities, counties and special districts to work together to implement effective smart growth practices on the local level. For example, setting up regular meetings between local city and county planning departments that include educational presentations and trainings like Stanislaus County does is a powerful technique. The State General Plan Guidelines, and CALAFco and American Farmland Trust's "State of the Art on Agricultural Preservation," provide detailed policy guidance on best practices to encourage efficient growth management that may provide a useful starting point for discussing appropriate policies to implement locally. Sonoma LAFco's efforts to educate local agencies on what LAFcos do and clarify roles between LAFco staff and city and county staff can also help streamline collaborative efforts and help conserve precious staff time.

In addition to regular meetings and trainings for planning staff of all local agencies, frequent conversation and collaboration can help build a culture of trust across agencies and make it easier to achieve common goals. Working at the intersection of cities, counties, special districts and regional governments, LAFcos have the opportunity to help facilitate relationship building and collaboration on growth management among these entities.

MPOs and COGs are critical players that have much to gain from deepening relationships with LAFcos and local agencies. By engaging these local agencies in the development and updates to the SCS for the region, regional governments can ensure local buy-in and build momentum around smart growth practices. For local agencies, collaborating with MPOs on the development of these plans can help align local and regional goals and make it easier for cities, counties, special districts and LAFcos to adhere to SCSs in their decision-making.

Another strategy that can help local agencies and LAFcos meet their smart growth goals is education of the general public about the importance of growth management through building relationships with non-traditional partners. These entities may include community-based organizations, advocacy organizations, land trusts, farmer's unions, open space authorities, small businesses and other organizations whose missions align with the implementation of infill development and protection of agricultural land. This type of coalition-building is important for building consensus and momentum around strong agricultural land protection and smart growth.

Local agencies and LAFcos also have much to gain by creating accessible websites, along with publications and communications documents that clearly explain the benefits of smart growth in everyday parlance and highlight local efforts to encourage sustainable development patterns. In addition, sharing data on the amount and location of prime agricultural land in the county, land area that has been protected through agricultural easements or the Williamson Act, city growth rates over time, and other key data points can empower local advocates and organizations to promote growth management efforts.

Developing relationships with press and communicating with them about local efforts to create more vibrant, walkable cities while protecting natural and working lands is another meaningful way to educate the public about the importance of this work. Many of the strongest growth management policies highlighted in the case studies were voter initiatives, or were passed by elected leaders who are responsible for representing their constituents. Without convincing the public of the value of encouraging infill development and protecting open space, local agencies and LAFcos will struggle to meet their goals of effective growth management.

Many of the stakeholders that were interviewed for this paper indicated that the vital role LAFCos play in their counties is not often understood by the general public – and is sometimes even misunderstood by the organizations and individuals that LAFCos interact with regularly. This presents an opportunity for LAFCos and their local agency partners to take an active role in educating stakeholders on LAFCos' mission, explaining how their vision for efficient growth management aligns with the sustainable land use policies and decisions of local cities, counties and special districts.

PART VI

STATE TOOLS AND SUPPORT FOR CLIMATE SMART GROWTH

The State of California has created a variety of strategic plans and guidance documents that can help provide a framework for local growth management strategies. The Scoping Plan is California's roadmap for meeting our ambitious climate goals. In addition to setting the path forward to meeting 2030 climate targets, it also highlights the key strategies that are needed in order to reach these goals. Preservation of farmland and open space, including forests and wetlands, and promoting infill development are integral components of the State's climate strategy.

While the Scoping Plan provides the overarching framework for reaching the State's Climate goals, it does not address the more granular details of what that might look like on the local level. The Office of Planning and Research provides more applied guidance to local jurisdictions on how to implement these goals through its *General Plan Guidelines*. This document is a primary resource for local governments to prepare their general plans and update local land use goals, policies, and actions. Statutory mandates, guidance, and recommendations are all included in the document and recent updates in 2017 include recommended policies and mapping tools. Smart growth is a critical part to successful land use management in California. The newest version of the General Plan Guidelines highlights this as a priority in a number of sections, including in land use, transportation, air quality, healthy communities, climate change, and implementation. Importantly, these Guidelines include examples of counties where specific practices are being implemented, to encourage effective leverage of these practices. LAFCOs are an important local player who should be consulted during General Plan updates. By encouraging jurisdictions to utilize the General Plan Guidelines and suggesting the use of best practices they highlight, LAFCOs can advance strong local and countywide planning practices. It is important to note

that the Scoping Plan and General Plan Guidelines are non-regulatory documents – they are meant to be helpful resources that can assist local agencies in planning for a sustainable, resilient, and prosperous future.

Another way for LAFCOs to engage with local agencies to meet common goals is through educating and potentially partnering with local jurisdictions to attract State grant funding to help meet smart growth goals. These funds include the suite of *California Climate Investments* programs that are funded through the State's Cap-and-Trade program, as well as funding available for water investments through the *Water Quality, Supply and Infrastructure Improvement Act* (Proposition 1); dollars for transportation investments through the *Road Repair and Accountability Act*⁹ (Senate Bill 1); and new funds for parks and environmental protection available through the *Parks, Environment, and Water Bond* (Proposition 68). Cities and counties would be well served to partner with LAFCOs on relevant grant proposals to help build LAFCo capacity and improve local coordination to meet collective goals. For example, it may be helpful to include LAFCo as a subgrantee on a planning grant to update a local Municipal Service Review or to help with planning for a disadvantaged unincorporated community.

The State's Cap-and-Trade program in particular has a number of programs aimed at reducing GHG emissions through smart growth. Programs such as the *Sustainable Agricultural Lands Conservation Program*, the *Affordable Housing and Sustainable Communities Program* and the *Transformative Climate Communities Program* can help local jurisdictions employ agricultural land preservation and infill development strategies to help reduce GHG emissions. The Strategic Growth Council's *Technical Assistance Program* is also available to

9 A measure to repeal this bill is slated to be on the November 2018 ballot. If passed, this funding source would no longer be available.

help local jurisdictions – particularly those that classify as disadvantaged or low income communities¹⁰ – identify grant programs that could be a good fit for community needs and provide direct application assistance. See the resources section of this paper for more information about these programs and others.

Senate Bill 73, an element of the 2017 legislative Housing Package allows local governments to create Housing Sustainability Districts. These districts will be located in areas with existing infrastructure and transit and zoned at higher densities to encourage more infill development. Environmental review must be conducted prior to the approval of the district designation, allowing for ministerial approval once the new zoning is in place. Cities will be provided funding incentives to establish these districts. The Housing Package also included *Senate Bill 35*, which creates a streamlined approval process for infill housing developments in localities that have failed to meet their regional housing needs assessment targets. While these pieces of legislation do not affect LAFCOs directly, they provide powerful incentives for cities to focus efforts on smart growth and may be helpful in convincing cities to address the growing housing pressures in California through increased infill development rather than suburban sprawl.

Additionally, State legislation (AB 2087) creating *Regional Conservation Investment Strategies* went into effect in January 2017, encouraging voluntary regional planning processes which are intended to result in higher-quality conservation outcomes. One goal is to direct the placement of development and infrastructure, as well as identify optimal locations for habitat mitigation. Several pilots are nearing completion around the State, including in Santa Clara County. LAFCOs and counties in particular should be involved in these planning processes and/or aware of the resulting conservation strategies, which can support them in their own efforts to guide development.

Lastly, the State of California has partnered with the land use scenario planning software company *UrbanFootprint* to make this scenario planning tool available to all

cities, counties and metropolitan planning organizations in the State free-of-charge. This tool provides planners with informative projections of how land use scenarios will affect a variety of economic and environmental indicators, such as tax revenue, infrastructure costs, energy costs, agricultural land conservation, protection of biodiversity, water use, GHG reductions and air pollution, and more. Not only can UrbanFootprint be a powerful tool to help planners draft effective General Plans, it can also help with local decision-making around development and conservation of land, thereby supporting a stronger relationship between LAFCOs and local jurisdictions. When decision-makers and the public alike are presented with strong data showing that decisions to annex land or expand urban services to undeveloped areas may not only have negative environmental impacts, but economic ones as well, it can be much easier to refuse development that runs contrary to the public's interest.

CONCLUSION

In spite of some clear challenges, cities, counties, and special districts, supported by LAFCOs and regional agencies, have an opportunity to move the needle on building a healthier and more sustainable California. By educating local decision-makers, local agencies and the public about the importance of focusing development in existing communities while protecting farmlands and open space, they can build local support for smart growth policies. Looking to non-traditional partners in this effort may be a helpful way to reach new audiences and strengthen existing efforts that share similar goals. LAFCOs can also work as conveners and facilitators, bringing together local agencies and helping to foster a culture of trust in their counties. Strong, well-reasoned policies that enjoy broad-based support are also a critical ingredient. In this paper, we have highlighted a number of successful best practices from around the State, but there are doubtless many more. We hope that the State tools and resources offered here will provide LAFCOs, cities, counties, special districts and other local agencies with the information they need to protect Californians from the effects of climate change, while improving public health, the economy, and quality of life in our beautiful State.

¹⁰ Disadvantaged Communities are designated according to their CalEnviroScreen scores. Low-income communities are determined according to the Assembly Bill 1550 definition.

RESOURCES

LEGISLATION CITED

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Assembly Bill 743): Establishes procedures for local government changes of organization, including city incorporations, annexations to a city or special district, and city and special district consolidations.

California's Global Warming Solutions Act of 2006 (Assembly Bill 32): Requires California to reduce its greenhouse gas emissions to 1990 levels by 2020 — a reduction of approximately 15 percent below emissions expected under a “business as usual” scenario.

Senate Bill 375: Directs the Air Resources Board to set regional targets for the reduction of greenhouse gas emissions and for Metropolitan Planning Organizations or Councils of Government to create Sustainable Communities Strategies that plan for the attainment of these targets.

Senate Bill 535: Directs State and local agencies to make investments that benefit California's disadvantaged communities. It also directs the California Environmental Protection Agency (CalEPA) to identify disadvantaged communities for the purposes of these investments based on geographic, socio-economic, public health, and environmental hazard criteria.

Assembly Bill 1550: Increased the percent of funds for projects located in disadvantaged communities from 10 to 25 percent and added a focus on investments in low-income communities and households.

Assembly Bill 2087: Creates Regional Conservation Investment Strategies, which encourage voluntary regional planning processes which are intended to result in higher-quality conservation outcomes.

Assembly Bill 73: Provides local governments the option of creating “Housing Sustainability Districts,” which operate as overlay districts to streamline the residential development process in areas with existing infrastructure and transit.

Senate Bill 35: Creates a streamlined, ministerial approval process for infill developments in localities that have failed to meet their regional housing needs assessment (RHNA) targets.

USEFUL TOOLS AND RESOURCES

CalEnviroScreen 3.0:

<https://oehha.ca.gov/calenviroscreen>

California Climate Investments:

<http://www.caclimateinvestments.ca.gov/>

2015 Environmental Goals and Policy Report:

http://www.opr.ca.gov/docs/EGPR_Nov_2015.pdf

General Plan Guidelines:

<http://opr.ca.gov/planning/general-plan/>

LAFCOs, General Plans and City Annexations:

http://opr.ca.gov/docs/LAFCOs_GeneralPlans_City_Annexations.pdf

Municipal Service Review Guidelines:

<http://opr.ca.gov/docs/MSRGuidelines.pdf>

UrbanFootprint: <https://urbanfootprint.com/>

Scoping Plan:

<https://www.arb.ca.gov/cc/scopingplan/scopingplan.htm>

WORKS CITED

Aldrich, Daniel P., and Michelle A. Meyer. "Social capital and community resilience." *American Behavioral Scientist* 59.2 (2015): 254-269.

Bui, Tami and Bill Ihrke. It's Time to Draw the Line: A Citizen's Guide to LAFCOs. May, 2003. <https://CALAFCO.org/resources/introduction-LAFCo/citizens-guide-LAFCos>

CALAFCO and American Farmland Trust. *State of the Art on Agricultural Preservation*. February 2018. https://CALAFCO.org/sites/default/files/documents/CALAF-CO_AFT%20White%20Paper%20on%20Ag%20Preservation_Feb%202018%28REV%29.pdf

Fulton, William et al. *Recent Growth Trends And Future Growth Policy Choices For Ventura County*. Southern California Studies Center. 2003. <http://www.solimar.org/pdf/growpolicyventura.pdf>

Fulton, William & Paul Shigley. *Guide to California Planning*, 4th edition. 2012. Solano Press Books.

Golding, Susan et al. *Growth Within Bounds: Planning California Governance for the 21st Century*. Commission on Local Governance for the 21st Century. January 2000. <http://opr.ca.gov/docs/79515.pdf>

Klinenberg, Eric. *Heat wave: A social autopsy of disaster in Chicago*. University of Chicago Press, 2015.

