
Alameda Local Agency Formation Commission

NOTICE OF REGULAR MEETING AND AGENDA

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

THURSDAY, JANUARY 14, 2021

2:00 P.M.

[This meeting will be conducted by Teleconference](#)
[See COVID-19 – Notice of Meeting Procedures on page 4 of the Agenda](#)

Sblend Sblendorio, Vice Chair – Nate Miley – Ralph Johnson – Ayn Wieskamp
Richard Valle, Alternate – Georgean Vonheeder-Leopold, Alternate

Join Teleconference Meeting *Virtually* (computer, tablet, or smartphone): click on the link below:

<https://us02web.zoom.us/j/82688685908?pwd=SGFQc3Q4a09CVUFuTzhRamw2Ti9IZz09>

Meeting ID: 826 8868 5908

Password (if prompted): LAFCO

Join Teleconference Meeting by **Telephone**:

Dial (669)-900-9128

Follow the prompts: Meeting ID: 826 8868 5908

Password (if prompted): 826633

Please avoid the speakerphone function to prevent echoing.

If you need assistance before the meeting, please contact Executive Officer, Rachel Jones at:
rachel.jones@acgov.org

1. **2:00 P.M. – Call to Order**

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 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: November 12, 2020 Regular Meeting
 - b. Budget Update for Fiscal Year 2020-2021 and Second Quarter Report

5. **Proposed Out of Area Service Agreement | APN (425-0280-005-03) to the City of Hayward** (Public Hearing) – The Alameda Local Agency Formation Commission (LAFCO) will consider an out of area service agreement filed by the City of Hayward requesting approval to extend public water service outside its jurisdictional boundary to one affected lot with the subject parcel number of 425-0280-005-03 in the unincorporated community of Fairview.

LAFCO Staff Recommendation: Staff recommends approval.

6. **Permanent Approval Request | Out of Area Service Agreement for 3608 Vine with the City of Pleasanton** (Public Hearing) – Alameda LAFCO will consider making a temporary administrative approval by the Executive Officer permanent for an out of area service agreement for wastewater services involving the City of Pleasanton. The agreement authorizes the City to provide public wastewater service to one unincorporated and developed single-family residential parcel that was approved by the Executive Officer consistent with policies of a document public health and safety threat involving a failed septic system.

LAFCO Staff Recommendation: Staff recommends approval.

7. **Request for Proposals | Ad Hoc Committee for Fire Protection and Emergency Services Municipal Service Review** (Regular) – Alameda LAFCO will consider a request from staff to establish a selection committee to review Request for Proposals (RFP) initiating a municipal service review (MSR) on fire protection and emergency services.

LAFCO Staff Recommendation: Staff recommends approval.

8. **Proposed Amendment to Study Schedule FY 2019-2024** (Regular) – Alameda LAFCO will consider amendments to the study schedule from FY 2019-2024 to add two additional studies to begin this current fiscal year. The two projects involve two special studies examining the impacts of Measure D on agriculture and a LAFCO review of the South Livermore Valley Area Plan.

LAFCO Staff Recommendation: The proposed amendments are being presented to the Commission for approval.

9. **Commission Officers | Chair Appointment** (Regular) – Alameda LAFCO will consider making officer appointments and select a Chair to fill the remainder of the vacant seat of the appointment ending in May 2021.

LAFCO Staff Recommendation: Provide the opportunity for the Vice Chair (Commissioner Sblendorio) to fill the Chair position as appropriate until May 2021.

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

11. **Executive Officer Report**

12. Informational Items

- a. Current and Pending Proposals
- b. Progress Report on Work Plan
- c. Annual Report from Alameda County Vector Control Services District
- d. CALAFCO 2021 Program Schedule
- e. Commissioners with terms ending May 2021
 1. Georgean Vonheeder-Leopold
 2. City Member (Vacant)

13. Adjournment of Regular Meeting

Next Meetings of the Commission

Policy and Budget Committee Meeting

Thursday, February 4, 2021 at 2:00 pm at City of Dublin, 100 Civic Plaza, Dublin, CA

Regular Meeting

Thursday, March 11, 2021 at 2:00 p.m. at City of Dublin, 100 Civic Plaza, Dublin, CA

It is anticipated both meetings will be held telephonically due to COVID-19 pandemic.

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
224 West Winton Avenue, Suite 110
Hayward, CA 94544
T: 510.670.6267
W: acgov.org/lafco

MEETING INFORMATION

CORONAVIRUS (COVID-19) – Notice of Meeting Procedures

TELECONFERENCING MEETING

In order to slow the spread of the Coronavirus (COVID-19) pandemic, the Commission will conduct this meeting as a teleconference in compliance with the Governor’s Executive Order N-29-20 and Alameda County Shelter in Place Order issued March 16, 2020, and members of the Commission or Commission staff may participate in this meeting telephonically or electronically. Members of the public may participate in the meeting as described below:

*Join Teleconference Meeting **Virtually** (computer, tablet, or smartphone):* click on the link below:

<https://us02web.zoom.us/j/82688685908?pwd=SGFQc3Q4a09CVUFuTzhRamw2Ti9IZz09>

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Follow the prompts: Meeting ID: 826 8868 5908
Password (if prompted): 826633
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SUBMITTING WRITTEN COMMENTS TO BE READ AT THE MEETING

Any member of the public may submit a written comment to the Commission before the meeting by **January 13, 2021 at 5:00 P.M.** by email to rachel.jones@acgov.org or by mail to Alameda LAFCO 224 West Winton Avenue, Suite 110, Hayward, CA 94544. If you are commenting on a particular item on the agenda, please identify the agenda item number and letter. Any comments of 500 words or less (per person, per item) will be read into the record if: (1) the subject line includes “COMMENT TO COMMISSION – PLEASE READ”, and (2) it is received by the Executive Officer prior to the deadline of **January 13, 2021 at 5:00 P.M.**

SUBMITTING SPOKEN COMMENTS DURING THE COMMISSION MEETING

Electronically:

1. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
2. When the Commission calls for the item on which you wish to speak, click “participants,” a menu will appear, click on the “raise hand” icon. Staff will activate and unmute speakers in turn.
3. When called, please limit your remarks to the time limit allotted (3 minutes).

By phone (landline):

1. Your phone number will appear but not your name.
2. When the Commission calls for the item on which you wish to speak, press *9 to “raise your hand”. Staff will activate and unmute speakers in turn. You will be called upon using the last four digits of your phone number, since your name is not visible.
3. When you are called upon to speak please provide your name for the record.

VIEWING RECORDING OF THE TELECONFERENCE MEETING

The Commission’s teleconference meeting will be recorded. Members of the public may access the teleconference meeting and other archived Commission meetings by going to lafco.acgov.org/meetings.page?.

ADA ACCESSIBILITY: Meetings are accessible to persons with disabilities. Requests for assistive listening devices or other considerations should be made 72 hours in advance through the Executive Officer at (510) 670-6267 or rachel.jones@acgov.org.

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SUMMARY ACTION MINUTES
ALAMEDA LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING

Hosted by Zoom Video-Conference Service

November 12, 2020

1. Call to Order

Chair Haggerty called the meeting to order at 2:00 p.m.

2. Roll Call.

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

<u>County Members:</u>	Scott Haggerty and Nate Miley
<u>City Members:</u>	John Marchand, Jerry Thorne and alternate David Haubert
<u>Special District Members:</u>	Ayn Wieskamp, Ralph Johnson and alternate Georgan Vonheeder-Leopold
<u>Public Members:</u>	Sblend Sblendorio
<u>Not Present:</u>	Alternate County Member Richard Valle
<u>Staff present:</u>	Rachel Jones, Executive Officer and Andrew Massey, Legal Counsel

3. Public Comment

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

A member from the public, Mr. Kelly Bloom requested information on a proposed Joint Powers Authority (JPAs) that may include the following special districts: East Bay Municipal Utility District, Alameda County Water District, and Zone 7 Water Agency. Mr. Bloom requested more information on LAFCO's role in a JPA's formation process.

4. Consent Items –

- a. Approval of Meeting Minutes: September 10, 2020 Regular Meeting
- b. Approval of Meeting Minutes: September 28, 2020 Special Meeting
- c. Request for Time Extension: Annexation of Dumbarton Quarry Regional Park to Union Sanitary District

Upon motion by Commissioner Marchand, second by Commissioner Sblendorio, the item is approved.

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

5. Budget Update for Fiscal Year 2020-2021 and First Quarter Report (Regular)

Staff presented a report comparing budgeted to actual transactions for fiscal year 2020-2021 through the first quarter.

Upon motion by Commissioner Wieskamp, second by Commissioner Marchand, the item is approved.

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

6. Presentation from Livermore Valley Winegrowers Association (Regular)

The Livermore Valley Winegrowers Association provided a presentation to the Commission by Karl Wente, Chief Winemaker and Winegrower of Wente Vineyards. Mr. Wente discussed the regional issues facing the agricultural community such as the needs for wastewater infrastructure, impacts of Measure D on the economic activity of agriculture, and the inconsistencies of jurisdictional boundaries and natural ones in the area.

A comment from the public made by Mr. Kelly Bloom emphasized the need for LAFCO to listen to the issues of the area.