Livingston, Adam. *Sustainable Communities Strategies and Conservation: Results from the First Round and Policy Recommendations for Future Rounds*. The Nature Conservancy. January, 2016. <https://www.nature.org/ourinitiatives/regions/northamerica/unitedstates/california/sustainable-communities-strategies-and-conservation.pdf>

Maizlish, Neil. *Increasing Walking, Cycling, and Transit: Improving Californians' Health, Saving Costs, and Reducing Greenhouse Gases*. Final Technical Report to the California Department of Public Health. 2016. <https://www.cdph.ca.gov/Programs/OHE/CDPH%20Document%20Library/Maizlish-2016-Increasing-Walking-Cycling-Transit-Technical-Report-rev8-17-ADA.pdf>

Miller, Pamela, CALAFCO. *Written Testimony for Hearing on Special Districts*. Little Hoover Commission. August, 2016. https://CALAFCO.org/sites/default/files/documents/CALAFCO%20LHC%20Testimony%20Final_08_08_16%282%29.pdf

Pendall, Rolf; Jonathan Martin; and William Fulton. *Holding the Line: Urban Containment in the United States*. 2002. The Brookings Institution Center on Urban and Metropolitan Policy, Discussion Paper.

Ryan, Christine M., John P. Wilson, and William Fulton. "Living on the edge: growth policy choices for Ventura County." *Up against the sprawl: public policy and the making of southern California*. Minneapolis: University of Minnesota Press. 309-342 (2004).

Smart Growth America. *Building Better Budgets: A National Examination of the Fiscal Benefits of Smart Growth Development*. May 2013. <https://www.smartgrowthamerica.org/app/legacy/documents/building-better-budgets.pdf>

CONTRIBUTING ORGANIZATIONS

The **Strategic Growth Council (SGC)** was established in 2008 to coordinate state agency activities in supporting the planning and development of sustainable communities. The SGC also administers a suite of grant programs funded through the California Climate Investments - a statewide initiative that puts billions of Cap-and-Trade dollars to work reducing greenhouse gas emissions while providing a variety of other impactful benefits - particularly in disadvantaged communities.

The **California Governor's Office of Planning and Research (OPR)** was established in 1970 to serve the Governor and their Cabinet as staff for long-range planning and research, and constitutes the comprehensive state planning agency. OPR is required to develop long-range policies to assist the state and local agencies in meeting the problems presented by the growth and development of urban areas and defining the complementary roles of the state, cities, counties, school districts, and special districts with respect to such growth. OPR is also charged with assisting local government in land use decisions, conflict resolution among state agencies, creation and adoption of general plan guidelines, operation of the State Clearinghouse for distribution and review of CEQA documents, operation of the Integrated Climate Adaptation and Resiliency Program, and a number of other responsibilities.

The **California Association of Local Agency Formation Commissions (CALAFCO)** is a 501(c)3 non-profit founded in 1971. CALAFCO serves as an organization dedicated to assisting member LAFcos with educational, technical and legislative resources that otherwise would not be available. The Association provides state-wide coordination of LAFco activities, serves as a resource to the Legislature and other bodies, and offers a structure for sharing information among the various LAFcos and other governmental agencies. The membership of CALAFCO consists of all 58 of the LAFcos in California, along with an associate membership of firms and agencies which support the educational mission of the organization.

AUTHORS

Ena Lupine, SGC; Emily Tibbott, SGC; Michael McCormick, OPR; Jessie Hudson, OPR.

Advisory Working Group: Pamela Miller, CALAFCO; Neelima Palacherla, Santa Clara LAFco; Michael McCormick, OPR; Emily Tibbott, SGC; Randall Winston, SGC; Louise Bedsworth, SGC.

ACKNOWLEDGEMENTS

We would like to thank the many city and county staff members, LAFco executive officers and commissioners, planning experts, non-profit staff and advocates who provided invaluable perspectives and information to enrich this report. Special thanks to the Executive Officers of Santa Clara LAFco, Sonoma LAFco, Stanislaus LAFco and Ventura LAFco for their help in developing case studies for each of the four counties.

AGENDA REPORT

NOVEMBER 8, 2018

ITEM No. 10c

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: **Legislative Report | End of the Year Report on 2018**

The Commission will receive an update from the Legislative Committee provided at CALAFCO's 2018 Annual Conference in Yosemite as it relates to proposals impacting Local Agency Formation Commissions. The report is being presented to the Commission for discussion only.

Information

The item is for Alameda LAFCO ("Commission") to receive a summary of bills and related matters of interests generated as part of the first year of the Legislature 2018-2019 session. It also highlights potential items to consider in the next year. Staff has been appointed as the coastal region alternate to the Legislative Committee. Commission discussion and feedback is welcome.

The following are the final status on bills that the Commission tracked during the calendar year and other bills affecting local public agencies.

AB 2258 (Caballero) | LAFCO Funding

Establishes a grant funding program, administered by the Strategic Growth Council to provide LAFCOs with funding to initiate and complete dissolution of inactive special districts, prepare special studies and potentially initiate actions based on determinations in municipal services reviews. The grant program includes specific eligible activities and a requirement to report to the Strategic Growth Council as to the use of grant funds. CALAFCO agreed to several amendments requested by the California Special Districts Association (CSDA), at which time CSDA changed its position from "opposed" to "support."

Position: Support; Status: Vetoed

AB 2050 (Caballero) | Municipal Services, Water

Establishes the Small Water System Authority Act of 2018 to permit the creation of small system water authorities that will have powers to absorb, improve and operate noncompliant public water systems. The bill was amended at the request of CALAFCO to ensure that LAFCOs will have the authority to dissolve any state mandated public agency dissolution and the formation of the new water authority.

Position: Support; Status: Vetoed

Administrative Office

Rachel Jones, Executive Officer
1221 Oak Street, Suite 555
Oakland, California 94612
T: 510.272.3894
www.acgov.org/lafco

Scott Haggerty, Regular
County of Alameda

Nate Miley, Regular
County of Alameda

Richard Valle, Alternate
County of Alameda

John Marchand, Regular
City of Livermore

Jerry Thorne, Regular
City of Pleasanton

David Haubert, Alternate
City of Dublin

Ralph Johnson, Regular
Castro Valley Sanitary District

Ayn Wieskamp, Chair
East Bay Regional Park District

Geogean Vonheeder-Leopold, Alternate
Dublin San Ramon Services District

Sblend Sblendorio, Regular
Public Member

Tom Pico, Alternate
Public Member

AB 1215 (Hertzberg) | Disadvantaged Unincorporated Communities

Authorizes the State Water Resources Control Board (SWRCB) to mandate consolidation or extension of services by wastewater systems. The proposal is similar to SB 88, prior legislation that is now law, which empowers SWRCB to consolidate water systems. CALAFCO opposed the bill due to it undermining LAFCO's authority relative to special district consolidations.

Position: Opposed; Status: Chaptered

AB 2600 (Flora) | Regional Park and Open Space District

Adds the option for local governments to adopt a resolution in lieu of the 5,000 signature petition to initiate the formation of a Regional Park and Open Space District.

Position: Approved; Status: Chaptered

AB 2019 (Aguiar-Curry) | Health Care Districts

Requires Health Care Districts through its board of directors to include specified information on its website such as the district's policy for providing assistance or grant funding.

Position: Watch; Status: Chaptered

AB 3254 (ALGC) | Omnibus Bill

The annual Assembly Local Government Committee's (ALGC) omnibus bill includes seven proposed changes submitted by CALAFCO – which makes technical corrections to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH"). Proposed items include formally defining "uninhabited territory" and redefining "affected territory" and "inhabited territory" for processing procedures in outside service extensions.

Position: Approved; Status: Chaptered

The Commission is invited to discuss the item and provide direction to staff on any related matter as needed for future discussion and or action.

Attachments:

1. CALAFCO Tracking Report

CALAFCO List Tracked Bills 2018 Legislative Year

Priority 1

[AB 2050](#)

([Caballero](#) D) Small System Water Authority Act of 2018.

Current Text: Vetoed: 9/28/2018 [html](#) [pdf](#)

Introduced: 2/6/2018

Last Amend: 8/6/2018

Status: 9/28/2018-Vetoed by Governor.

Location: 9/28/2018-A. VETOED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would create the Small System Water Authority Act of 2018 and state legislative findings and declarations relating to authorizing the creation of small system water authorities that will have powers to absorb, improve, and competently operate noncompliant public water systems. The bill, no later than March 1, 2019, would require the state board to provide written notice to cure to all public agencies, private water companies, or mutual water companies that operate a public water system that has either less than 3,000 service connections or that serves less than 10,000 people, and are not in compliance, for 4 consecutive quarters, with one or more state or federal primary drinking water standard maximum contaminant levels as of December 31, 2018, as specified.

Position

Subject

Support

LAFCo Administration, Municipal
Services, Water

CALAFCO Comments: This bill is sponsored by Eastern Municipal Water District and the CA Municipal Utilities Assoc. The intent is to give the State Water Resources Control Board (SWRCB) authority to mandate the dissolution of existing drinking water systems (public, mutual and private) and authorize the formation of a new public water authority. The focus is on non contiguous systems. The SWRCB already has the authority to mandate consolidation of these systems, this will add the authority to mandate dissolution and formation of a new public agency.

LAFCo will be responsible for dissolving any state mandated public agency dissolution, and the formation of the new water authority. The SWRCB's appointed Administrator will act as the applicant on behalf of the state. LAFCo will have ability to approve with modifications the application, and the new agency will have to report to the LAFCo annually for the first 3 years.

[AB 2238](#)

([Aguilar-Curry](#) D) Local agency formation: regional housing need allocation: fire hazards: local health emergencies: hazardous and medical waste.

Current Text: Chaptered: 10/1/2018 [html](#) [pdf](#)

Introduced: 2/13/2018

Last Amend: 8/24/2018

Status: 9/30/2018-Approved by the Governor. Chaptered by Secretary of State - Chapter 990, Statutes of 2018.

Location: 9/30/2018-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides the authority and procedures for the initiation, conduct, and completion of changes of organization and reorganization of cities and districts. The act specifies the factors that a local agency formation commission is required to consider in the review of a proposal for a change of organization or reorganization, including, among other things, per capita assessed valuation and the proposal's consistency with city or county general and specific plans. This bill would require the commission to consider the assessed valuation rather than per capita assessed valuation.

Position

Subject

Support

Climate Change, Growth
Management

CALAFCO Comments: This bill seeks to add another factor for LAFCo consideration in the review of a proposal. That factor is information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is

determined that such information is relevant to the area that is the subject of the proposal.

The bill also adds two non-LAFCo-related sections pertaining to the update of a housing element.

This bill is in response to the rash of wildfires throughout the state over the past several years and the ongoing threat of same as a result of climate change.

[AB 2258](#)

([Caballero](#) D) Local agency formation commissions: grant program.

Current Text: Vetoed: 9/18/2018 [html](#) [pdf](#)

Introduced: 2/13/2018

Last Amend: 8/24/2018

Status: 9/18/2018-Vetoed by Governor.

Location: 9/18/2018-A. VETOED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would require the Strategic Growth Council, until July 31, 2024, to establish and administer a local agency formation commissions grant program for the payment of costs associated with initiating and completing the dissolution of districts listed as inactive, the payment of costs associated with a study of the services provided within a county by a public agency to a disadvantaged community, as defined, and for other specified purposes, including the initiation of an action, as defined, that is limited to service providers serving a disadvantaged community and is based on determinations found in the study, as approved by the commission.

Position
Sponsor

Subject
Other

CALAFCO Comments: This is a CALAFCO sponsored bill following up on the recommendation of the Little Hoover Commission report of 2017 for the Legislature to provide LAFCos one-time grant funding for in-depth studies of potential reorganization of local service providers. The Strategic Growth Council (SGC) will administer the grant program. Grant funds will be used specifically for conducting special studies to identify and support opportunities to create greater efficiencies in the provision of municipal services; to potentially initiate actions based on those studies that remove or reduce local costs thus incentivizing local agencies to work with the LAFCo in developing and implementing reorganization plans; and the dissolution of inactive districts (pursuant to SB 448, Wieckowski, 2017). The grant program would sunset on July 31, 2024.

The bill also changes the protest threshold for LAFCo initiated actions, solely for the purposes of actions funded pursuant to this new section. It allows LAFCo to order the dissolution of a district (outside of the ones identified by the SCO) pursuant to Section 11221 of the Elections code, which is a tiered approach based on registered voters in the affected territory (from 30% down to 10% depending).

Amendments taken in Senate Governance & Finance and Natural Resources & Water narrow the scope of the bill to focus on service providers serving disadvantaged communities; requires LAFCo pay back grant funds in their entirety if the study is not completed within two years; and requires the SGC to give preference to LAFCos whose decisions have been aligned with the goals of sustainable communities strategies.

Recent amendments remove the fiscal portion of the bill, which was \$1.5 million over 5 years. The bill is now based on an appropriation in the annual Budget Act. CALAFCO will attempt again next year to get the funding into the budget. The grant program will be in place pending the funding.