7. Commission Officers (Regular)

Staff noted that following LAFCO's policies on terms and positions, the opportunity for the Vice Chair to serve as Chair for the remainder of Chair Haggerty's appointment ending in May 2021 should be extended. The Commission decided to continue the item at the next regular meeting.

8. Matters Initiated by Members of the Commission –

Commissioner Wieskamp requested that LAFCO conduct a report on Measure D as a follow up on the informative presentation provided by the Livermore Valley Winegrowers Association.

Commissioner Miley requested staff attend an upcoming meeting held by District 4's Agricultural Advisory Committee.

9. Executive Officer Report

Staff stated that they are in talks with Marin LAFCO, Napa LAFCO and Orange LAFCO on conducting a joint/regional workshop. The focus is on broad topics affecting LAFCOs and staff noted that hopefully it will allow for Commissioners from different LAFCOs to have a discussion and share ideas for issues on the horizon. Nothing is confirmed as of yet, but if all LAFCOs agree to holding the workshop, staff expects to have the workshop sometime in February/March of 2021.

- 10. Informational Items** - Staff offered brief remarks on the following items.
- a. Current and Pending Proposals
 - b. Progress Report on Work Plan
 - c. Update on Countywide Water, Wastewater, Stormwater and Flood Control MSR (verbal)
 - d. CALAFCO Coastal Region Virtual Roundtable and Webinar

11. Recognitions of Dedicated Service –

The Commission recognized Commissioner Jerry Thorne, John Marchand and outgoing Chair Scott Haggerty for their distinguished and remarkable service to Alameda LAFCO.

12. Adjournment of Regular Meeting

Chair Haggerty adjourned the meeting at 3:26 p.m.

13. Next Meetings of the Commission

Policy and Budget Committee Meeting

Thursday, December 3, 2020 at 2:00 pm at City of Dublin, 100 Civic Plaza, Dublin, CA

Regular Meeting

Thursday, January 14, 2021 at 2:00 p.m. at City of Dublin, 100 Civic Plaza, Dublin, CA

It is anticipated both meetings will be held telephonically due to COVID-19 in compliance with Executive Order N-29-20.

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AGENDA REPORT

January 14, 2021

Item No. 4b

TO: Alameda Commissioners**FROM:** Rachel Jones, Executive Officer**SUBJECT: Budget Update for Fiscal Year 2020-2021 and Second Quarter Report**

The Alameda Local Agency Formation Commission (LAFCO) will review a report comparing budgeted to actual transactions for fiscal year 2020-2021 through the second quarter. Actual expenses processed through the first six months totaled \$155,795 an amount representing 23.7% of the budgeted total with 50% of the fiscal year complete. The report is being presented to the Commission to accept and file and to provide direction to staff as needed.

Information

Alameda LAFCO's adopted final budget for 2020-2021 totals \$656,892. 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. A matching revenue total was also budgeted to provide a year-end balance of \$0 and with a purposeful aid of a planned \$180,000 transfer from reserves. 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 December. 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 FY 20-21	Budgeted Revenues FY 20-21	Budgeted Year End Balance FY 20-21
\$656,892	\$656,891	(\$1)

Summary of Operating Expenses

The Commission’s budgeted operating expense total for 2020-2021 is \$656,892. Actual expenses processed through the first six months totaled \$155,795 an amount representing 23.7% of the budgeted total with 50% of the fiscal year complete.

Actuals through the six months and related analysis suggest the Commission is on pace to finish the fiscal year with \$656,892 in total expenses. A discussion on budgeted and actual expenses through the first six months and related year-end projections follow.

Expense Units	Adopted	Actuals	Percent Expended	Remaining Balance
Salaries and Benefits	357,157	109,780	30.7%	247,378
Services and Supplies	186,662	35,832	19.2%	150,830
Internal Service Charges	63,073	10,184	16.1%	52,889
Contingencies	50,000	0	0%	50,000
	\$656,892	\$155,795	23.7%	\$501,097

Staffing Unit

The Commission budgeted \$357,157 in Staffing or Salaries and Benefits Unit for 2020-2021. Through the first six months the Commission’s estimated expenses within the affected accounts totaled \$109,780 or 30.7% of the budgeted amount. It is projected the Commission finish the fiscal year with a balanced account due to the recruitment of the Commission Clerk position.

Services and Supplies Unit

The Commission budgeted \$186,662 in the Services and Supplies Unit for 2020-2021 to provide funding for *direct* support services necessary to operate Alameda LAFCO. Through the first six months the Commission’s actual expenses within the affected 14 accounts totaled \$35,832 or 19.2% of the budgeted amount. Only one of the affected accounts – Memberships – finished with balances exceeding the proportional 50% 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 \$186,662.

- Memberships

This account covers the Commission’s annual dues for ongoing membership with several outside agencies and organizations as previously authorized by the members. This includes CALAFCO and the California Special Districts Association memberships. The Commission budgeted \$10,762 in this account for 2020-2021 based on recent actual trends. Actual expenses

through October totaled \$10,662 or 99% of the budgeted amount and tied to providing full payment of all budgeted costs. Staff projects no additional expenses to this account.

Internal Services and Supplies

The Commission budgeted \$63,073 in the Internal Services and Supplies Unit for 2020-2021 to provide funding for *indirect* support services necessary to operate Alameda LAFCO. Through the first six months the Commission’s actual expenses within the four affected accounts totaled \$10,184 or 16.1% of the budgeted amount. None of the affected accounts finished with balances exceeding the proportional 50% threshold, and staff estimates to finish the fiscal year with a balanced budget.

Summary of Operating Revenues

The Commission budgeted operating revenue total for 2020-2021 at \$656,891. Actual revenues collected through the first six months totaled \$416,610. This amount represents 63.1% of the budgeted total with 50% of the fiscal year complete. A summary comparison of budgeted to actual operating revenue follows.

Actuals through the first six months and related analysis suggest the Commission’s year-end revenue totals will tally at \$656,891 and result in a balanced budget. An expanded discussion on the budgeted and actual revenues through the first six months follows.

Revenue Units	Adopted	Actuals	Percent Expended	Remaining Balance
Agency Contributions	656,891	404,151	92%	35,740
Application Fees	30,000	8,875	30%	21,125
Interest	7,000	3,584	51%	3,416
Fund Balance Offset	180,000	0	0%	180,000
	\$656,891	\$416,610	63%	\$242,281

Agency Apportionments

The Commission budgeted \$656,891 in the Agency Apportionments Unit for 2020-2021. This total budgeted amount was to be divided in three equal shares at \$146,630 and invoiced among the County of Alameda, 14 cities, and 15 independent special districts as provided under State statute. Alameda LAFCO has received 91.9% of the agency apportionments. An additional invoice to the remaining agencies has been forwarded from the County Auditor’s Office.

Application Fees Unit

The Commission budgeted \$30,000 in the Application Fees Unit for 2020-2021. Through the first six months \$8,875 have been collected in this unit. Staff anticipates – and at least for budgeting purposes – the account ultimately tallying at \$25,000 and result in a year-end shortfall of \$5,000.

Interest Unit

The Commission budgeted \$7,000 in the Interest Unit for 2020-2021. Through the first six months \$3,584 has been collected in this unit by the County Treasurer. Staff anticipates – and at least for budgeting purposes – the account accruing at the current rate and ultimately tallying at \$7,000.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Accept and file 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 to staff as needed.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. 2020-2021 General Ledger through December 31, 2020