[AB 2600](#)

([Flora](#) R) Regional park and open space districts.

Current Text: Chaptered: 8/28/2018 [html](#) [pdf](#)

Introduced: 2/15/2018

Last Amend: 6/26/2018

Status: 8/27/2018-Approved by the Governor. Chaptered by Secretary of State - Chapter 218, Statutes of 2018.

Location: 8/28/2018-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law authorizes proceedings for the formation of a regional park, park and open-space, or open-space district to be initiated pursuant to a petition signed by at least 5,000 electors residing within the proposed district territory and presented to the county board of supervisors, as specified. Existing law also authorizes proceedings for district formation in specified counties to be initiated by resolution of the county board of supervisors adopted after a noticed hearing, and specifies the contents of the resolution. This bill would, in lieu of the petition described above, authorize the formation of a district by the adoption of a resolution of application by the legislative body of any county or city that contains the territory proposed to be included in the district.

Position
Support

Subject

CALAFCO Comments: This bill would expand the process of initiating the formation of a regional pack and open space district by adding that a local governing body may adopt a resolution proposing to form a new district. This would be in lieu of having a 5,000 signature petition. The LAFCo process remains intact.

The intent of this bill is to create an easier way (not to replace but in addition to existing process) to proposed the formation of these types of districts, thereby removing the need for special legislation to do so. The bill is author-sponsored.

[AB 3254](#)

(Committee on Local Government) Local government organization: omnibus.

Current Text: Chaptered: 7/9/2018 [html](#) [pdf](#)

Introduced: 3/14/2018

Last Amend: 5/17/2018

Status: 7/9/2018-Approved by the Governor. Chaptered by Secretary of State - Chapter 86, Statutes of 2018.

Location: 7/9/2018-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the Act) provides the authority and procedure for the initiation, conduct, and completion of changes of organization, reorganization, and sphere of influence changes for cities and districts, as specified. Current law defines various terms for purposes of that Act, including the terms "affected territory" and "inhabited territory." This bill would revise those definitions to include territory that is to receive extended services from a local agency, and additionally define the term "uninhabited territory" for purposes of the Act.

Position
Sponsor

Subject

CALAFCO Comments: This is the annual Assembly Local Government Committee Omnibus bill, sponsored by CALAFCO. Amendments are pending to add several items.

[SB 1215](#)

([Hertzberg](#) D) Provision of sewer service: disadvantaged communities.

Current Text: Chaptered: 10/1/2018 [html](#) [pdf](#)

Introduced: 2/15/2018

Last Amend: 8/24/2018

Status: 9/30/2018-Approved by the Governor. Chaptered by Secretary of State. Chapter 982, Statutes of 2018.

Location: 9/30/2018-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Porter-Cologne Water Quality Control Act requires each California regional water quality control board to adopt water quality control plans and to establish water quality objectives in those plans, considering certain factors, to ensure the reasonable protection of beneficial uses and the prevention of nuisance. This bill would, except as provided, authorize the regional board to order the provision of sewer service by a special district, city, or county to a disadvantaged community, as defined, under specified circumstances. By authorizing the regional board to require a special district, city, or county to provide sewer service, this bill would impose a state-mandated local program.

Position
Oppose

Subject

Disadvantaged Communities, Water

CALAFCO Comments: As amended, this bill authorizes the State Water Resources Control Board (SWRCB) to mandate extension of service or consolidation of wastewater systems - both public and private, under certain circumstances. The process mirrors the process set forth in SB 88 giving the SWRCB authority to mandate the same for drinking water systems. However, the bill allows for an extension up to 3 miles with no requirements for annexation of the territory; does not provide a definitive source of funding; does not require those will failing systems to connect to the new system; and charges opt-out fees to those who do not.

CALAFCO attempted to work with the author's office on the primary issues of annexation and the allowable extension limit, but were unsuccessful in securing those amendments. As a result, we joined with CASA, CSDA, CSCA, RCRC and the League to oppose.

[SB 1496](#)

(Committee on Governance and Finance) Validations.

Current Text: Chaptered: 6/1/2018 [html](#) [pdf](#)

Introduced: 3/1/2018

Status: 6/1/2018-Approved by the Governor. Chaptered by Secretary of State. Chapter 23, Statutes of 2018.

Location: 6/1/2018-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: This bill would enact the Second Validating Act of 2018, which would validate the organization, boundaries, acts, proceedings, and bonds of the state and counties, cities, and specified districts, agencies, and entities.

Position
Support

Subject

[SB 1497](#)

(Committee on Governance and Finance) Validations.

Current Text: Chaptered: 6/1/2018 [html](#) [pdf](#)

Introduced: 3/1/2018

Status: 6/1/2018-Approved by the Governor. Chaptered by Secretary of State. Chapter 24, Statutes of 2018.

Location: 6/1/2018-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: This bill would enact the First Validating Act of 2018, which would validate the organization, boundaries, acts, proceedings, and bonds of the state and counties, cities, and specified districts, agencies, and entities. This bill contains other related provisions.

Position

Subject

Support

LAFCo Administration

[SB 1499](#)

(Committee on Governance and Finance) Validations.

Current Text: Chaptered: 6/1/2018 [html](#) [pdf](#)

Introduced: 3/1/2018

Status: 6/1/2018-Approved by the Governor. Chaptered by Secretary of State. Chapter 25, Statutes of 2018.

Location: 6/1/2018-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: This bill would enact the Third Validating Act of 2018, which would validate the organization, boundaries, acts, proceedings, and bonds of the state and counties, cities, and specified districts, agencies, and entities.

Position

Subject

Support

LAFCo Administration

Priority 2

[AB 2268](#)

([Reyes](#) D) Local government finance: property tax revenue allocations: vehicle license fee adjustments.

Current Text: Amended: 4/16/2018 [html](#) [pdf](#)

Introduced: 2/13/2018

Last Amend: 4/16/2018

Status: 5/25/2018-Failed Deadline pursuant to Rule 61(b)(8). (Last location was A. APPR. SUSPENSE FILE on 5/2/2018)

Location: 5/25/2018-A. DEAD

Desk	Policy	Dead	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: for the 2018–19 fiscal year, would require the vehicle license fee adjustment amount to be the sum of the vehicle license fee adjustment amount in the 2017–18 fiscal year, the product of that sum and the percentage change in gross taxable assessed valuation within the jurisdiction of that entity between the 2017–18 fiscal year to the 2018–19 fiscal year, and the product of the amount of specified motor vehicle license fee revenues that the Controller allocated to the applicable city in July 2010 and 1.17.

Position
Support

Subject
Tax Allocation

CALAFCO Comments: Sponsored by the League, this bill would have reinstated ERAF funding for inhabited annexations.

[AB 2491](#)

([Cooley](#) D) Local government finance: vehicle license fee adjustment amounts.

Current Text: Amended: 4/2/2018 [html](#) [pdf](#)

Introduced: 2/14/2018

Last Amend: 4/2/2018

Status: 5/25/2018-Failed Deadline pursuant to Rule 61(b)(8). (Last location was A. APPR. SUSPENSE FILE on 4/25/2018)

Location: 5/25/2018-A. DEAD

Desk	Policy	Dead	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would establish a separate vehicle license fee adjustment amount for a city incorporating after January 1, 2012, including an additional separate vehicle license fee adjustment amount for the first fiscal year of incorporation and for the next 4 fiscal years thereafter. This bill contains other related provisions and other existing laws.

Position
Support

Subject
Tax Allocation

CALAFCO Comments: Sponsored by the League, this bill would have reinstated ERAF funding for cities incorporating after 2017.

[AB 2501](#)

([Chu](#) D) Drinking water: state administrators: consolidation and extension of service.

Current Text: Chaptered: 9/28/2018 [html](#) [pdf](#)

Introduced: 2/14/2018

Last Amend: 8/24/2018

Status: 9/28/2018-Approved by the Governor. Chaptered by Secretary of State - Chapter 871, Statutes of 2018.

Location: 9/28/2018-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The California Safe Drinking Water Act requires the State Water Resources Control Board, before ordering consolidation or extension of service, to fulfill certain requirements, including, among other things, to hold a public meeting, and to establish a reasonable deadline, as prescribed, for a potentially receiving water system and a potentially subsumed water system to negotiate consolidation or another means of providing an adequate supply of affordable, safe drinking water. The act requires the state board to conduct a public hearing at the expiration of the reasonable deadline, as specified. This bill would revise and recast these provisions.

Position
Watch With Concerns

Subject
Disadvantaged Communities, Water

Priority 3

[AB 1577](#)

([Gipson](#) D) California Safe Drinking Water Act: Sativa-Los Angeles County Water District.

Current Text: Chaptered: 9/28/2018 [html](#) [pdf](#)

Introduced: 2/17/2017

Last Amend: 8/24/2018

Status: 9/28/2018-Approved by the Governor. Chaptered by Secretary of State - Chapter 859, Statutes of 2018.

Location: 9/28/2018-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The California Safe Drinking Water Act provides for the operation of public water systems and imposes on the State Water Resources Control Board various responsibilities and duties. The act authorizes the state board to order consolidation with a receiving water system where a public water system or a state small water system, serving a disadvantaged community, consistently fails to provide an adequate supply of safe drinking water. This bill would require the state board to order the Sativa-Los Angeles County Water District to accept administrative and managerial services, including full management and control, from an administrator selected by the state board.

Position
Support

Subject
Disincorporation/dissolution, Water

[AB 1889](#)

([Caballero](#) D) Santa Clara Valley Water District.

Current Text: Chaptered: 9/5/2018 [html](#) [pdf](#)

Introduced: 1/18/2018

Last Amend: 7/3/2018

Status: 9/5/2018-Approved by the Governor. Chaptered by Secretary of State - Chapter 251, Statutes of 2018.

Location: 9/5/2018-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Santa Clara Valley Water District Act authorizes the district to impose special taxes at minimum rates according to land use category and size. The district act authorizes the district to provide an exemption from these taxes for residential parcels owned and occupied by one or more taxpayers who are at least 65 years of age, or who qualify as totally disabled, if the household income is less than an amount approved by the voters of the district. This bill would authorize the district to require a taxpayer seeking an exemption from these special taxes to verify his or her age, disability status, or household income, as prescribed.

Position
Watch

Subject

[AB 2019](#)

([Aguiar-Curry](#) D) Health care districts.

Current Text: Chaptered: 9/5/2018 [html](#) [pdf](#)

Introduced: 2/5/2018

Last Amend: 8/15/2018

Status: 9/5/2018-Approved by the Governor. Chaptered by Secretary of State - Chapter 257, Statutes of 2018.

Location: 9/5/2018-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Local Health Care District Law provides for local health care districts that govern certain health care facilities. Each health care district has a board of directors with specific duties and powers respecting the creation, administration, and maintenance of the district. Current law requires the board of directors to establish and maintain an Internet Web site that may include specified information, such as a list of current board members and recipients of grant funding or assistance provided by the district, if any, and to adopt annual policies for providing assistance or grant funding, as specified. This bill would require the board of directors to include specified information, such as the district's policy for providing assistance or grant funding, on the district's Internet Web site.

Position
Watch

Subject

CALAFCO Comments: This bill places a number of statutory requirements on healthcare districts (HCDs). One provision that directly affects LAFCo is the HCDs will be required to notify their respective LAFCo when they file for bankruptcy.

[AB 2179](#)

([Gipson](#) D) Municipal corporations: public utility service: water and sewer service.

Current Text: Chaptered: 9/28/2018 [html](#) [pdf](#)

Introduced: 2/12/2018

Last Amend: 8/15/2018

Status: 9/28/2018-Approved by the Governor. Chaptered by Secretary of State - Chapter 863, Statutes of 2018.

Location: 9/28/2018-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law authorizes a municipal corporation to sell or dispose of any public utility it owns. Current law requires that a resolution authorizing the sale of a public utility be passed by 2/3 of the members of the legislative body of the municipal corporation and be passed by a 2/3 vote of all voters voting at an election to authorize the sale in the ordinance calling the election. Current law establishes an alternative procedure whereby a municipal corporation can lease, sell, or transfer that portion of a water utility used for furnishing water service outside the boundaries of the municipal corporation. This bill would additionally authorize a municipal corporation to utilize the alternative procedures to lease, sell, or transfer that portion of a municipal utility used for furnishing sewer service outside the boundaries of the municipal corporation.

Position
Watch

Subject
Municipal Services

[AB 2262](#)

([Wood](#) D) Coast Life Support District Act: urgent medical care services.

Current Text: Amended: 4/16/2018 [html](#) [pdf](#)

Introduced: 2/13/2018

Last Amend: 4/16/2018

Status: 8/31/2018-Failed Deadline pursuant to Rule 61(b)(18). (Last location was S. INACTIVE FILE on 8/31/2018)

Location: 8/31/2018-S. DEAD

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Dead	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law, the Coast Life Support District Act, establishes the Coast Life Support District and specifies the powers of the district. The district is authorized, among other things, to supply the inhabitants of the district emergency medical services, as specified. This bill would additionally authorize the district to provide urgent medical care services.

Position
Support

Subject
LAFCo Administration, Special
District Powers

CALAFCO Comments: This is a single district bill in which the district is seeking to add the power of providing urgent care (actually to codify powers they have been performing for a number of years). As amended, the bill cleans up the outdated reference to the Act and adds a provision requiring the district to seek LAFCo approval to activate the new power. As a result of these amendments, CALAFCO has removed our opposition and now supports the bill.

[AB 2339](#)

([Gipson](#) D) Water utility service: sale of water utility property by a city.

Current Text: Chaptered: 9/28/2018 [html](#) [pdf](#)

Introduced: 2/13/2018

Last Amend: 8/15/2018

Status: 9/28/2018-Approved by the Governor. Chaptered by Secretary of State - Chapter 866, Statutes of 2018.

Location: 9/28/2018-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would authorize the City of El Monte, the City of Montebello, and the City of Willows, until January 1, 2022, to sell its public utility for furnishing water service for the purpose of consolidating its public water system with another public water system pursuant to the specified procedures, only if the potentially subsumed water system is wholly within the boundaries of the city, if the city determines that it is uneconomical and not in the public interest to own and operate the public utility, and if certain requirements are met. The bill would prohibit the city from selling the public utility for one year if 50% of interested persons, as defined, protest the sale.

Position
Watch

Subject
Water

[SB 522](#)

(Glazer D) West Contra Costa Healthcare District.

Current Text: Chaptered: 7/18/2018 [html](#) [pdf](#)

Introduced: 2/16/2017

Last Amend: 1/3/2018

Status: 7/18/2018-Approved by the Governor. Chaptered by Secretary of State. Chapter 133, Statutes of 2018.

Location: 7/18/2018-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law provides for the formation of local health care districts and specifies district powers. Under existing law, the elective officers of a local health care district consist of a board of hospital directors consisting of 5 members, each of whom is required to be a registered voter residing in the district and whose term shall be 4 years, except as specified. This bill would dissolve the existing elected board of directors of the West Contra Costa Healthcare District, effective January 1, 2019, and would require the Board of Supervisors of the County of Contra Costa, at its election, to either serve as the district board or appoint a district board, as specified.

Position
Watch

Subject
Special Districts Governance

[SB 561](#)

(Gaines R) Fallen Leaf Lake Community Services District: State audit.

Current Text: Amended: 6/26/2018 [html](#) [pdf](#)

Introduced: 2/17/2017

Last Amend: 6/26/2018

Status: 8/17/2018-Failed Deadline pursuant to Rule 61(b)(15). (Last location was A. APPR. on 6/28/2018)

Location: 8/17/2018-S. DEAD

Desk	Policy	Dead	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law requires the county auditor to either perform an audit, or contract with a certified public accountant or public accountant to perform an audit, of the accounts and records of every special district within the county, as specified. Current law authorizes a special district, by unanimous request of its governing board and unanimous approval by the board of supervisors, to replace the annual audit with an audit over a longer period of time or with a financial review, as specified. This bill would require, by August 1, 2019, the California State Auditor to complete an audit of the Fallen Leaf Lake Community Services District that includes, among other things, an analysis of the district's financial condition and ongoing financial viability.

Position
Watch

Subject
Special Districts Governance

[SB 623](#)

(Monning D) Water quality: Safe and Affordable Drinking Water Fund.

Current Text: Amended: 8/21/2017 [html](#) [pdf](#)

Introduced: 2/17/2017

Last Amend: 8/21/2017

Status: 8/31/2018-Failed Deadline pursuant to Rule 61(b)(18). (Last location was A. RLS. on 9/1/2017)

Location: 8/31/2018-S. DEAD

Desk	Dead	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would establish the Safe and Affordable Drinking Water Fund in the State Treasury and would provide that moneys in the fund are continuously appropriated to the State Water Resources Control Board. The bill would require the board to administer the fund to secure access to safe drinking water for all Californians, while also ensuring the long-term sustainability of drinking water service and infrastructure. The bill would authorize the state board to provide for the deposit into the fund of federal contributions, voluntary contributions, gifts, grants, bequests, and settlements from parties responsible for contamination of drinking water supplies.

Position
Watch

Subject
Water

[SB 778](#)

(Hertzberg D) Water systems: consolidations: administrative and managerial services.

Current Text: Amended: 7/13/2017 [html](#) [pdf](#)

Introduced: 2/17/2017

Last Amend: 7/13/2017

Status: 8/17/2018-Failed Deadline pursuant to Rule 61(b)(15). (Last location was A. 2 YEAR on 9/1/2017)

Location: 8/17/2018-S. DEAD

Desk	Dead	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would require, on or before March 1, 2018, and regularly thereafter, as specified, the State Water Resources Control Board to track and publish on its Internet Web site an analysis of all voluntary and ordered consolidations of water systems that have occurred on or after July 1, 2014. The bill would require the published information to include the resulting outcomes of the consolidations and whether the consolidations have succeeded or failed in providing an adequate supply of safe drinking water to the communities served by the consolidated water systems.

Position
Watch

Subject
Municipal Services

[SB 929](#)

([McGuire](#) D) Special districts: Internet Web sites.

Current Text: Chaptered: 9/15/2018 [html](#) [pdf](#)

Introduced: 1/25/2018

Last Amend: 8/16/2018

Status: 9/14/2018-Approved by the Governor. Chaptered by Secretary of State. Chapter 408, Statutes of 2018.

Location: 9/14/2018-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The California Public Records Act requires a local agency to make public records available for inspection and allows a local agency to comply by posting the record on its Internet Web site and directing a member of the public to the Internet Web site, as specified. This bill would, beginning on January 1, 2020, require every independent special district to maintain an Internet Web site that clearly lists contact information for the special district, except as provided. Because this bill would require local agencies to provide a new service, the bill would impose a state-mandated local program.

Position
Support

Subject

[SB 1498](#)

(Committee on Governance and Finance) Local Government Omnibus Act of 2018.

Current Text: Chaptered: 9/17/2018 [html](#) [pdf](#)

Introduced: 3/1/2018

Last Amend: 8/6/2018

Status: 9/17/2018-Approved by the Governor. Chaptered by Secretary of State. Chapter 467, Statutes of 2018.

Location: 9/17/2018-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law sets forth various provisions governing cities that reference various officers and employees. This bill would make these references gender neutral.

Position
Watch

Subject

CALAFCO Comments: This is the annual Senate Governance & Finance Committee Omnibus bill.

AGENDA REPORT

NOVEMBER 8, 2018

ITEM No. 10d

TO: Alameda Commissioners**FROM:** Rachel Jones, Executive Officer**SUBJECT: Progress Report on Strategic Plan 2018-2020**

The Commission will receive a report on progress made to date to accomplish the goals and objectives set forth in the 2018-2020 Strategic Plan. The report is being presented to the Commission to formally accept and file as well as provide additional direction to staff with respect to achieving agency goals going forward.

Discussion

Alameda LAFCO's current strategic plan was adopted following a planning session on September 22, 2017. The strategic plan is anchored by seven perennial priorities that collectively orient the Commission to proactively fulfill its duties and responsibilities under CKH in a manner responsive to local conditions and needs. These goals and their attendant objectives, which premise individual implementation strategies, are summarized below.

1. Island Annexations
2. Water Supply, Availability and Alternative Options
3. Accommodate Population Growth while Maintaining Quality of Life
4. Agriculture and Open Space Preservation and Urban Growth Boundaries
5. Climate Change Adaptation
6. LAFCO Independence and Other Operational Improvements
7. Comprehensive Study of Unincorporated Areas Focusing on Disadvantaged Unincorporated Communities (DUCs)

A summary of notable action steps in implementing objectives initiated to date:

▪ **Island Annexations | Review Existing Island Annexation Policies and Identify Potential Changes**

The Community Development Agency of Alameda County is currently creating a geographical boundary layer in its Geographical Information System (GIS) for all jurisdictional boundaries and sphere of influences under LAFCO. This will aid LAFCO in identifying boundary irregularities and serve as a resource to the public and local agencies.

Staff has met and will continue to meet with city managers, planners and general managers to streamline the application process to encourage annexations of unincorporated islands.

▪ **Accommodate Population Growth | Participate in the California Association of Local Agency Formation Commissions (CALAFCO)**

Staff currently serves as an alternate member on CALAFCO's Legislative Committee and continues to meet biannually with Bay Area LAFCOs to collaborate on legislation impacting LAFCOs or on special projects for possible shared services and or best practices.

▪ **Climate Change Adaptation | Work with Stakeholders to Identify Impacts**

QK Associates is the firm selected to conduct the Countywide municipal service review on water, wastewater, flood control and stormwater services. Staff has emphasized in its discussions with the consultant the need to analyze future environmental impacts and strains on infrastructure due to climate change as well as examine alternative approaches and shared facilities for the resourceful delivery of services.

▪ **LAFCO Independence and Operational Improvements | Conduct Operational Study**

The Commission extended Berkson & Associates' contract for LAFCO's Operational Study in order to. Provide a recommendation on the best-suited model for Alameda LAFCO and develop a cost-benefit analysis.

Staff has selected an accounting firm to prepare the Commission's FY 2017-2018 audit. This would be LAFCO's first standalone audit in over ten years and would aid the agency in making accurate operational corrections.

▪ **LAFCO Independence and Operational Improvements | Website Update**

LAFCO's new website has launched with the County's Information Technology Department and staff continuing to make improvements on the site to foster better transparency and greater accessibility to the public and local agencies.

▪ **Comprehensive Study of Unincorporated Areas | Special Study**

Staff has prepared a proposed study schedule calendaring municipal service reviews and sphere of influence updates for the 2018-2023 five-year cycle and includes a special study of disadvantaged unincorporated communities. The proposed schedule is being presented for approval at the next scheduled Policy and Budget Committee meeting.

Staff is currently utilizing CALAFCO's Disadvantaged Unincorporated Communities (DUCs) Map to identify any potential DUCs within the County.

Staff will continue to work with the Commission to address Strategic Plan priorities and develop a work plan that encompasses LAFCO's objectives.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Accept the report as presented with any further direction to staff as specified.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction for more information as needed.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Respectfully,

A handwritten signature in blue ink, appearing to read "Rachel Jones", with a stylized flourish extending to the right.

Rachel Jones
Executive Officer

Attachments:

1. 2018-2022 Alameda LAFCO Strategic Plan

Alameda LAFCo 2018-2020 Strategic Plan

1. Island Annexations - There are two types of islands: unincorporated islands and unserved islands. Unincorporated islands are pockets of County territory that are surrounded by or adjacent to cities. The residents in these islands typically receive their services from the County. If these island areas meet certain criteria identified in Government Code Section 56375.3, they may qualify for expedited annexation processing procedures. There may be other unincorporated areas within the County that do not meet that criteria but warrant additional study. The boundaries of special districts may include pockets of unserved territory that can be referred to as unserved islands. These types of islands do not qualify for an expedited annexation process. The development and adoption of local policies to incentivize all types of island annexations may lead to more efficient service provision.