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

Regional Service Planning | Subdivision of the State of California

Expense Ledger

		FY2017-2018		FY2018-2019		FY2019-2020		FY2020-2021			
		Adopted	Actuals	Adopted	Estimated	Adopted	Estimated	Adopted	Actuals As of 12-31-20	Difference	Percent of Budget
Salary and Benefit Costs											
<u>Account</u>	<u>Description</u>										
60001	Staff Salaries	-	-	321,692	263,373	308,307	263,373	234,254	76,500	(157,754)	32.7%
-	Employee Benefits and Retirement (ACERA)	-	-	149,961	149,961	175,275	149,961	122,903	33,280	(89,624)	27.1%
		472,385	383,228	471,653	413,334	483,581	324,575	357,157	109,780	(247,378)	30.7%
Service and Supplies											
<u>Account</u>	<u>Description</u>										
-	Intern	1,600	-	1,600	0	1,600	0	1,600	-	-	-
610077	Postage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-
610141	Copier	2,000	2,503	3,000	3,000	3,000	3,000	3,000	-	-	-
610191	Pier Diems	7,500	7,300	7,700	7,700	7,800	7,800	8,000	2,500	(5,500)	31.3%
610211	Mileage/Travel	-	89	200	2,628	1,300	1,300	1,300	-	-	-
610461	Training (Conferences and Workshops)	20,000	17,171	20,000	20,000	13,000	6,000	5,000	-	-	-
610241	Records Retention	1,000	1,000	1,000	1,000	1,000	1,000	1,000	156	(844)	15.6%
610261	Consultants	75,000	75,000	96,000	90,000	90,000	90,000	96,000	21,436	(74,564)	22.3%
610261	Mapping - County	5,000	5,000	5,000	5,000	5,000	5,000	5,000	-	-	-
610261	Planning Services	25,000	10,000	25,000	5,000	5,000	6,000	5,000	-	-	#VALUE!
610261	Legal Services	40,000	35,000	40,000	40,000	30,000	21,775	25,000	-	-	-
610311	CAO/CDA - County - Services	11,000	11,000	11,000	11,000	11,000	11,000	1,000	-	-	-
610312	Audit Services	7,500	-	10,000	7,500	7,700	10,000	10,000	-	-	-
610351	Memberships	8,675	8,774	9,000	9,026	10,476	10,476	10,762	10,662	(100)	99.1%
610421	Public Notices	5,000	2,000	5,000	5,000	5,000	5,000	5,000	-	-	-
610441	Assessor - County - Services	5,000	-	2,500	2,500	2,500	2,500	2,500	-	-	-
610461	Special Departmental	500	500	1,500	1,500	1,500	1,500	1,500	485	(1,015)	32.3%
620041	Office Supplies	3,000	500	4,000	4,000	4,000	4,000	4,000	593	(3,407)	14.8%
		218,775	176,837	243,500	215,854	200,876	187,351	186,662	35,832	(150,830)	19.2%
Internal Service Charges											
<u>Account</u>	<u>Description</u>										
630051	Office Lease/Rent	3,200	3,200	3,200	3,200	25,000	3,200	32,500	1,561	(30,939)	4.8%
630021	Communication Services	3,218	3,218	3,878	3,878	3,950	3,950	100	-	-	-
630061	Information Technology	18,081	18,081	21,578	23,370	27,373	27,373	27,373	8,623	-	31.5%
630081	Risk Management	2,686	2,686	3,034	3,034	3,100	3,100	3,100	-	-	-
		27,185	27,185	31,690	37,482	59,423	37,482	63,073	10,184	(52,889)	16.1%
		50,000		50,000	-	50,000	-	50,000	-	-	-
<u>Account</u>	<u>Description</u>										
-	Operating Reserve	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-
EXPENSE TOTALS		768,345	587,250	796,843	666,670	793,880	549,408	656,892	155,795	(501,097)	23.7%

Revenue Ledger

		FY2017-2018		FY2018-2019		FY2019-2020		FY2020-2021			
		Adopted	Estimate	Adopted	Estimate	Adopted	Estimate	Adopted	Actuals As of 12-31-20	Difference	Percent of Budget
Intergovernmental											
<u>Account</u>	<u>Description</u>										
-	Agency Contributions										
	County of Alameda	196,115	196,114	196,948	196,948	192,127	192,127	146,630	146,631	1	100.0%
	Cities	196,115	196,114	196,948	196,948	192,127	192,127	146,630	-	-	-
	Special Districts	196,115	196,114	196,948	196,948	192,127	192,127	146,630	-	-	-
		588,345	588,344	590,844	590,844	576,380	576,380	439,891	404,151	(35,740)	91.9%
Service Charges											
-	Application Fees	30,000	16,000	30,000	10,000	30,000	25,000	30,000	8,875	(21,125)	29.6%
Investments											
-	Interest	-	4,000	-	11,531	7,500	7,500	7,000	3,584	(3,416)	51.2%
Fund Balance Offset		150,000	150,000	176,000	176,000	180,000	180,000	180,000	-	-	-
REVENUE TOTALS		768,345	758,344	796,844	788,375	793,880	788,880	656,891	414,610	(242,281)	63.1%
OPERATING NET		-	171,094	-	246,268	-	239,472	(1)	258,815	-	-
UNRESTRICTED FUND BALANCE			594,309		840,577						
As of June 30th											

AGENDA REPORT

January 14, 2021

Item No. 5

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Proposed Out of Area Service Agreement | APN (425-0280-005-03) to the City of Hayward

The Alameda Local Agency Formation Commission (LAFCO) will consider an out of area service agreement filed by the City of Hayward requesting approval to extend public water service outside its jurisdictional boundary to one affected lot with the subject parcel number of 425-0280-005-03 in the unincorporated community of Fairview. The affected territory as submitted is developed with a single-family residence on one legal lot. The purpose of the proposal is to provide public water services to the affected territory. Staff recommends approval.

Background

Alameda LAFCO has received a proposal through resolution of application from the City of Hayward on behalf of landowners (Anthony and V. Anna Barraza) requesting an out of area service agreement (OASA) approval involving one parcel totaling 5.4 acres within the City's sphere of influence. The affected territory is located on Fairview Avenue and Amyx Court within the unincorporated community of Fairview. The parcel is developed with a single-family residence built in 2018. The County of Alameda Assessor's Office identifies the subject parcel as 425-0280-005-03.

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:

- Castle Homes County Service Area (CSA)
- Fairview Fire Protection District
- Hayward Area Recreation and Park District
- Alameda County Flood Control and Water Conservation District
- East Bay Regional Parks District
- Alameda County Mosquito Abatement District

- * The affected territory also lies within the Hayward Unified School District and lies within County Supervisorial District No. 4 (Nate Miley).

Discussion

This item is for the Commission to consider approving – with or without modification – the City’s proposal for an OASA with the affected territory. 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.

Purpose of the Proposal

The primary purpose of the proposal is to facilitate the extension of public water service to the affected territory. There is an existing 6-inch water main located on Fairview Avenue with sufficient capacity to serve the site. All costs for providing water service extensions to the affected territory will be paid for by the landowners of the affected territory.

The affected territory resides within the Castle Homes area, which the City of Hayward and Castle Homes, Inc. executed a water service agreement in 1954 that requires the City to provide water supply for approximately 800 acres to the Castle Homes area. Prior to connecting properties outside of the City’s jurisdictional boundary, the City of Hayward requires property owners to execute a Utility Service Agreement (USA) and a Public Street Improvement Agreement. The USA authorizes the construction and connection to water services upon approval by LAFCO. In 1988, the City began the practice of requiring property owners to agree to annexation as part of the USA process. Together with the USA and the Public Street Improvement Agreement, both serve as a pre-annexation agreement.

Development Potential

The affected territory as proposed is planned for Rural Estate Density Residential (REDR). The designation is intended to retain rural living opportunities with very low density of a single-family residence on lots greater than 20,000 square feet. Based on the land use designation and slope of the legal lot, the affected territory cannot be further subdivided or developed to include an additional single-family residence.

Analysis

Government Code (G.C.) Section 56133 requires that a city or special district obtain written LAFCO approval prior to extending services by contract or agreement outside of the agency’s jurisdictional boundary. This authority supports LAFCO’s legislated role to promote orderly growth and development within the region. LAFCO may authorize out of area service agreements only if the proposal is to extend services to the affected territory are either:

1. Outside the jurisdictional boundary but within the sphere of influence in anticipation of a later change of organization; or

2. Outside the jurisdictional boundary and outside the sphere of influence in response to an existing or impending documented threat to public health and safety of the affected residents.

The City of Hayward has requested approval of an OASA on the premise of an anticipated change of organization proposal. Annexations are the preferred method under LAFCO law to use boundary changes to ensure the relationship between land and service providers unless local conditions suggest otherwise.

The Castle Homes area consists of approximately 257 parcels. The City identified 183 (72%) water service extensions made prior to the implementation of G.C. 56133 in 1995 without pre-annexation agreements. Since 1995, LAFCO has approved 23 additional service extensions all of which included the property owner's agreement to annex, meaning those landowners cannot object to any future annexation proposal of the Castle Homes area to the City of Hayward.

The City indicates in its application that the annexation of the parcel is not feasible at this time due to lack of resident interest. In judgement of the circumstances presented, staff finds the proposed OASA warrants approval of the City's request. The water services proposed by the City will not facilitate a change of land use nor will they promote or induce growth on the property or surrounding properties. Also, approval of this agreement will not facilitate the delivery of other types of services or functions. The proposed service agreement is consistent with the Cortese Knox Hertzberg Act of 2000 ("CKH") and the policies of this Commission in that the property is within the City of Hayward's sphere of influence.

Other Mandated Considerations

Environmental Review

The Commission serves as lead agency under the California Environmental Quality Act (CEQA) for the proposed OASA. Staff has determined the proposal is a project under CEQA, but is exempt from further review under Public Resources Code Section 15303(d). This exemption contemplates the construction of new utility systems and the proposed water extension would support one single-family residence for each subject territory which is the maximum allowed on the parcel.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Adopt the draft resolution as shown in Attachment 4 approving the out of area service agreement of APN (425-0280-005-03) with the City of Hayward.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction to staff 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.