Objectives	Key Action Steps	Timeframe
A. Eliminate islands by encouraging municipal annexation of unincorporated islands and district annexation of unserved islands.	<ol style="list-style-type: none"> 1. Review existing island annexation policies and identify potential changes. 2. Present draft policy recommendations to the Policy and Budget Committee. 3. Present draft Policy and Budget Committee recommendations to the full Commission for consideration. 4. Identify and update list of island areas and map the islands based on revised island annexation policies. 5. Communicate directly with affected agencies to inform them of revised policies and encourage each agency to identify steps needed to annex the islands within their jurisdictional boundaries and provide that information to LAFCo. 	2019
B. Serve as a resource to the public and to local agencies to support orderly growth and logical, sustainable service provision.	<ol style="list-style-type: none"> 1. Disseminate revised island annexation policies to all member agencies and key stakeholders, and post updated policies on Alameda LAFCo website. 2. Work with affected local agencies and communities to address identified barriers and facilitate community meetings to annexation. 	2019

Alameda LAFCo 2018-2020 Strategic Plan

2. Water Supply and Availability Including Recycled Water - Water supply and availability is a perennially critical issue throughout California. LAFCo considers the availability of water supplies as one of the 16 factors analyzed as part of reorganization proposals (e.g., annexations). Additionally, LAFCo conducts municipal services reviews which include the study of water supply and availability across the County including recycled water. Alameda LAFCo seeks to promote sustainable, adequate and reliable water sources to support existing and future development, as well as agricultural land uses.		
Objective	Key Action Steps	Timeframe
A. Promote the sustainability of adequate and reliable water supplies, including the use of recycled water, to support existing and future development and agricultural land uses.	<ol style="list-style-type: none"> 1. Develop policies and standards to address the sustainability of adequate and reliable water supplies, including the use of recycled water. 2. Incorporate standards into municipal services reviews (MSRs) and sphere of influence (SOI) updates. 3. Complete MSR of water, waste water, flood control, and storm water services in Alameda County and update SOIs as necessary. 4. As appropriate, identify terms and conditions to apply as part of the SOI update process to promote adequate and reliable water supplies including the use of recycled water. 5. Follow up as needed with local agencies where terms and conditions have been imposed to monitor agency progress. 6. Convene local agencies, regulatory agencies (e.g., the State Regional Water Quality Control Board), the Dublin San Ramon Services District – East Bay Municipal Utility District Recycled Water Authority (DERWA), and other relevant stakeholders to facilitate conversations about regional water and wastewater coordination opportunities. 	2018

Alameda LAFCo 2018-2020 Strategic Plan

3. Accommodate Population Growth While Maintaining Quality of Life - The State Legislature granted LAFCOs the authority to regulate boundaries and establish spheres of influence (SOIs) for cities and special districts that provide municipal services. SOIs are LAFCo-adopted planning areas that show where a local agency's physical boundary and service area should be. In conjunction with the update of SOIs, LAFCo conducts municipal services reviews (MSRs). A MSR evaluates the capability of an agency to serve its existing residents and future development within its SOI and must include specific written determinations including, but not limited to, the level and adequacy of services, financial ability of agencies to provide services, and accountability of local governmental agencies. Through these mechanisms, LAFCo assumes both planning and regulatory roles in accommodating population growth and maintaining the quality of life for Alameda County residents.		
Objectives	Key Action Steps	Timeframe
A. Encourage orderly growth and development through the logical and efficient provision of municipal services by local agencies best suited to feasibly provide necessary governmental services and housing for persons and families of all incomes.	1. Implement LAFCo's regulatory functions by processing governmental service reorganization proposals and out-of-area service agreement applications. 2. Implement LAFCo's planning functions by periodically updating the SOIs of local governmental agencies and conducting MSRs. 3. Update LAFCo's policies and procedures to improve usability and reflect local conditions and circumstances. 4. Serve as a resource to the public and to local agencies to support orderly growth and logical, sustainable service provision. 5. Participate in regional planning efforts including the update of Plan Bay Area.	2018, 2019, 2020
B. Be proactive and act as a catalyst for change as a way to contribute to making Alameda County a great place to live and work.	1. Maintain relationships with member agencies and other identified stakeholders to stay abreast of major service issues and proposed changes of organization (e.g., California Special Districts Association, Mayors' Conference, local agency planning staff, other boards and councils). 2. Communicate Alameda LAFCo's mission and goals to the community. 3. Identify strategies to achieve shared objectives. 4. Participate in the California Association of Local Agency Formation Commissions (CALAFCO) statewide efforts to enhance and clarify LAFCo authority and powers to perform its state-mandated responsibilities.	2018, 2019, 2020
C. Strengthen local agency oversight.	1. Identify and adopt accountability and transparency standards for local agencies including Alameda LAFCo (e.g. Special District Leadership Foundation). 2. Identify and adopt financial stress test standards for local agencies (e.g., League of Cities Municipal Financial Health Diagnostic Tool). 3. Incorporate standards into MSR and SOI update processes. 4. As appropriate, identify terms and conditions to apply as part of the SOI update process to strengthen local agency accountability and transparency, and financial ability to provide services. 5. Follow up as needed with local agencies where terms and conditions have been imposed to monitor agency progress.	2018

Alameda LAFCo 2018-2020 Strategic Plan

4. Agriculture and Open Space Preservation and Urban Growth Boundaries - The State Legislature specifies LAFCos' purposes to be, among others, "discouraging urban sprawl, [and] preserving open space and prime agricultural lands...based upon local conditions and circumstances." Voter-approved urban growth boundaries have been adopted by Alameda County, as well as the cities of Dublin, Livermore, and Pleasanton. LAFCo has decided to strengthen its policies in relation to preserving agriculture and open space. Additionally, LAFCo will determine the need to adopt policies regarding the application of voter-approved urban growth boundaries to matters before it.		
Key Objectives	Key Action Steps	Timeframe
A. Support the viability of agriculture in Alameda County	1. Review existing agricultural, in-fill, out-of-area service agreement, and sphere of influence policies. 2. Work with stakeholders to identify issues under LAFCo jurisdiction related to the economic viability of agriculture. 3. Establish set of standards and revised policies based on best practices and local conditions. 4. Disseminate information to key stakeholders and post updates on Alameda LAFCo website. 5. Utilize policies to impose conditions on reorganization proposals, sphere of influence updates, and out-of-area service agreement applications to support the viability of agricultural land uses.	2019
B. Mitigate for loss of agricultural and open space lands.	1. Establish a set of standards and policies based on best practices and local conditions. 2. Present recommendations to Policy and Budget Committee. 3. Present Policy and Budget Committee recommendations to full Commission. 4. Disseminate information to key stakeholders and post updates on Alameda LAFCo website. 5. Utilize policies to impose conditions on reorganization proposals, sphere of influence updates, and out-of-area service agreement applications to support the viability of agricultural land uses.	2020
C. Determine the need for local policies regarding the application of adopted urban growth boundaries to LAFCo decision making.	1. Collect and review information and maps regarding all adopted urban growth boundaries in Alameda County, as well as best practices from other LAFCos. 2. Present information to Policy and Budget Committee to discuss whether a local policy regarding urban growth boundaries is warranted. 3. Based on Policy and Budget Committee recommendation, determine need to develop draft policies and present to full Commission for consideration.	2020

Alameda LAFCo 2018-2020 Strategic Plan

5. Climate Change Adaptation - Current and future climate change impacts are of concern in Alameda County. Such impacts may include rising sea levels, flooding, wildfire, extreme heat episodes and drought. An increase in the frequency and severity of extreme events related to these impacts is expected. LAFCo will determine the need for policies regarding climate change adaptation and local agencies' plans to prepare for these challenges.

Key Objectives	Key Action Steps	Timeframe
A. Promote the recognition of climate change adaptation needs.	<ol style="list-style-type: none"> 1. Work with stakeholders to identify the impacts of climate change that local agencies and communities face now and into the future (e.g. infrastructure subject to the effects of climate change, increased fire risks at the wildland-urban interface). 2. Facilitate climate adaptation information sharing among local agencies and discussions around long-term needs for adaptation in land use plans, capital infrastructure plans, master plans and other relevant documents. 3. Document County-wide climate change adaptation needs and plans to maximize resources and benefits. 	2020
B. Determine the need for local policies regarding climate change adaptation.	<ol style="list-style-type: none"> 1. Review documentation regarding local circumstances and conditions affecting climate change adaptation. 2. Present information to Policy and Budget Committee and discuss whether local policies regarding climate change adaptation are warranted. 3. Based on Policy and Budget Committee recommendation, develop draft policies and present to full Commission for consideration. 	2020

Alameda LAFCo 2018-2020 Strategic Plan

6. LAFCo Independence and Other Operational Improvements - The State Legislature recognized LAFCo's independence as vital to ensuring that LAFCo decisions are credible to the public when it enacted changes as part of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH). Among other provisions, CKH authorizes LAFCos to adopt written policies and procedures, incur expenses to accomplish its functions, and to employ staff or contract for professional services to carry out the functions of the Commission. CKH further specifies that LAFCo shall appoint its executive officer and legal counsel. Alameda LAFCo currently obtains its staffing and other services via memorandum of understanding with Alameda County. It has been over 15 years since the CKH was enacted. A study of the costs and benefits of various operational models is warranted.

Key Objectives	Key Action Steps	Timeframe
A. Improve efficiency and effectiveness of Commission operations.	<ol style="list-style-type: none"> 1. Complete a study of various operational options ranging from status quo to full independence that includes general implementation timelines, range of costs, and other implementation factors. 2. Present study results to Policy and Budget Committee. 3. Present Policy and Budget Committee recommendations to full Commission. 4. Implement recommendations adopted by Commission. 	2018
B. Update the Alameda LAFCo website to be more functional for members of the public and local agencies.	<ol style="list-style-type: none"> 1. Conduct request-for-proposal process to obtain website design services. 2. Present proposed changes to Commission for review and comment. 3. Implement update. 4. Maintain website with updated information as needed. 	2018

Alameda LAFCo 2018-2020 Strategic Plan

7. Comprehensive Study of Unincorporated Areas Focusing on Disadvantaged Unincorporated Communities - Alameda County has 14 municipalities and six developed unincorporated communities. Beginning in 2012, state law was enacted requiring LAFCOs, cities, and counties to plan for municipal service delivery to disadvantaged unincorporated communities (DUCs). A DUC is defined as an area of inhabited territory located within an unincorporated area of a County in which the annual median household income is less than 80 percent of the statewide median household income. The law requires LAFCo to identify and make specified determinations about DUCs. LAFCo does not establish spheres of influence for unincorporated communities, but Alameda LAFCo has determined the need for a more in-depth look at the municipal services provided in the six developed unincorporated communities with a focus on DUCs.

Key Objective	Key Action Steps	Timeframe
A. Conduct a service review of the unincorporated areas of Alameda County focusing on disadvantaged unincorporated communities.	<ol style="list-style-type: none"> 1. Engage stakeholders to identify the most pressing local conditions and circumstances that influence the provision of municipal services in the unincorporated areas of Alameda County. 2. Consider the need to develop policies and standards regarding DUCs. 3. Develop and implement special study of the unincorporated areas including any identified DUCs. 4. As appropriate, identify terms and conditions to apply as part of the SOI update process to improve the provision of municipal services within DUCs. 5. Follow up as needed with local agencies where terms and conditions have been imposed to monitor agency progress. 6. Disseminate results of study to key stakeholders and post updates on Alameda LAFCo website. 	2019

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: CALAFCO Annual Report to the Membership

The Commission will receive CALAFCO's annual report on current and pending activities of interest to the 58-member LAFCOs. The annual report is part of a journal prepared by the Executive Director and highlights, among other items, current legislative themes and priorities as well as case studies involving special district consolidations. The annual report is being presented to the Commission for information only.

Information

The item is for Alameda LAFCO ("Commission") to review the annual report prepared by CALAFCO to its 58-member LAFCOs. Items of interest include all of the following:

- Financial outlook for CALAFCO and discussion on membership fees
- CALAFCO training and educational programs
- Case Study: Ventura LAFCO's Municipal Service Review on Public Transportation

Commission Review

This item has been placed on the agenda for information only. The Commission is also invited to discuss and provide direction to staff on any related matter as needed.

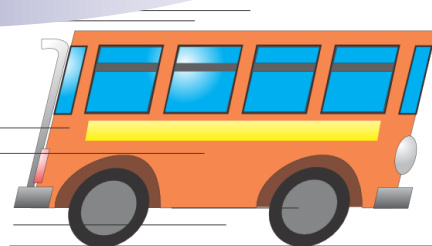
Attachments:

- 1) CALAFCO Annual Report

October 2018

Public Transit in Ventura County

Written by Ventura LAFCo



Ventura LAFCo staff first became aware of the complexity of regional public transit in Ventura County following the State Legislature's formation of the Gold Coast Transit District in 2013. Gold Coast, which provides fixed-route and paratransit service within the unincorporated County area and four of the County's ten cities (in the western portion of the County), is the only transit district in the County. When LAFCo established Gold Coast's sphere of influence in 2015 to include the entire County area, staffs of several of the remaining cities were concerned that the Commission's action represented a step toward expansion of Gold Coast throughout the region. This was the starting point for our evaluation of public transit in the 2018 Municipal Service Reviews (MSRs) for the cities.

Within the County, there are nearly a dozen public transit systems. Service providers include cities, the County, Gold Coast, and the Ventura County Transportation Commission. The level of coordination among these systems varies. Depending on a transit user's needs, existing transit is either simple (e.g., involves direct service or one transfer within a single transit system) or more complicated (e.g., requires transferring among multiple transit systems, each with its own schedule, bus stop locations, and fares). No single agency or website provides a complete guide for public transit users planning interagency trips. One study acknowledged the challenges in establishing a coordinated system, including the fact that Ventura County consists of "widely spaced, diverse communities and centers where geographic areas do not share common economic, social, and transportation service values." *Continued on Page 5*

ANNUAL CONFERENCE EDITION

Public Transit in Ventura County
2018 Report to the Membership

Message from the Chair

The Legal Corner

Associate Members' Corner

Message from the Executive Director



The Sphere

CALAFCO Journal

October 2018

The Sphere is a publication of the California Association of Local Agency Formation Commissions.

BOARD OF DIRECTORS

Gay Jones, Chair
Josh Susman, Vice Chair
Michael McGill, Secretary
Michael Kelley, Treasurer
Cheryl Brothers
Bill Connelly
Shiva Frentzen
Debra Lake
John Leopold
Gerard McCallum
Jo MacKenzie
Margie Mohler
Anita Paque
Ricky Samayoa
Susan Vicklund-Wilson

CALAFCO Staff

Pamela Miller, Executive Director
Stephen Lucas, Executive Officer
Carolyn Emery, Deputy Exec. Officer
Christine Crawford, Deputy Exec. Officer
Martha Poyatos, Deputy Exec. Officer
Clark Alsop, Legal Counsel
Jeni Tickler, Executive Assistant
Jim Gladfelter, CPA

To submit articles, event announcements, comments or other materials noteworthy to LAFCo commissioners and staff, please contact the Editor at 916-442-6536 or info@calafco.org.

The contents of this newsletter do not necessarily represent the views of CALAFCO, its members, or their professional or official affiliations.

1215 K Street, Suite 1650
Sacramento, CA 95814
916-442-6536

www.calafco.org

A MESSAGE FROM THE CHAIR OF CALAFCO



Gay Jones
Chair of the Board
CALAFCO

One united voice has power.

That is why I am so proud of CALAFCO. When we form a united voice, the potential to work together and create the best outcomes for our communities and our state are endless. Large and small LAFCos share the same goals: provide for orderly growth, discourage urban sprawl, preserve agriculture and open space, and ensure the efficient delivery of municipal services.

Over this year, I have had the honor to serve as Chair of CALAFCO. I have participated with our internal and external partners - often with divergent viewpoints - to tackle serious statewide issues. Respectful and thoughtful exchanges occurred, as well as strong debate. Relationships were challenged, both internally and externally. At times our voice was united, and when this occurred, magic happened. This dialogue produced constructive action in legislation and policy development.

CALAFCO has earned a reputation as an honest broker, a go-to resource. We need to continue to work together to maintain this status. We can have a positive impact together. But, this is hard work. It is an on-going process. And, if we stand together with one united voice, we can prevail. Speaking in a united voice takes courage and from that courage comes immeasurable strength.

A huge thanks to my fellow Board Members for their contributions, support and united voice this past year. The executive and ad hoc committees deserve recognition in particular, as do our Members who plan and execute our Conference and Workshops.

My sincere thanks goes to CALAFCO's Executive Director Pamela Miller for her leadership, patience and listening skills, and Herculean efforts on behalf of our organization.

Thanks to all for your professionalism in moving CALAFCO forward. I look forward to a bright future for our Association and the magic to be created by the power of our collective voice.



A Message from the CALAFCO Executive Director



Pamela Miller
Executive Director

The Power of Our Place as Part of the Whole: Lessons From the Wild

I recently returned from a trip to South Africa – a journey that completely shifted my perspective on the world. So much so, in fact, that I scrapped the almost-finished article I'd written and replaced it with this one. The topic of the first article is the same as this one...the perspective and content however, are now very different.

One of the many things I experienced on this journey was a safari. I marveled at how a sequence of various species of wild animals would take their



turn
making
their
way to
the
watering
hole at
dawn

and dusk to drink the refreshing water and cool off with a brief swim. Each species respected its place in the ritual and respected the space of the others who were unlike them. *It was as if, for that short period of time, all of them suspended the notion of survival of the fittest and behaved in a way that supported survival of the whole system.* It appeared to me to be an orchestrated thing of raw beauty, grace and even dignity.

As I reflected on those images and encounters, and the feelings I had in those moments, I found myself thinking about my experiences over the past several years and what lessons we as humans can learn from these magnificent wild creatures. How often do we behave in a way that supports the system as a whole? We certainly experience it in time of disaster – people coming to one another's aid in times of crisis. And our state has been called to do this a great number of times in the past several years. But, what about every day? What about when we are in the middle of the grind? How many of us can say we humbly put aside our own interests and make choices and decisions based on what's best for the

whole? In our personal lives? In our LAFcos, cities, counties, districts, communities, associations and other communities to which we belong?

Another experience I had that resonates with me involved a pack of nine wild dogs. Two of the dogs somehow managed to go under an electric fence that separated the Kruger National Park Reserve from a property that hunts the wild animals. We came upon them as the pack frantically ran alongside the two with the fence standing in the way, moving back and forth desperately trying to find a place to get back under and reunite.

After about twenty minutes, one mustered enough courage to crawl under the fence (with a slight zap) at a dip in a gully. The remaining dog was now alone on the other side. The pack kept with her, encouraging her in their own way to find a spot and crawl under. She ran back to the gully and we watched, holding our breath and whispering encouragement to her: "do it, you can do it, come on". She did not make the move and just kept running back and forth. Meanwhile, part of the pack would run into the bush while the rest of the pack stayed with her.

Eventually we left for the watering hole. In a few minutes most of the pack arrived without the female. We waited...and waited...and then it happened. The female appeared and what we saw then was unbelievable. She was greeted with playful licks, jumps and unconditional joy by her companions. It was as if she had been gone for a month rather than a few hours. The bond of the pack was so strong it was palpable – they were truly family. They were not going to leave her until they were all reunited.



Again I asked myself what are the lessons I can take away from this experience. The more I pondered these and other like questions, the more I found myself reflecting on events of the past couple years. This past year in particular proved to be challenging for CALAFCO and at the same time an opportunity to see what we were made of. While we faced numerous challenges (and still do), we remain strong, focused and whole.

Four big ideas surfaced for me as I pondered these questions.

➤ ***The whole is greater than the sum of its parts***

As is clear with the pack of wild dogs, the power lies in the pack, not in the individual dog. Individually they are agile and formidable hunters. Collectively, they literally outrun their prey by taking turns leading the hunt. When the lead dog tires, another takes over. Together, they run down the prey until it literally tires out. They have a strong bond and strong sense of community and family.

LAFcos are stronger together, without a doubt. I see this every day through the networking and use of resources like the list serve. The sharing of information, ideas and resources stimulates both a reinforcement of community and the opportunity for innovation and creativity. It doesn't matter if you are urban, suburban or rural. It doesn't matter if you have a \$2 million budget or \$10,000 budget. It doesn't matter if you have part-time contract staff or a staff of fifteen. The reality is our network of LAFcos is stronger when we work together.

For CALAFCO, it is a powerful statement when we are able to say to the Legislature and others that CALAFCO represents all 58 LAFcos in the state. It demonstrates unity and collective authority that can yield immeasurable influence, especially when we speak with the same voice. While something may not directly impact or benefit one particular LAFCo, if it impacts or benefits a good number of LAFcos, responding for the greater good of the whole is in everyone's best interest. It keeps the whole stronger. *As we continue to face challenges, the force of the whole will prove to be greater than the sum of our parts.*

➤ ***Sometimes it's about just surviving and sometimes it's about thriving***

Life in the wild is difficult. There are times when the animals are thinking about nothing but survival – getting the next meal, escaping a predator (so they aren't someone else's next meal), finding water, etc. And at other times, when the dominant female wild dog gives birth to a litter of fifteen strong pups or the endangered white rhino successfully births and raises a calf who carries on the next generation, that is a way of thriving.

You've no doubt heard me say it numerous times the past several years – plan the menu or be on the menu. Recently it feels as though much of my time is spent in Sacramento fighting for LAFCo...to thwart off ideas or legislation to circumvent LAFCo, divest LAFCo authority, create unreasonable mandates for LAFCo, or to secure financial resources for LAFCo. At the same time, other conversations occur in which LAFcos are touted as a strong and necessary part of the process, as viable

overseers of the delivery of municipal services, and as agencies that generate great value. And, we have our champions in Sacramento too.

I've heard from many LAFcos that they too, are experiencing this dichotomy – some are struggling to meet their legislative requirements while others are seemingly thriving. I suppose this is true for all organizations. There is an ebb and flow – there are times when we are moving forward and evolving and making strides. And there are times when that is not the case; when it feels like it's all we can do to make it through another day unscathed (or with as few battle scars as possible). We are all learning how to tell our story – the LAFCo story – and showing how effective and valuable we are to the whole. Gaining skills and confidence in telling our stories will create more opportunities for moving us forward into the space of thriving. *The more we are that story, the greater the chances of thriving rather than merely surviving.*

➤ ***Respond when the predator alarm call is sounded***

In the wild, when one animal sounds the alarm that a predator is approaching, it's amazing to see how all of the species in the surrounding area respond. They are immediately in survival mode and act accordingly as instinct kicks into high gear.

This year CALAFCO heard the alarm several times, and sounded the alarm too. We faced great challenges in our fight to obtain state grant funding for LAFcos. Knowing it was always an uphill battle, we sounded the alarm and call for legislative action and support. We were challenged by stakeholders – some of whom had been strong partners in the past, and we were challenged by Capitol insiders. We faced serious odds and overcame some big obstacles that were put in our path. And when the call sounded, many of you responded. Some of you also responded when we sounded the alarm on legislation that sought to divest LAFCo authority or had negative implications to all LAFcos. Sometimes it is hard to understand what the direct impact of something is to your own LAFCo, whether that be short-term or long-term. While we haven't quite reached the point in which we speak in one united voice with all 58 LAFcos, CALAFCO continues to work towards that goal.

Complacency in the wild, especially when the predator alarms is sounded, will surely mean death. While that is a bit of a radical sentiment to apply to LAFcos or CALAFCO, it's not too far-fetched to say that without a certain level of consciousness about the external environmental factors affecting us, we are putting ourselves at risk. *The greater our internal and external awareness is and the greater our ability to be agile and*

respond to any alarm when sounded is, the greater our chances are of responding, and responding in a way that not only ensures survival but creates value for the whole.

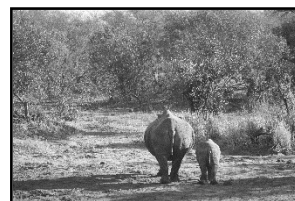
➤ ***Evolution is required to avoid extinction***

Each of the animals I observed has to adapt to the changing environmental conditions surrounding them. If they don't, they will find themselves extinct. And, in some cases, despite their own efforts, they are on the verge of extinction as a result of forces outside their own control.

By nature, organizations change and evolve. LAFcos are not the same agencies they were 54 years ago and CALAFCO is not the same organization it was 47 years ago. We too have had to adapt and evolve ourselves to meet the continually shifting environment – to meet constantly changing political, social, economic and environmental demands. Conversations in 2017 with the Little Hoover Commission and recent questions from the Legislature brought home the fact that if we do not continue to evolve and generate value to the system, we can be replaced.

So how do we evolve? I assert it's through creativity, innovation, calculated risk, flexibility and adaptability, taking advantage of our strengths and shoring up our weaknesses, and being willing to proactively rather than reactively live into the future. Speaking with one united voice as much as possible, and knowing the whole is greater than the sum of the parts are also key elements. CALAFCO has been working hard to evolve and find ways to create greater value for you, our members. And I've heard from many of our member LAFcos that you too, are working hard to evolve, work proactively and generate greater value by being facilitators, conveners, taking on unique challenges and projects, and by taking some calculated risks for the betterment of the communities you serve. There is success story after success story of this...are you telling yours? *Evolution and transformation is necessary for not just surviving, but for thriving. What is your LAFCo story of evolution?*

LAFcos are unique and highly effective local agencies. There are no other entities in the country like LAFcos. That is the power behind the potential. I invite you to consider the potential of your LAFCo's power as CALAFCO stands in support of and with you.



Public Transit in Ventura County

Continued from cover

Local jurisdictions rely heavily on state funding established by the Transportation Development Act (TDA) to operate public transit service. Flexibility in how a jurisdiction may use TDA funding depends on several factors, such as the jurisdiction's population and status as either a rural or urban community. Each jurisdiction is responsible for covering the remaining "farebox recovery" component of transit costs, which may consist of rider fares and/or additional subsidies. The restrictions built into TDA funding result in the provision of services that are inevitably focused on ensuring that "farebox recovery" can be met, even if the transit need justifies something different (e.g., additional routes or greater bus frequencies).

Despite the challenges, Ventura County has experienced progress toward regional coordination of public transit. As a district, Gold Coast has the ability to implement service improvements and meet transit needs from a system-wide perspective, and distributes TDA funds to its members for transit-

related purposes such as bus stop construction and transit-related maintenance. The East County Transit Alliance (a JPA) was formed by the County and several cities outside of Gold Coast's service area as a result of greater awareness for the need to improve coordination amongst transit systems in the eastern portion of the County, and has initiated programs to simplify interjurisdictional trips for riders in that area (e.g., coordinated hours of operation, route schedules and connectivity, fares, and senior age criteria). Furthermore, technological advances have provided opportunities for improved regional trip-planning resources for riders (e.g., automatic vehicle locators and Google Transit assist riders in accessing transit information online to plan public transit trips), and transfer agreements simplify riders' ability to move between systems.