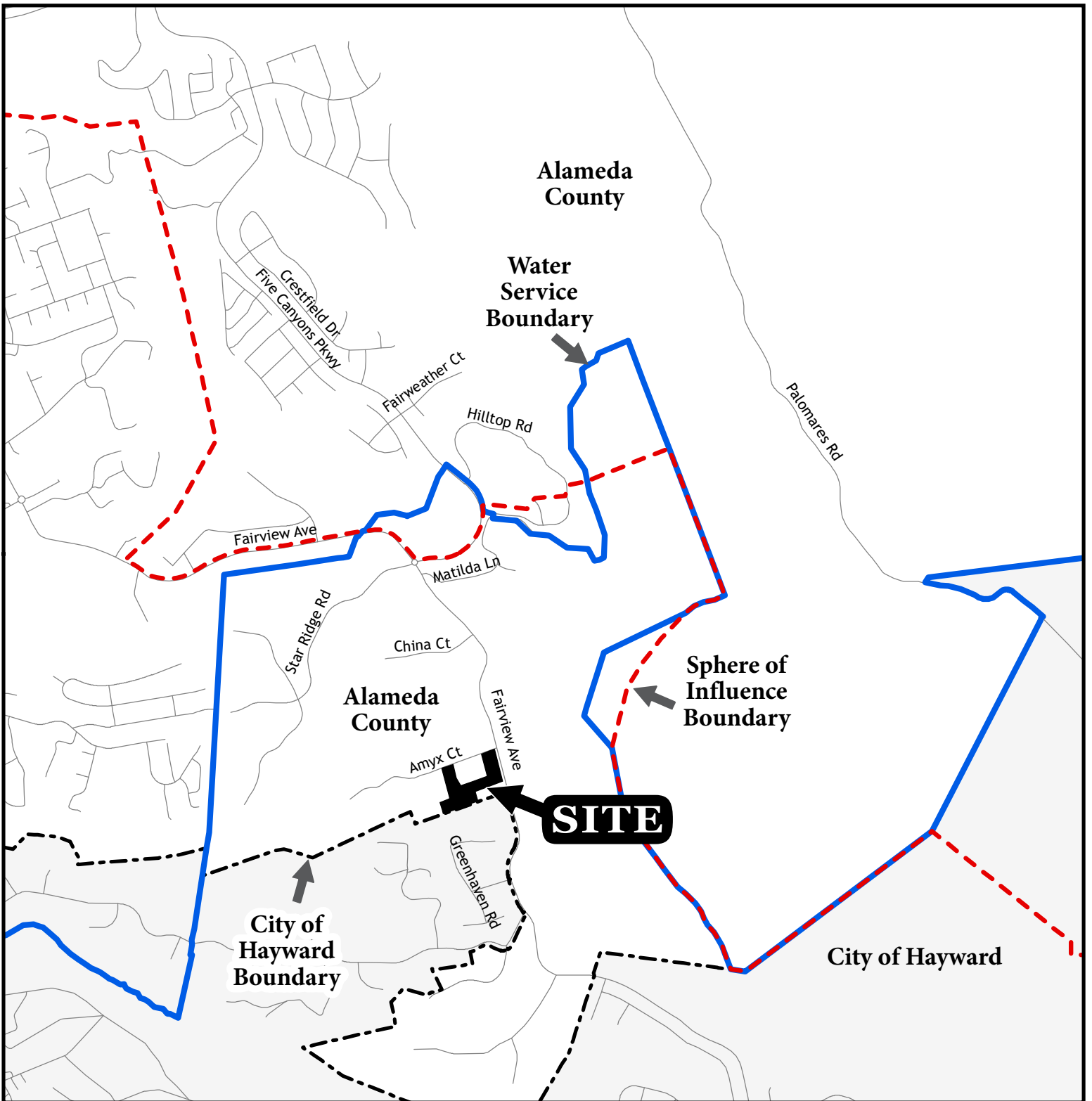
Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. Vicinity Maps
2. Application Materials
3. Castle Homes Water Utility Agreement
4. Draft Resolution



City of Hayward Sphere of Influence

USA 20-02
26795 Fairview Ave

Mile 0

0.5



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Appendix B3. Out of Area Service Agreement Application (updated 1/2008)
Alameda Local Agency Formation Commission

1. Name and Address of Applicant (must be public agency):

City of Hayward
777 B Street
Hayward, CA 94541

2. Contact Name and Title: Mo Sharma, Senior Civil Engineer

Telephone: 650-333-0834 FAX: 510-583-3649

E-mail Address: mo.sharma@hayward-ca.gov

3. Application Initiated By:

Agency Name: City of Hayward

Resolution No.: RES 20-168 Date Adopted: October 6, 2020

Submit 1 copy of Resolution of Application and 2 copies of proposed out of area service agreement with application.

4. Property Owner and Location of Property to Be Served (List additional owners/properties on separate sheet if necessary)

Name of Property Owner/s: Anthony Barraza &V Anna

Address: Fairview Avenue

City: Hayward State: CA Zip Code: 94542

Assessor Parcel Number/s: 425-0280-005-03

Name of Property Owner/s: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Assessor Parcel Number/s: _____

5. Type of Service to Be Provided

Check one or more: Water Sewer Police Fire Garbage

Other/s: _____

6. Description of Property to Be Served

6a. Is parcel to be served WITHIN your current Sphere of Influence (SOI)? Yes ___ No

6b. If Yes, provide (a) general description of property location in relationship to current city/district boundary line and (b) attach a project area map showing parcel/s, district and SOI boundaries.

Description: The property is on Fairview Ave. (APN: 425-0280-005-03) located south west of the intersection of Fairview Avenue and Oakes Drive. It is located just outside of the City Boundary and within the City SOI.

6c. If No, provide (a) description of property location in relationship to the SOI boundary, (b) identify other agencies with jurisdiction over area in which property is located, and (c) attach a project area map showing parcel/s, SOI boundary of agency requesting service, and SOI boundary/ies of other agency's that may provide service.

Description: _____

Other Agencies that could provide service: _____

6d. How is the property currently used?

Residential ___ Commercial ___ Agriculture ___ Vacant/Undeveloped
___ Church, school, other public use ___ Industrial ___ Habitat, Recreation

6e. What is current zoning designation? REDR: Rural Estate Density Residential
General Plan designation? REDR: Rural Estate Density Residential

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.

6f. Are there any development or building applications on file that would authorize a different or higher density on the subject property/ies or adjacent property/ies? **No**

If Yes, explain and attach a list of projects and application processing numbers.

6g. Is property inhabited? ___ Yes No If Yes, how many residents? _____

6h. Provide the number of existing dwelling units/buildings on the property.

Single family: _____ Multi-Family: _____ Commercial/Industrial: _____

Square footage for commercial industrial _____

6i. Are there other service contracts/agreements currently in effect to serve this parcel or adjoining parcels? Yes No

If Yes, (a) explain and (b) attach 2 copies of other agreements or contracts.

The property is within the Castle Homes area. The City of Hayward and Castle Homes, Inc. executed a water service agreement in 1954 that requires the City to provide water supply for approximately 800 acres of the Castle Homes area.

6j. Adjacent Land Uses.

	Existing Land Uses	General Plan Designation	Zoning Designation
North	Residential	Rural Estate Density Residential	County: Alameda County
South	Residential	Rural Estate Density Residential	RSB40: SFR 40,000 sq ft
East	Residential	Rural Estate Density Residential	County: Alameda County
West	Residential	Rural Estate Density Residential	County: Alameda County

7. Environmental Review

This application is subject to the requirements of the California Environmental Quality Act (CEQA). If CEQA review has already been undertaken by another agency, please provide two copies of the environmental documentation including the Notice of Exemption or Notice of Determination and proof of payment of applicable State Fish and Game Department Fees.

7a. Lead Agency. CEQA would be undertaken by the County of Alameda , when an application is submitted for the property development.

7b. Responsible Agency/ies. _____

7c. Type of action taken:

Exemption Negative Declaration Environmental Impact Report

7d. Date of Certification/Adoption: _____

8. Contract Service Issues

8a. Explain how services are to be extended, what the costs of extension will be and how the costs will be financed?

There is an existing 8-inch water main on Fairview Avenue and a 6-inch water main on Amyx Court. All costs for providing water service laterals to either of these mains will be covered by the property owner. The cost of providing the service shall be applied at the time of construction and service connections.

8b. Will the provision of services be growth inducing? Explain.

No, Service is provided for the purposes and reasons cited in this application.

Development and building permits are regulated by the County.

8c. Does the proposed service provider have existing capacity to serve the project site?

Yes, there is capacity to serve the project site.

8d. Will existing customers continue to receive the same or higher level of service if this project is approved? Will the same level of service be provided to the project site as other customers receive?

Yes. Existing customers will receive the same level of service from City of Hayward.

9. Justification for Out of Area Service Agreement (must check one box below)

Pursuant to Government Code Section 56133, this application is submitted (*you must check one*)

To address a threat to public health or safety (answer question 9a); or

In anticipation of a future annexation (answer question 9b)

*Unless there is a threat to public health or safety, the jurisdiction must **justify** why a service agreement is being considered instead of an application for annexation.*

9a. Public Health or Safety Condition

i. Please summarize the nature, extent and duration of the public health or safety emergency (attach additional page(s) if needed) and attach a copy of certification from appropriate Public Health Officials and any additional information verifying existence of emergency situation.

Residents within this entire Castle Homes neighborhood would need to request annexation. Annexing individual properties would not be feasible and contrary to City policies and prior decisions.

ii. What alternatives have been explored to mitigate emergency situation in lieu of executing out of agency service agreement?

Castle Homes Area residents must be in favor of annexation and petition the City and LAFCO.

ii. Is Interim Emergency Approval (expedited review) requested? ___ Yes ___ No

9b. Other Special Circumstances

What are other special conditions or unique circumstances that justify use of an out of area service agreement in lieu of filing for annexation? Respond to following (use extra sheet of paper if necessary):

Has annexation been considered? Yes No

Why was it found infeasible?

Residents within this entire Castle Homes neighborhood would need to request annexation.

Annexing individual properties would not be feasible and contrary to City policies and prior decisions.

What barriers need to be overcome before filing an annexation application?

Castle Homes Area residents must be in favor of annexation and petition the City and LAFCO.

How long would the annexation be anticipated to take? N/A

Is there a contractual obligation? Yes

Explanation: In 1954, the City and Castle Homes, Inc. executed a Water Service Agreement that requires the City to maintain sufficient water supply for approximately 800 acres of the Castle Homes area, subject to the execution of a Utility Service Agreement (USA) and reasonable conditions.

10. Public Notice, Disclosure, and Other Requirements

- 10a. Provide an 8 1/2" 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 H)
- 10b. 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.
- 10c. Provide signed financial disclosure statement/s (See Appendix E, Exhibit C) pursuant to Government Code Section 56700.1.
- 10d. Provide one copy of an indemnification agreement (See Appendix E, Exhibit I).
- 10e. Provide two sets of original mailing labels that separately identify applicants, affected agencies, school districts, registered voters and landowners on project site, property owners 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.

11. Final Comments

- 11a. List any conditions LAFCo should include in its resolution for approval.
- 11b. Provide any other comments or justifications regarding the proposal from any affected local agency, landowner or resident.
- 11c. 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.

12. Certification

I hereby certify that the above information and accompanying documents are true and correct to the best of my knowledge. I hereby agree to pay all required filing and processing fees as may be needed to complete this application. Further, I understand that LAFCo will not be process an incomplete application and that LAFCo's adopted Procedures require that specific documentation be submitted as part of this application.

Mo Sharma, PE

Name of Applicant's Authorized Representative

Signature of Applicant's Authorized Representative

10/7/2020

Date

Exhibit C - Financial Disclosure Statement

Local Agency Formation Commission of Alameda County
FINANCIAL DISCLOSURE STATEMENT

Consistent with the requirements of the State of California Fair Political Practices Commission, each applicant or their agent must complete and submit this Statement of Disclosure form with any application that requires discretionary action by Alameda LAFCo (Government Code Section 84308 of the Political Reform Act).

Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

- 1. List the names of all persons having any ownership interest in the property involved or any financial interest in the application.

Anthony Barraza & Anna Barraza

- 2. If any person identified pursuant to #1 is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

N/A

- 3. If any person identified pursuant to #1 is a non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

N/A

- 4. Has any person identified pursuant to #1 had \$250 or more worth of business transacted with any Commissioner or Alternate or Commission staff person within the past 12 months? Yes / No _____

If "Yes", please indicate person's name/s: _____

5. Has any person identified pursuant to #1, or his or her agent, contributed \$250 or more to any Commissioner or Alternate within the past 12 months?

Yes No

If Yes, please indicate person(s) or agent(s) making contribution:

and name/s of Commissioner(s)/Alternate(s) receiving contribution:

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Anthony Barraza owner 202001799

Name/Title and Number of Application (Please print or type)

Anthony Barraza

Name of Applicant (Please print or type)

Anthony Barraza

Signature of Applicant

5/20/2020

Date

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Applicant

Date

Exhibit H - Sample Indemnification Agreement

Indemnification Agreement

As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the Alameda Local Agency Formation Commission, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of, or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the Alameda Local Agency Formation Commission, its agents, officers, attorneys, and employees.

Executed at FREMONT, California on the 20th day of May, 2020

Applicant

By: Mo Sharma

Title: City of Hayward - Development Services Engineer

Mailing Address:

REAL PARTY IN INTEREST

(If Different From Applicant)

By: Anthony Barraza

Title: owner

Mailing Address:

HAYWARD CITY COUNCIL

RESOLUTION NO. 20-168

Introduced by Council Member Mendall

RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY TO THE ALAMEDA COUNTY LOCAL AGENCY FORMATION COMMISSION FOR THE CITY TO PROVIDE WATER SERVICE TO THE PROPERTY OUTSIDE ITS CURRENT SERVICE AREA BEARING ASSESSOR'S PARCEL NUMBER 425-280-5-3, AND TO EXECUTE UTILITY SERVICE AND PUBLIC STREET IMPROVEMENT AGREEMENTS WITH THE PROPERTY OWNERS

WHEREAS, water service from the City of Hayward (City) has been requested by the owner of the property fronting Fairview Avenue and Amyx Court, bearing Assessor's Parcel No. 425-280-5-3 (the Property); and

WHEREAS, the Property is located within the City of Hayward's Sphere of Influence; and

WHEREAS, pursuant to City policy, the Property owner has signed Public Street Improvement and Utility Service Agreements to install street improvements across the Property frontage at a future date and to agree to annexation of the Property into Hayward when requested by City; and

WHEREAS, the City is required to apply to the Alameda County Local Agency Formation Commission (LAFCO) for approval of out-of-service area agreements to allow the City of Hayward to provide water service to properties located outside the City limits; and

WHEREAS, the Property owner has agreed to pay the LAFCO application processing costs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is authorized to direct staff to file an application with the Alameda County Local Agency Formation Commission requesting that the City of Hayward be allowed to provide sewer service for the Property.

BE IT FURTHER RESOLVED that, provided LAFCO approves an out-of-area service agreement pursuant to Government Code §56133, the City Manager is also authorized to execute a utility service agreement (Utility Service Agreement 20-02) and a public street improvement agreement in the form of the agreements on file in the office of the City Clerk, to which reference may be made for further particulars.

IN COUNCIL, HAYWARD, CALIFORNIA October 6, 2020.

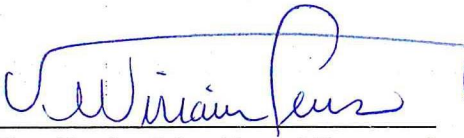
ADOPTED BY THE FOLLOWING VOTE:

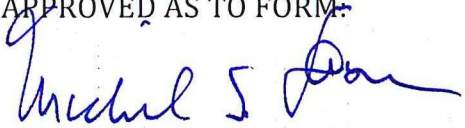
AYES: COUNCIL MEMBERS: Lamnin, Márquez, Mendall, Salinas, Wahab, Zermeño
MAYOR: Halliday

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ATTEST: 
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

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RECORDING REQUESTED BY

CITY OF HAYWARD

AND WHEN RECORDED MAIL TO:

City Clerk
City of Hayward
777 B Street, Fourth Floor
Hayward, CA 94541-5007

SPACE ABOVE THIS LINE FOR RECORDERS USE

The undersigned grantor hereby declares: This instrument is exempt from Recording Fees (Govt. Code §27383) and from Documentary Transfer Tax (Rev. and Taxation Code §11922).

UTILITY SERVICE AGREEMENT 20-01

Assessor’s Parcel Number: 425-0280-005-03

At Assessor’s Parcel Number 425-280-5-3, Hayward, CA, Unincorporated area of Alameda County

THIS AGREEMENT, made and entered into this _____ day of _____, 2020 by and between Anthony Barraza & V Anna, property owners, the nature of interest in fee, hereinafter designated “Applicant” and the CITY OF HAYWARD, a municipal corporation, located in the County of Alameda, State of California, hereinafter designated "City";

A G R E E M E N T

WHEREAS, Applicant is the owner of a certain real property in the Unincorporated area of County of Alameda, State of California, commonly designated as Assessor’s Parcel Number 425-0280-005-03, located outside of the City of Hayward’s jurisdictional boundaries but within the City’s Ultimate Municipal Water Service Area, in the County of Alameda, and more particularly described on Exhibit "A," attached hereto and made a part hereof:

WHEREAS, Applicant, by Planning Application USA 20-01, has requested to be allowed to extend and connect to the City of Hayward 8-inch in diameter water main along Fairview Avenue or to the City of Hayward 6-inch in diameter water main along Amyx Court.

NOW THEREFORE, in consideration of the premises, terms, and conditions of this Agreement, the parties hereto do mutually agree as follows:

- 1) City agrees to authorize the construction of a water connection to the City of Hayward Water System, upon formal approval by the Alameda County Local Agency Formation Commission.
- 2) Connection to the water system is subject to the provisions of applicable ordinances of the City of Hayward, and the fee schedules in effect at the time water service permits are issued.
- 3) Applicant is hereby consent to the property being annexed to the City of Hayward when annexation is requested by the City.
- 4) If applicant withdraws or attempts to withdraw consent to annex the property, City may, at its option, terminate this agreement and all privileges granted hereunder, whereupon this agreement shall be null and void.
- 5) Prior to a connection to the City of Hayward water system being commenced, Applicant agrees to enter into an "Agreement for Completion of Public Street Improvement Work" for the improvements of Amyx Court and Fairview Avenue across the full frontage of subject parcel.
- 6) All covenants herein contained shall pertain to and run with the land hereinabove described, and this Agreement shall apply to, bind, and inure to the Applicant's successors in interest of the party hereto.
- 7) This Agreement shall be null and void after 365 days from, and after the date of recordation of this agreement by the CITY, if the construction work for the water connection has not been commenced. The City may, at its option, consider an extension of time requested by Applicants, and grant additional 365 days to complete the construction work.