In the city MSRs, Ventura LAFCo identified transit service improvement options including the annexation of additional cities to Gold Coast, the formation of a second transit district in the eastern portion of the

County, and the establishment of a regional transportation authority to handle the majority of public transit within Ventura County. Most importantly, the Commission established itself as a leader in advocating for more efficient provision of public transit service, and has stimulated fresh dialogue about collectively improving delivery of public transit service in Ventura County.

THE LEGAL CORNER



Local Taxing Powers Generate Big Cases

By: Michael Colantuono, Colantuono, Highsmith & Whatley

Recent days have been very newsworthy for local government finance, with decisions extending agencies' power to tax electronic commerce and a deal to keep the onerous Business Roundtable Initiative off the November ballot.

South Dakota v. Wayfair is the U.S. Supreme Court's blockbuster decision on electronic commerce taxes. For some 50 years, the Court has required a business to have a physical presence in a state or a locality for that government to have the power to tax it. In the 1960s, mail-order businesses did business nationwide, but located in low- or no-tax jurisdictions to avoid collecting and paying taxes in most of their markets. The rise of the internet and electronic commerce has made the physical present rule more and more irrational. As the Court noted, an e-commerce vendor with a pervasive presence in South Dakota (which relies heavily on sales taxes) paid no tax while competitor who warehoused a small amount of inventory there would. Now, significant participation in the taxing agency's marketplace triggers tax jurisdiction.

Congress may weigh in on taxation of electronic commerce. In the meantime, local agencies adopting new taxes (with voter approval) can reach any business with a meaningful role in their communities. Exemptions for very small vendors (like those who sell crafts on Etsy or Craig's List) are wise. The decision's immediate significance will be

enhanced collection of use taxes. Sales in California are subject to sales taxes, collected by sellers from buyers and paid to the State and the local government which was the location (or "situs") of the sale. Use taxes apply to sales by out-of-California businesses, but few sellers collect them (Amazon now does) and even fewer buyers pay them (as the law requires). *Wayfair* allows the State to compel all businesses who do meaningful volume here to collect use taxes for the State and its local agencies.

The onerous Business Roundtable Initiative — funded by Big Soda and requiring two-thirds voter approval for all new taxes and many fees — will not appear on the fall ballot. Backers withdrew it for the Governor's signature on A.B. 1838, an immediately-effective budget-trailer bill forbidding taxes on "groceries" — defined to include "carbonated and noncarbonated nonalcoholic beverages" and to exclude alcohol, cannabis, tobacco and electronic cigarettes — from 2018 to 2030. Soda taxes approved earlier in San Francisco, Berkeley and Albany are exempted. By its terms, the statute applies to all local governments, including charter cities, but a strong argument can be made that no state interest justifies this interference home rule power. The statute restricts litigation of such cases to Sacramento Superior Court, a venue the State has found favorable in post-redevelopment disputes with local government. Public health advocates rue the deal, but many in local government — and public-employee unions which participated in the negotiations — are relieved the Business Roundtable Initiative is off the table.

Other significant developments in local finance law are pending appellate case and the Legislature. We will update you on those next time.

Reprinted with permission from Michael Colantuono. For more information about this article, contact the law offices at www.chwlaw.us or at 530-432-7357.

Public Entities Can Limit Public Comment Speaking Time at Meetings

By: Alexander N. Brand, Associate, Best Best & Krieger

Public entities can place reasonable time restrictions on public comment at their meetings as long as the time restrictions do not violate state or federal law, a California appellate court said in a fairly sweeping

decision. The Second District Court of Appeal affirmed a trial court's determination that a city transit board's restriction of public comment to 3 minutes, per person, per agenda item, did not violate the Ralph M. Brown Act "open meeting" law or the First Amendment right to free speech. The court also held that the transit board properly allowed staff and invited speakers to speak for longer than the 3 minute time limit imposed on the public.

This opinion in *Ribakoff v. City of Long Beach, et al.* continues a line of cases that recognizes a public entity's ability to put reasonable restrictions on public comment during public meetings. These opinions properly strike a balance between the public's need to address their elected officials, while also allowing the public entity to manage meetings and complete them in a reasonably efficient manner.

Ribakoff regularly attended meetings of the Long Beach Transit Company Board of Directors, which is subject to the Brown Act's open meeting requirements. Board policy required each public speaker to fill out a public comment card, which informed the speaker of the 3 minute limit to address the Board. Ribakoff filled out a card and spoke for 3 minutes on one agenda item, and then attempted to speak to the Board a second time on the same item, but was not allowed to speak. Ribakoff sued, claiming time and subject matter restrictions and discrimination in violation of the Brown Act and the First Amendment.

The appellate court determined that the 3 minute time restriction was reasonable and did not violate the Brown Act or the First Amendment. First, the Brown Act expressly authorizes public entities to put reasonable restrictions on the amount of time a speaker can speak at a meeting and the appellate court concluded that the 3 minute restriction was reasonable. Additionally, the appellate court held the restriction did not violate the First Amendment because it was a content neutral restriction that simply limited the amount of time for speech and not what was said.

Ribakoff also argued that the restriction violated the law because it was not uniformly applied to all speakers, specifically staff and invited speakers. The appellate court concluded that the Board had a reasonable justification for treating invited speakers differently. Finally, contrary to Ribakoff's contention, speech at government meetings is not unlimited and public entities can limit speech at meetings based on time and even some types of

content — i.e. requiring a speaker to address only the topic or agenda item at issue.

Reprinted with permission from Alexander Brand. For more information about this article, contact the law offices at www.bbklaw.com or at 213-787-2553 or [download it directly](#).



Around the State

There's action at Sonoma LAFCo

Sonoma LAFCo recently relocated their offices. They've moved from the County Administration Center to downtown Santa Rosa, convenient to transit and the Courthouse Square. The new address is 111 Santa Rosa Avenue, Santa Rosa 95404. All other contact information remains the same.

Sonoma LAFCo is also pleased to announce Cynthia Olsen has been promoted to an Analyst, with work focused on fielding inquiries, and processing OSAs and small annexations. They will now be hiring a part-time administrative aide/commission clerk.

A Special CALAFCO Thank You to Our First Responders

The entire CALAFCO membership is deeply grateful for all of our California First Responders and their efforts in the recent wildfires and other natural disasters. You are tested to the limit and with each and every call, you respond with courage, honor and a strength beyond measure. In the face of grave danger, you put your own lives on the line to save the lives and property of others. We honor your tireless and selfless dedication to answering your calling each and every day.





CALAFCO 2018 Annual Report to the Membership

Dear CALAFCO Members:

The CALAFCO Board of Directors is proud to report the highlights of our Association during the past year, which was a very full year. CALAFCO continues as a strong, vibrant educational resource to our members and as an advocate for LAFCo and LAFCo principles to statewide decision makers. Highlights of the year include our Annual Conference in Yosemite, Staff Workshop in San Rafael, the publication of our statewide disadvantaged unincorporated communities map, and our continued strong presence across the state as an advocate for LAFCo and LAFCo principles to statewide decision makers.

We are pleased to report that all 58 member LAFCos have renewed their membership for the 2018-19 fiscal year, and today we have six (6) Gold Associate members and twenty-four (24) Silver Associate members.

This year CALAFCO earned the *GuideStar Exchange Platinum Seal* in recognition of its transparency and completeness in documentation. This is the highest recognition any nonprofit can receive from Guidestar.

Our achievements are the result of the dedicated efforts of the many volunteer LAFCo staff from around the state who contribute their time and expertise. The Board is grateful to the Commissions who support their staff as they serve in the CALAFCO educational and legislative roles on behalf of all LAFCos. We are also grateful to the Associate members and event Sponsors that help underwrite the educational mission of the Association and allow us to keep registration fees as low as possible.

EDUCATIONAL SERVICES AND COMMUNICATION

CALAFCO educational and information sharing-services continue to be the Board's top priority for member services. Under this umbrella, the Association focuses its resources in four areas: the Staff Workshop, Annual Conference, CALAFCO University courses, and electronic resources including the web site, quarterly reports and the member list-serves.

2018 Staff Workshop

We continued the tradition of quality education programming with the Staff Workshop held in San Rafael in April and the Annual Conference in Yosemite in October. The Workshop, hosted by **Marin LAFCo**, brought together 103 LAFCo staff and guests from around the state, representing 40 LAFCos and six Associate member organizations.

The overall rating in the evaluations was 5.5 on a 6.0 scale, the highest rating the Workshop has received since tracking began. We would like to thank the Program Planning Committee members and Chair **Martha Poyatos** (San Mateo LAFCo), our host, **Marin LAFCo**, led by **Rachel Jones**, and all who worked to make this an outstanding Staff Workshop. We also acknowledge and thank the sponsors of this year's Staff Workshop: **Best Best & Krieger**, **Colantuono Highsmith & Whatley**, **MCE Clean Energy**, and Mobile Workshop sponsors **Point Reyes Farmstead Cheese Company**, **The Fork**, and **Marin LAFCo**.

All workshop materials were posted to the CALAFCO website prior to the start of the Workshop.

The 2019 Staff Workshop is set for April 10-12, 2018 at the Holiday Inn in **San Jose**. Our host for this workshop will be **Santa Clara LAFCo**.



2018 Annual Conference

Approximately 275 LAFCo commissioners, staff and guests are expected at the 2018 Annual Conference in Yosemite.



The program is rich in content with general and breakout sessions focusing on topics essential to LAFCos as we all continue to tackle the many challenges we face in fulfilling the mission of LAFCo.

We acknowledge and thank the Conference Committee Chair **Anita Paque** (Calaveras LAFCo), the Program Committee Co-Chairs **Carolyn Emery** (Orange LAFCo) and **Christine Crawford** (Yolo LAFCo), and all who worked on the Program Committee to make this an outstanding Conference.

We wish to also thank all of our sponsors for this year's Annual Conference, without whom this special event would not be possible: **Best Best & Krieger, CV Strategies, Urban Footprint, Lewis Group of Companies, Assemi Group, Inc., Cucamonga Valley Water District, Streamline, Eastern Municipal Water District, Imperial LAFCo, Colantuono Highsmith & Whatley, Irvine Ranch Water District, Inland Empire Utilities Agency, Planwest Partners and Fechter & Company.**

Conference presentation materials are posted on the CALAFCO website in advance of the Conference as they are received from presenters. You can find presentation materials for all prior Conferences on the CALAFCO website.

Next year's Conference will be hosted by CALAFCO and held at the **Hyatt Regency Capitol Park, Sacramento, October 30 through November 1.**

CALAFCO University



There has been one CALAFCO U course so far this year in Sacramento on January 22. The topic was **LAFCo's Evolving Mission: New Laws, Requirements and Transparency.** The session focused on several important topics including how to implement recently enacted

legislation and website transparency requirements for LAFCos. The session was well attended by staff and commissioners with 25 in attendance. Feedback was positive enough to repeat the transparency portion of the session at the 2018 Staff Workshop.

All materials for this and all other CALAFCO U sessions can be found on the CALAFCO website.

Accreditations

CALAFCO's educational activities continue to be accredited by the American Planning Association to provide AICP credits for certified planners. This benefit is provided at no cost to LAFCo staff and helps them maintain their certifications. In addition, both the Conference and Workshop have sessions for LAFCo counsel that have been accredited for MCLE credits by the California Bar.

Web Site

The CALAFCO web site is a vital resource for both LAFCos and the community with questions about local government in California. The site consistently attracts between 5,500 and 6,500 visits per week. The vast majority of the visits are for the reference and resource materials found on the site and referral information to member LAFCos.

List-Serves

The list-serves maintained by the Association continue to be an important communication and information sharing tool among LAFCo staff. In total, we maintain eight list serves to help members share information, materials, and expertise. The List-Serves for executive officers, analysts, clerks and counsel discussions remain the most popular and serve to foster the sharing of information and resources. It is important for you to advise CALAFCO when your staff changes so the list serves can be kept up to date.

Quarterly Updates

After each Board meeting, the Association's Executive Director creates and distributes through the list serves a Quarterly Report on the activities of the Board and Association. As The



Sphere is an annual newsletter, these Quarterly Reports contain more information, a special feature highlighting Associate Members and local LAFCo updates. These bulletins provide informational updates in a timelier manner and at less cost to the Association.

White Papers

On December 31, 2017, CALAFCO published the White Paper *State of the Art on Agricultural Preservation*. This White Paper was created in partnership with the *American Farmland Trust* (AFT). CALAFCO thanks the volunteers who worked on this paper: *Christine Crawford* (Yolo LAFCo), *David Fey* (Fresno LAFCo), *Elliot Mulberg* (Associate Member), *Neelima Palacherla* (Santa Clara LAFCo), *Serena Unger* of the AFT, and the team at *Best Best and Krieger*.

Additionally, CALAFCO completed the project of mapping all of the disadvantaged unincorporated communities (DUCs) throughout the state at the census block group level. This map is posted on the CALAFCO website. The map is not intended to replace or supersede any DUC maps produced by any LAFCo. It is simply a statewide snapshot to ensure compliance with statute for all LAFCos. CALAFCO will update the map every five years. We wish to thank *Joe Serrano* of Monterey LAFCo for his help in completing this critical project.