IN WITNESS WHEREOF, Applicants, duly authorized to act, has caused these presents to be executed and the City of Hayward by and through its City Manager, duly authorized to so act by virtue of Resolution No. _____, has caused these presents to be executed the day and year first above written.

APPLICANT

BY: _____
Anthony Barraza

BY: _____
V Anna

APPROVED:

CITY OF HAYWARD,
a municipal corporation

BY: _____
Alex Ameri, Director of Public Works

BY: _____
Kelly McAdoo, City Manager

DATE: _____

APPROVED AS TO FORM:

ATTEST:

Michael Lawson, City Attorney

Miriam Lens, City Clerk

EXHIBIT "A" Legal Description

Real property in the unincorporated area of the County of Alameda, State of California, described as follows:

PARCEL 1:

A PORTION OF THAT PARCEL DESCRIBED IN THE GRANT DEED FROM GOODWIN TO STOKES, RECORDED APRIL 30, 2002, AT SERIES NO. [2002-192010](#), ALAMEDA COUNTY RECORDS, AND A PORTION OF THAT PARCEL DESCRIBED IN THE GRANT DEED FROM STOKES TO SZABO, RECORDED DECEMBER 01, 2016, AT SERIES NO. [2016-313305](#), ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF COUNTY ROAD NO. 7791, 60 FEET WIDE, ALSO KNOWN AS FAIRVIEW AVENUE, LOCATED THEREON SOUTH 15°24'30" EAST 263.36 FEET FROM THE NORTHERN END OF THE COURSE DESIGNATED AS "SOUTH 15°24'30" EAST" IN THE DESCRIPTION OF SAID COUNTY ROAD IN THE DEED TO THE COUNTY OF ALAMEDA, RECORDED NOVEMBER 04, 1936, IN [BOOK 3398 O.R., PAGE 226](#), ALAMEDA COUNTY RECORDS; THENCE SOUTH 69°18'30" WEST 30.13 FEET TO A POINT ON THE WESTERN LINE OF SAID FAIRVIEW AVENUE LAST SAID POINT BEING THE MOST NORTHEASTERN CORNER OF AFORESAID STOKES PARCEL ([2002 192010](#)) AND ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE GENERAL NORTHERN LINE OF SAID STOKES PARCEL SOUTH 69°18'30" WEST 170.00 FEET TO THE EASTERN LINE OF AFORESAID SZABO PARCEL ([2016 313305](#)); THENCE ALONG LAST SAID LINE SOUTH 15°24'30" EAST 259.00 FEET TO THE GENERAL SOUTHERN LINE OF SAID SZABO PARCEL; THENCE ALONG LAST SAID LINE SOUTH 69°18'30" WEST 193.00 FEET AN ANGLE POINT THEREIN; THENCE CONTINUING SOUTH 69°18'30" WEST 153.17 FEET TO THE WESTERN LINE OF SAID SZABO PARCEL; THENCE NORTH 30°56'09" WEST 109.67 FEET; THENCE NORTH 14°52'29" WEST 150.75 FEET TO THE GENERAL NORTHERN LINE OF SAID STOKES PARCEL ([2002 192010](#)); THENCE ALONG LAST SAID LINE SOUTH 69°18'30" WEST 144.50 TO THE MOST NORTHEASTERN CORNER OF SAID STOKES PARCEL; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID STOKES PARCEL THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 14°52'29" EAST 363.00 FEET,
2. SOUTH 69°18'30" WEST 125.00 FEET,
3. SOUTH 14°52'29" EAST 146.12 FEET,
4. NORTH 69°19'40" EAST 455.49 FEET,
5. NORTH 15°24'30" WEST 125.00 FEET AND
6. NORTH 69°19'40" EAST 363.00 FEET TO THE AFORESAID WESTERN LINE OF FAIRVIEW AVENUE;

THENCE ALONG LAST SAID LINE NORTH 15°24'30" WEST 383.94 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A NON- EXCLUSIVE EASEMENT FOR ROAD, SEWER AND PUBLIC UTILITY PURPOSES, AS GRANTED TO ALFRED D. ARLINGTON, ET UX., BY INSTRUMENT RECORDED AUGUST 26, 1954, IN BOOK 7408 O.R., PAGE 10, AT SERIES NO. [AJ/74263](#), ALAMEDA COUNTY RECORDS, SAID NON-EXCLUSIVE EASEMENT BEING A PORTION OF THAT 50 FOOT WIDE PRIVATE STREET COMMONLY KNOWN AS AMYX COURT AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF COUNTY ROAD NO. 7791, 60 FEET WIDE, ALSO KNOWN AS FAIRVIEW AVENUE, LOCATED THEREON SOUTH 15°24'30" EAST 263.36 FEET FROM THE NORTHERN END OF THE COURSE DESIGNATED AS "SOUTH 15°24'30" EAST" IN THE DESCRIPTION OF SAID COUNTY ROAD IN THE DEED TO THE COUNTY OF ALAMEDA, RECORDED NOVEMBER 04, 1936, IN

[BOOK 3398 O.R., PAGE 226](#), ALAMEDA COUNTY RECORDS; THENCE SOUTH 69°18'30" WEST 843.88 FEET; THENCE NORTH 20°41'30" WEST 50.00 FEET; THENCE NORTH 69°18'30" EAST 848.50 FEET TO AFORESAID CENTERLINE OF COUNTY ROAD NO. 7791; THENCE ALONG LAST SAID LINE SOUTH 15°24'30" EAST 50.21 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE LINES OF COUNTY ROAD NO. 7791.

BEARINGS AND DISTANCES FOR THIS DESCRIPTION ARE BASED ON RECORD OF SURVEY, R/S NO. 1877, FILED FEBRUARY 11, 2004, IN [BOOK 28 R.S., PAGE 76](#), ALAMEDA COUNTY RECORDS.

THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. PLN 2017-00195, RECORDED DECEMBER 04, 2017, AS INSTRUMENT NO. [2017266401](#) OF OFFICIAL RECORDS.

[APN](#): Portions of 425-0280-005 and 425-0280-006

RECORDING REQUESTED BY

CITY OF HAYWARD

AND WHEN RECORDED MAIL TO:

City Clerk
City of Hayward
777 B Street, Fourth Floor
Hayward, CA 94541-5007

SPACE ABOVE THIS LINE FOR RECORDERS USE

The undersigned grantor hereby declares: This instrument is exempt from Recording Fees (Govt. Code §27383) and from Documentary Transfer Tax (Rev. and Taxation Code §11922).

AGREEMENT FOR COMPLETION OF PUBLIC STREET IMPROVEMENT WORK

Assessor's Parcel Number: 425-0280-005-03

At Fairview Avenue, Hayward, CA, Unincorporated area of Alameda County

THIS AGREEMENT, made and entered into this _____ day of _____, 2020 by and between ANTHONY BARRAZA & V ANNA, property owners, the nature of interest in fee, hereinafter designated "First Party," and the CITY OF HAYWARD, a municipal corporation, located in the County of Alameda, State of California, hereinafter designated "City";

WITNESSETH

WHEREAS, First Party is the owner of real property in the Unincorporated Area of County of Alameda, State of California, commonly as Assessor's Parcel Number 425-0280-005-03, and more particularly described in Exhibit "A" attached hereto, incorporated herein, and made a part hereof by such reference; and

WHEREAS, First Party, by Planning Permit Application USA 20-02, has applied to City for permission to receive domestic water service from the City's water system; and

WHEREAS, pursuant to the provisions of Utility Service Agreement 20-02, recorded _____, in Official Records of Alameda County under Recorder's Series No. _____, First Party is required, among other things, to enter into this agreement for the construction of certain street improvements, including curbs, gutters, sidewalks and

street paving or portions of the same, along Fairview Avenue frontage of said premises; and

WHEREAS, First Party is agreeable to meeting said obligation, however, it is mutually agreed that the installation of such improvements is not required until after said real property has been annexed into the City.

NOW, THEREFORE, in consideration of the premises, and of the mutual promises, covenants and agreements of the parties hereinafter contained, the parties hereto mutually agree as follows:

1. Pursuant to the authority of Section 7-1.15 of the Hayward Municipal Code, City hereby grants to First Party a variance from the application of Section 7-1.10 of the Hayward Municipal Code wherein it is required that the street improvements be installed in conjunction with improvements to the abutting property.
2. First Party hereby agrees to install or cause the installation of said street improvements in accordance with the requirements of Chapter 7, Article 1 of the Hayward Municipal Code within ninety (90) days after notice to begin the construction of said improvements is sent by the City to the First Party, its successors or assigns. First Party further agrees to comply with all permit requirements set forth in said regulations and to diligently process the work to completion within the time specified.

Such street improvements shall consist of Portland Cement Concrete curb, gutter, sidewalk, and drainage facilities with necessary "tie-in" pavement unless the City of Hayward shall have adopted a Special Precise Plan Line limiting such improvements.

3. In the event of default by First Party in undertaking and completing the required improvements, City is hereby authorized to cause such improvement work to be done and the cost thereof to be assessed as a lien against the real property herein above described, which lien may be foreclosed upon if necessary. Such foreclosure shall be authorized in the event First Party fails within thirty (30) days after the receipt of notice, to pay all sums due City on account of such work.
4. Should legal action be necessary to enforce any provisions of this agreement, First Party agrees to pay all reasonable attorney fees incurred by City in connection therewith.
5. At such time as the installation of improvements for which First Party is herein made responsible has been accomplished in accord with this agreement, City agrees to cause to be executed all necessary documents releasing the herein above described property from further obligation hereunder.

6. All covenants herein contained shall pertain to and run with the real property described herein, and this agreement shall apply to, bind and inure to the successors in interest of the parties hereto.

IN WITNESS WHEREOF, First Party, duly authorized to act, has caused these presents to be executed, and the City of Hayward, by and through its City Manager, duly authorized so to act by reason of Section 7-1.15 of the Hayward Municipal Code, has caused these presents to be executed the day and year first above written.

APPLICANT

BY: _____
ANTHONY BARRAZA

BY: _____
V ANNA

APPROVED:

CITY OF HAYWARD,
a municipal corporation

BY: _____
Alex Ameri, Director of Public Works

BY: _____
Kelly McAdoo, City Manager

DATE: _____

APPROVED AS TO FORM:

ATTEST:

Michael Lawson, City Attorney

Miriam Lens, City Clerk

EXHIBIT "A" Legal Description

Real property in the unincorporated area of the County of Alameda, State of California, described as follows:

PARCEL 1:

A PORTION OF THAT PARCEL DESCRIBED IN THE GRANT DEED FROM GOODWIN TO STOKES, RECORDED APRIL 30, 2002, AT SERIES NO. [2002-192010](#), ALAMEDA COUNTY RECORDS, AND A PORTION OF THAT PARCEL DESCRIBED IN THE GRANT DEED FROM STOKES TO SZABO, RECORDED DECEMBER 01, 2016, AT SERIES NO. [2016-313305](#), ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF COUNTY ROAD NO. 7791, 60 FEET WIDE, ALSO KNOWN AS FAIRVIEW AVENUE, LOCATED THEREON SOUTH 15°24'30" EAST 263.36 FEET FROM THE NORTHERN END OF THE COURSE DESIGNATED AS "SOUTH 15°24'30" EAST" IN THE DESCRIPTION OF SAID COUNTY ROAD IN THE DEED TO THE COUNTY OF ALAMEDA, RECORDED NOVEMBER 04, 1936, IN [BOOK 3398 O.R., PAGE 226](#), ALAMEDA COUNTY RECORDS; THENCE SOUTH 69°18'30" WEST 30.13 FEET TO A POINT ON THE WESTERN LINE OF SAID FAIRVIEW AVENUE LAST SAID POINT BEING THE MOST NORTHEASTERN CORNER OF AFORESAID STOKES PARCEL ([2002 192010](#)) AND ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE GENERAL NORTHERN LINE OF SAID STOKES PARCEL SOUTH 69°18'30" WEST 170.00 FEET TO THE EASTERN LINE OF AFORESAID SZABO PARCEL ([2016 313305](#)); THENCE ALONG LAST SAID LINE SOUTH 15°24'30" EAST 259.00 FEET TO THE GENERAL SOUTHERN LINE OF SAID SZABO PARCEL; THENCE ALONG LAST SAID LINE SOUTH 69°18'30" WEST 193.00 FEET AN ANGLE POINT THEREIN; THENCE CONTINUING SOUTH 69°18'30" WEST 153.17 FEET TO THE WESTERN LINE OF SAID SZABO PARCEL; THENCE NORTH 30°56'09" WEST 109.67 FEET; THENCE NORTH 14°52'29" WEST 150.75 FEET TO THE GENERAL NORTHERN LINE OF SAID STOKES PARCEL ([2002 192010](#)); THENCE ALONG LAST SAID LINE SOUTH 69°18'30" WEST 144.50 TO THE MOST NORTHEASTERN CORNER OF SAID STOKES PARCEL; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID STOKES PARCEL THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 14°52'29" EAST 363.00 FEET,
2. SOUTH 69°18'30" WEST 125.00 FEET,
3. SOUTH 14°52'29" EAST 146.12 FEET,
4. NORTH 69°19'40" EAST 455.49 FEET,
5. NORTH 15°24'30" WEST 125.00 FEET AND
6. NORTH 69°19'40" EAST 363.00 FEET TO THE AFORESAID WESTERN LINE OF FAIRVIEW AVENUE;

THENCE ALONG LAST SAID LINE NORTH 15°24'30" WEST 383.94 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A NON- EXCLUSIVE EASEMENT FOR ROAD, SEWER AND PUBLIC UTILITY PURPOSES, AS GRANTED TO ALFRED D. ARLINGTON, ET UX., BY INSTRUMENT RECORDED AUGUST 26, 1954, IN BOOK 7408 O.R., PAGE 10, AT SERIES NO. [AJ/74263](#), ALAMEDA COUNTY RECORDS, SAID NON-EXCLUSIVE EASEMENT BEING A PORTION OF THAT 50 FOOT WIDE PRIVATE STREET COMMONLY KNOWN AS AMYX COURT AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF COUNTY ROAD NO. 7791, 60 FEET WIDE, ALSO KNOWN AS FAIRVIEW AVENUE, LOCATED THEREON SOUTH 15°24'30" EAST 263.36 FEET FROM THE NORTHERN END OF THE COURSE DESIGNATED AS "SOUTH 15°24'30" EAST" IN THE DESCRIPTION OF SAID COUNTY ROAD IN THE DEED TO THE COUNTY OF ALAMEDA, RECORDED NOVEMBER 04, 1936, IN

First American Title

[BOOK 3398 O.R., PAGE 226](#), ALAMEDA COUNTY RECORDS; THENCE SOUTH 69°18'30" WEST 843.88 FEET; THENCE NORTH 20°41'30" WEST 50.00 FEET; THENCE NORTH 69°18'30" EAST 848.50 FEET TO AFORESAID CENTERLINE OF COUNTY ROAD NO. 7791; THENCE ALONG LAST SAID LINE SOUTH 15°24'30" EAST 50.21 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE LINES OF COUNTY ROAD NO. 7791.

BEARINGS AND DISTANCES FOR THIS DESCRIPTION ARE BASED ON RECORD OF SURVEY, R/S NO. 1877, FILED FEBRUARY 11, 2004, IN [BOOK 28 R.S., PAGE 76](#), ALAMEDA COUNTY RECORDS.

THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. PLN 2017-00195, RECORDED DECEMBER 04, 2017, AS INSTRUMENT NO. [2017266401](#) OF OFFICIAL RECORDS.

[APN](#): Portions of 425-0280-005 and 425-0280-006

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 2021-01

**APPROVAL ANNEXATION OF OUT OF AREA SERVICE AGREEMENT BETWEEN
THE CITY OF HAYWARD AND PARCEL NO. 425-0280-005-03 FOR THE PROVISION
OF WATER SERVICES**

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. 20-168 dated October 6, 2020) was filed with the Executive Officer of the Alameda Local Agency Formation Commission by the City Council of Hayward, pursuant to Title 5, Division 3, commencing with Section 56000 of the California Government Code; and

WHEREAS, said resolution is for the purpose of requesting approval of an out of area service agreement (OASA) to extend water services outside the City of Hayward’s jurisdictional boundary to the parcel identified as 425-0280-005-03; 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 56133 and adopted local policies and procedures; and

WHEREAS, a public meeting was held on January 14, 2021, Alameda LAFCO heard and received all oral and written protests, objections, and evidence which were made, presented or filed and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said application.

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 January 14, 2021.
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 15303(d).

3. The agreement will permit the provision of water services to the property identified with parcel number 425-0280-005-03 in the unincorporated community of Fairview in Alameda County.
4. The service agreement will not facilitate a change of land use, promote or induce growth on the property or surrounding properties, or facilitate the delivery of other types of services or functions; and
5. That the City of Hayward requests an out of area service agreement between the subject property owners for the provision of water service to the property identified with the assessor parcel number 425-0280-005-03 in the unincorporated community of Fairview is hereby approved and authorized subject to any and all terms and conditions as set forth in the service agreement between the City of Hayward and the subject property owners.
6. 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 January 14, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

ATTEST:

Chair

Rachel Jones
Executive Officer

APPROVED TO FORM:

Andrew Massey
Legal Counsel

AGENDA REPORT

January 14, 2021

Item No. 6

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

**SUBJECT: Permanent Approval Request |
Out of Area Service Agreement for 3608 Vine with the City of Pleasanton**

The Alameda Local Agency Formation Commission (LAFCO) will consider making a temporary administrative approval by the Executive Officer permanent for an out of area service agreement for wastewater services involving the City of Pleasanton. The agreement authorizes the City to provide public wastewater service to one unincorporated and developed single-family residential parcel that was approved by the Executive Officer consistent with policies of a documented public health and safety threat involving a failed septic system. Approval has been termed on receipt of the landowners filing a pre-annexation agreement with the affected territory. Staff recommends approval.

Background

State and Policy Direction

Government Code (G.C.) Section 56133 prohibits cities or special districts from providing new or extended services by contracts or agreements outside of their jurisdictional boundaries without LAFCO review and approval less certain limited exemptions. In addition, cities or districts may only provide services by contract or agreement outside of their jurisdictional boundaries and within their spheres of influence in anticipation of later changes of organization to annex the affected territory. If the affected territory lies outside the subject agencies' sphere of influence, out of area services may only be extended in response to documented threats to health and safety of the public or residents.