LEGISLATIVE PROGRAM

The Board began this legislative year with the commitment of a small Omnibus bill and sponsoring only one other bill which was to provide LAFCos state grant funding.

The CALAFCO Legislative Committee (Committee) began work in November 2017 and met regularly through June 2018.

CALAFCO ended the year tracking a total of twenty-four (24) bills, sponsoring two (2)

bills and taking formal positions on sixteen (16) bills.

Thorough legislative updates are provided in each Quarterly Report and throughout the year via email. In this Annual Report we will summarize the two CALAFCO sponsored bills. A broader legislative discussion on the most critical of bills affecting LAFCo will occur during the Annual Conference – check your program for details. For a complete list of CALAFCO bills, please visit the CALAFCO website Legislation section. Information is updated daily.

The reduced legislative focus included sponsoring a very small Omnibus bill. This year's bill contained all of the items that were left on the cutting room floor from the 2017 Omnibus process. We are grateful to Committee member *Paul Novak* (LA LAFCo) and Assembly Local Government Committee (ALGC) consultants *Misa Lennox* and *Jimmy MacDonald* for their efforts in shepherding this bill, and to all of you who did the work of submitting proposals for insertion into the Omnibus. *AB 3254* was signed by the Governor on July 9 and takes effect January 1, 2019.

The other CALAFCO sponsored bill this year was *AB 2258* (Caballero). Ultimately vetoed by the Governor on September 18, the bill created a one-time, five-year state grant funding program for LAFCos. This bill was a follow up response to the 2017 Little Hoover Commission report and one of their recommendations.

The Strategic Growth Council (SGC) was to administer the grant program. Grant funds were to be used specifically for conducting special studies to identify and support opportunities to

create greater efficiencies in the provision of municipal services to disadvantaged communities; to potentially initiate actions based on those studies that remove or reduce local costs thus incentivizing local agencies to work with the LAFCo in developing and implementing reorganization plans; and the dissolution of inactive districts





(pursuant to SB 448, Wieckowski, 2017). The grant program was set to sunset on July 31, 2024.

Seemingly having nine lives and taking CALAFCO on a wild roller coaster ride, this bill went through six different sets of amendments. We encountered strong resistance from the CA Special Districts Association and a number of their members, which ultimately led to a compromise on the protest provisions portion of the bill after it was successfully moved out of the Senate Governance and Finance Committee with our protest language intact. However, as a result of this committee, a number of other amendments were taken to move the bill, including narrowing the scope of the service providers to those serving disadvantaged communities. Senate Natural Resources and Water Committee also required an amendment to move the bill which required the SGC give preference to LAFCOs whose decisions have been aligned with the goals of sustainable communities strategies.

Unsuccessful in securing a \$1.5 million allocation in the Annual Budget Act to pay for the program, we then put the funding into the bill as an allocation from the General Fund. As the bill passed through the Legislature, we were informed that General Fund allocations are not likely to get signed. In order to have a stronger chance at securing a signature, the author and CALAFCO decided it was best to remove any funding allocation, keep the grant process intact, and try again next year to obtain the allocation in the Annual Budget Act.

Unfortunately, the Governor did not agree with this thinking and stated in his veto message, *"this new spending proposal should be evaluated in the annual budget process where it can be weighed together with the state's other spending priorities."*

Even though the bill was not signed into law, CALAFCO can and should be proud of our efforts. We stood up strong in the face of adversity, proving to many that we are a viable

force to be taken seriously. We are learning how to tell our story effectively. Along the way we made new alliances, strengthened others, and tested a few. In the end we made it all the way to the Governor's desk with a bill that while it had no funding, had a process that was reasonable and impactful to LAFCOs and to disadvantaged communities.

The CALAFCO Board wishes to thank everyone who wrote letters of support along the way and letters requesting the Governor's signature; to the ad hoc legislative committee who worked in creating the original process (Board members **Bill Connelly** and **Shiva Frentzen**, and Leg Team members **Steve Lucas**, **Bill Nicholson** and **Luis Tapia**), and a very special thank you to Board member **John Leopold** and Executive Director **Pamela Miller** for all of their work in helping drive this bill through to the Governor's desk.

The Board will now evaluate the process we went through for lessons learned and to decide if there is enough value in pursuing this again in the next legislative year.



We also want to thank all of the people who volunteer to be a part of the Legislative Committee, the Legislative Advisory Committee and to all of the LAFCOs who respond to our call for legislative action by writing letters to Sacramento.

FINANCIAL POLICIES AND REPORTING

The Board maintains policies and current filings which are in compliance with all federal and state requirements for 501(c)(3) organizations. The CALAFCO Policy Manual, IRS Form 990 and other key Association documents are available on the CALAFCO web site. The Association also maintains its records with the national nonprofit reporting organization, GuideStar (www.guidestar.com). In 2018 CALAFCO earned the *GuideStar Exchange Platinum Seal* in recognition of its transparency and completeness in documentation. This is the



highest level of achievement seal an entity can earn from GuideStar.

All financial records are reviewed quarterly by an outside CPA with reports to the Treasurer and the Board. The Board also reviews the annual IRS Form 990 tax filing prepared by the CPA and staff.

2018-19 Budget

The Board continues to manage the financial resources of the Association closely. As was reported last year, we continue to have an unsustainable reliance on the Conference net profit and prior years' net balance to balance the

budget. The member dues have never covered the operational costs of the Association, and as those costs increase, the increase in dues has not kept pace causing the gap to continue to grow. While the 2017 Conference realized a net profit of 24%, it was not enough to fill the gap.

The adopted FY 2018-19 budget has income at \$418,626 and expenses at \$436,415. This is a gap of \$18,153. In May, the Board unanimously adopted this budget after considering several options,

including reducing expenses by cutting the hours of the Executive Director. The Board is hopeful the gap can be closed with a higher than budgeted Conference net profit and various expense savings throughout the year.

The Board is committed to conducting a thorough financial review in February during the biennial strategic planning retreat, which is the mid-year point. At that time, the Board will decide if cuts need to be made to prevent the use of reserves to balance the budget. During this meeting the Board will also entertain recommendations from the ad hoc financial committee (put in place in October 2017). The charge of the ad hoc committee has been to recommend ways to close the budget gap both short and long term by looking at expenses and revenues.

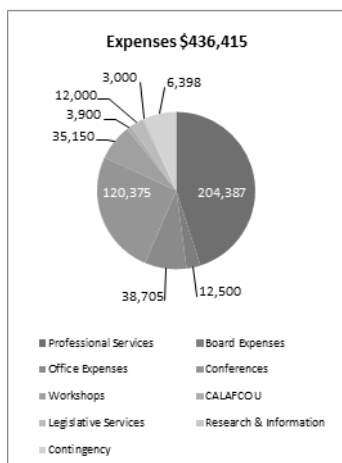
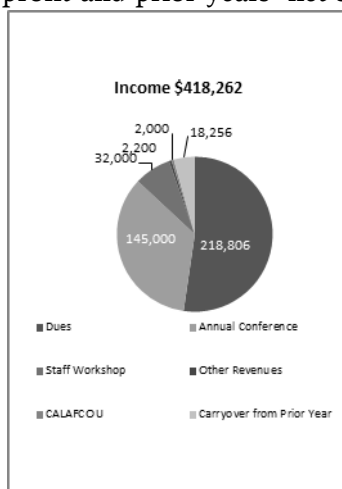
The Board will provide an update to the membership during the annual business meeting and seek input from our member LAFCOs during the subsequent regional roundtable discussions on the work being done to close the budget gap.

Restricted Fund Reserve

Since 2005 an important goal established by the Board has been to grow and maintain a Fund Reserve to support member services in uncertain economic times and to avoid the need to tap members for additional funds, as had been done in the past. CALAFCO began the last fiscal year by transferring \$4,000 to the Fund Reserve making the current balance in that account \$162,754, about 60% of the annual operations budget outside of the Conference, Workshop and CALAFCO U. The reserve is not part of the annual budget and requires a vote of the Board to use its funds. The Association has not used the fund reserve since the early 2000s. This year, however, the Board voted to approve the annual budget using a small portion of reserves to balance the budget.

CALAFCO maintains its funds with the Local Agency Investment Fund (LAIF). Interest rates have turned and are slowly on the increase.

All financial reports, including budgets and annual tax filings, are available to the membership on the CALAFCO website as well as on GuideStar's website.





ASSOCIATION MANAGEMENT

Board Member Activity

Earlier in the year the Board received the resignation of Board member William Kirby (Placer), representing the central regional city seat. Director Kirby lost his LAFCo seat as a result of term limits in his LAFCo for that seat. His vacancy will be filled during this year's caucus.

New Associate Member

We are proud to welcome one new Silver Associate member to the Association this past year. Joining CALAFCO as a Silver member is ***Pacific Gold Agriculture, LLC***. They will be featured in the next Quarterly Report to the membership. CALAFCO thanks all of our Associate Members. We truly value your partnership.



A FINAL THANK YOU

We wish to thank ***Carolyn Emery*** (Orange) who served the past two years as Deputy Executive Officer (DEO) representing the southern region. We welcome ***Keene Simonds*** (San Diego) who will step in as the southern region's DEO effective October 5, 2018.

Finally we want to recognize the leadership of our Executive Director ***Pamela Miller*** and Executive Officer ***Steve Lucas*** (Butte). Added to that is our appreciation for all the contributions of Executive Assistant ***Jeni Tickler*** in the CALAFCO office, DEOs ***Carolyn Emery*** (Orange), ***Christine Crawford*** (Yolo) and ***Martha Poyatos*** (San Mateo), Legal Counsel ***Clark Alsop*** (BB&K), and CPA ***Jim Gladfelter*** (Alta Mesa Group). These people, along with many other volunteers, Associate members, and members of the Board have all worked together this year to bring many achievements and a strong Association to you, our member LAFCos and Associate members.

Sincerely Yours,

The CALAFCO Board of Directors





Thank You to All of Our Associate Members

CALAFCO GOLD ASSOCIATE MEMBERS



CALAFCO SILVER ASSOCIATE MEMBERS

*Berkson Associates
City of Fontana
City of Rancho Mirage
County Sanitation Districts of L. A. County
Cucamonga Valley Water District
Dudek
E. Mulberg & Associates
Fresno County Fire Protection District
Goleta West Sanitary District
Griffith & Matsuda, a Professional Law Corp.
HdL Coren & Cone
LACO Associates*

*Lamphier-Gregory
Marjorie Olsson Blom Consulting
Meijun, LLC
P. Scott Browne
Pacific Gold Agriculture, LLC
Peckham & McKenney, Inc.
Planwest Partners, Inc.
Policy Consulting Associates
QK
Rancho Mission Viejo
Rosenow Spevacek Group (RSG)
Santa Ynez Community Services District*



LOOKING AHEAD....



CALAFCO 2019 Staff Workshop

April 10 – 12
Holiday Inn San Jose
Hosted by Santa Clara LAFCo

CALAFCO 2019 Annual Conference

October 30 – November 1
Hyatt Regency Capitol Park
Sacramento, CA

CALAFCO 2020 Annual Conference

October 21 – October 23
Hyatt Regency
Monterey, CA



The Sphere

CALAFCO Journal

CALIFORNIA ASSOCIATION OF LOCAL AGENCY
FORMATION COMMISSIONS

1215 K Street, Suite 1650
Sacramento, CA 95814

www.calafco.org



CALAFCO provides educational, information sharing and technical support for its members by serving as a resource for, and collaborating with, the public, the legislative and executive branches of state government, and other organizations for the purpose of discouraging urban sprawl, preserving open-space and prime agricultural lands, and encouraging orderly growth and development of local agencies.

Sharing Information and Resources

The Year In Pictures - Scenes from CALAFCO Activities

CALAFCO Annual Conference 2017

San Diego, CA



CALAFCO Annual Staff Workshop 2018

San Rafael CA



October 25, 2018

Alameda LAFCo
1221 Oak St., Suite 555
Oakland, CA 94612

Dear Chair and Commission:

On behalf of the California Association of Local Agency Formation Commissions (CALAFCO), I would like to thank your commission for allowing some of your members and/or staff the opportunity to attend the CALAFCO 2018 Annual Conference in Yosemite.

We understand that prioritizing expenditures can be challenging. Ensuring you and your staff have access to ongoing professional development and specialized educational opportunities, allows all of you the opportunity to better serve your commission and fulfill the mission of LAFCo. The sharing of information and resources among the LAFCo commissioners and staff statewide serves to strengthen the LAFCo network and creates opportunities for rich and value-added learning that is applied within each LAFCo.

Thank you again for your participation in the CALAFCO 2018 Annual Conference, I hope you found it a valuable experience. We truly appreciate your membership and value your involvement in CALAFCO.

Yours sincerely,



Pamela Miller
Executive Director