Alameda LAFCO's adopted policies outline procedures to consider requests for cities and districts to provide out of area service agreements. These policies include providing the Executive Officer with administrative authority to approve temporary services in response to public health and safety threats. The applicants provided substantiating documentation from the Alameda County Department of Environmental Health (ACDEH) for the administrative approval.

Administrative Approval

Alameda LAFCO received a request from one landowner – Jeff Wreden – on December 8, 2020 for approval to enter into an out of area service agreement for wastewater service with the City of Pleasanton in advance of processing a change of organization. The service agreement involves the connection of one contiguous unincorporated and developed single-family residential parcel to the

Administrative Office

Rachel Jones, Executive Officer
224 West Winton Avenue, Suite 110
Hayward, California 94544
T: 510.670.6267
www.acgov.org/lafco

Vacant Seat, Regular
County of Alameda

Nate Miley, Regular
County of Alameda

Richard Valle, Alternate
County of Alameda

Vacant Seat, Regular
City Member

Vacant Seat, Regular
City Member

Vacant Seat, Alternate
City Member

Ralph Johnson, Regular
Castro Valley Sanitary District

Ayn Wieskamp, Regular
East Bay Regional Park District

Geogean Vonheeder-Leopold, Alternate
Dublin San Ramon Services District

Sblend Sblendorio, Regular
Public Member

Vacant Seat, Alternate
Public Member

City's public wastewater system to respectively remedy a failing onsite septic system. The subject parcel is located at 3608 Vine Street and 0.25 acres in size. The parcel lies within the City's sphere of influence. Staff coordinated with the City and the Executive Officer proceeded to issue an administrative approval on December 17th. Approval was termed on the landowner filing a pre-annexation agreement with the City.

Discussion

This item is for the Commission to approve an earlier administrative approval by the Executive Officer involving an out of area service agreement allowing the City of Pleasanton to extend wastewater service to 3608 Vine Street. The item also provides the Commission the opportunity to offer related direction in processing these types of requests proceeding forward consistent with membership preferences. Lastly, the Commission may include terms and conditions to the OASA that were not included in the administrative approval.

Analysis

The Executive Officer's administrative approval allowing the City of Pleasanton to contractually extend wastewater service beyond its jurisdictional boundary to 3608 Vine Street conforms to Alameda LAFCO policies and practices. Approval expedites the connection of the developed residential subject parcel to the City's public wastewater system and follows coordination with ACDEH attesting to the public health and safety threat associated with the failing septic system. Approval has also been termed on the receipt of a pre-annexation agreement with the City to ultimately align with the Commission's preference for services to conform to jurisdictional boundaries. Permanent approval of the temporary service agreement serves to formalize the approval under statute and clarifies the Commission's interest in the Executive Officer administratively processing future requests similarly.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Approve an out of area service agreement between the City of Pleasanton and 3608 Vine Street, making permanent the temporary out of area service agreement dated December 17, 2020, as provided in Attachment 4.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction to staff as needed.

Alternative Three:

Disapprove of the permanent approval.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. Vicinity Maps
2. Application Materials
3. Certificate of Administrative Approval
4. Draft Resolution

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Pleasanton General Plan Land Use Map

ATTACHMENT 6



Legend

- Fire Station
- School
- Park
- General Plan Land Use**
- RURAL DENSITY
- LOW DENSITY
- LOW DENSITY 1 DWELLING PER
- MEDIUM DENSITY
- MEDIUM & HIGH DENSITY
- Residential, High Density
- SAND AND GRAVEL HARVESTING
- COMMERCIAL
- GENERAL AND LIMITED INDUSTRIAL
- BUSINESS PARK
- LAKE-SAND AND GRAVEL HARVESTING
- SCHOOLS
- PUBLIC AND INSTITUTIONAL
- MIXED USE
- Mixed Use, Mixed Use Business Park
- PARKS AND RECREATION
- AGRICULTURE AND GRAZING
- PUBLIC HEALTH AND SAFETY
- WILDLAND OVERLAY
- WATER MANAGEMENT & RECREATION
- BART STATION

Notes
 Medium Density Residential

0 150.00 300.0 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
 © Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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**Appendix B3. Out of Area Service Agreement Application (updated 1/2008)
Alameda Local Agency Formation Commission**

1. Name and Address of Applicant (must be public agency):

City of Pleasanton

2. Contact Name and Title:

- Nelson Fialho, City Manager
 Phone: (925) 931-5015
 E-Mail: nfialho@cityofpleasantonca.gov
- Ellen Clark, Director of Community Development
 Phone: (925) 931-5616
 E-Mail: eclark@cityofpleasantonca.gov
- Jenny Soo, Associate Planner
 Phone: (925) 931-5615
 E-Mail: jsoo@cityofpleasantonca.gov

3. Application Initiated By:

Agency Name: City of Pleasanton
 Resolution No.: 20-1182
 Date Adopted: November 17, 2020

Submit 1 copy of Resolution of Application (Attachment 1) and 2 copies of proposed out of area service agreement with application (Attachment 2). The PreAnnexation agreement will be signed and recorded after LAFCo's approval.

4. Property Owner and Location of Property to Be Served (List additional owners/properties on separate sheet if necessary)

Name of Property Owners: Jeff and Lori Wreden
 Address: 3608 Vine Street
 City: Pleasanton
 State: California 94566

5. Type of Service to Be Provided

Check one or more: Water Sewer Police Fire Garbage

6. Description of Property to Be Served

6a. Is parcel to be served WITHIN your current Sphere of Influence (SOI)?
 Yes No

- 6b. If Yes, provide (a) general description of property location in relationship to current city/district boundary line and (b) attach a project area map showing parcel/s, district and SOI boundaries.

The subject property is located at 3608 Vine Street, in the unincorporated Remen Tract. Remen Tract is referred to as an unincorporated island and is located in the southeast quadrant of the City of Pleasanton.

Please refer to Attachment 3 for a map of the subject site relative to City boundaries and Sphere of Inference (SOI).

- 6c. If No, provide (a) description of property location in relationship to the SOI boundary, (b) identify other agencies with jurisdiction over area in which property is located, and (c) attach a project area map showing parcel/s, SOI boundary of agency requesting service, and SOI boundary/ies of other agency's that may provide service.

Description: N/A

Other Agencies that could provide service: N/A

- 6d. How is the property currently used?

Residential Commercial Agriculture Vacant/Undeveloped
 Church, school, other public use Industrial Habitat, Recreation

- 6e. What is current zoning designation?

Alameda County

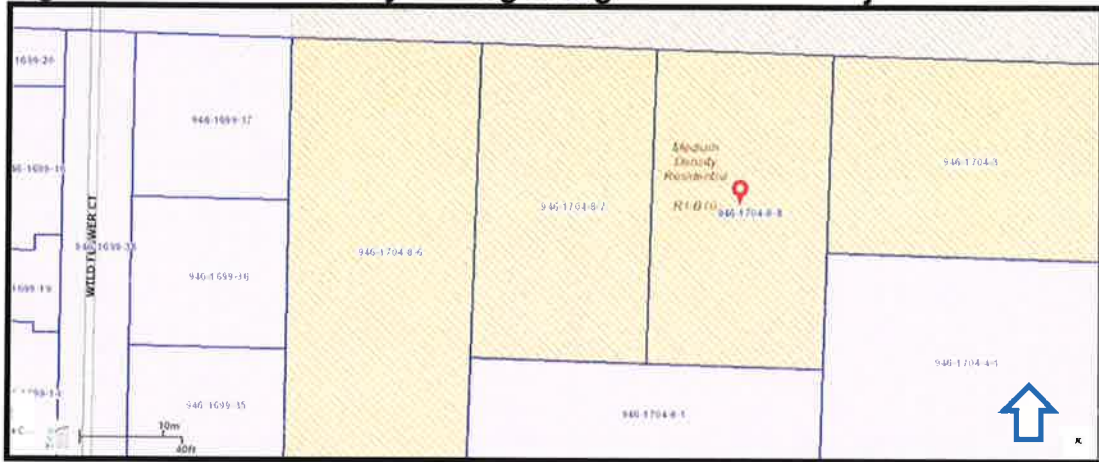
The Alameda County General Plan designates the site as Medium Density Residential within the East County Area Plan and as R-1-B10 Zoning District (Single-Family Zoning District, Minimum Lot Size 10,000 square feet).

Please see Figure 1 for County Zoning. Please also refer to Attachment 4.

City of Pleasanton

The subject site is also located in Remen Tract. There is no Pleasanton zoning designation for properties in the Remen Tract, including the project site.

Figure 1: Alameda County Zoning Designation of the Project Site



What is current General Plan?

Alameda County

The Alameda County East County Area Plan designates the site as Medium Density Residential within the East County Area Plan. Please see Figure 2. Please also refer to Attachment 5.

City of Pleasanton

The City of Pleasanton 2005-2025 General Plan Land Use Element designates the project site as Medium Density Residential, 2-8 dwelling unit per gross acre. Please see Figure 3. Please also refer to Attachment 6.

Figure 2: Alameda County East County Area Plan Land Use Designation

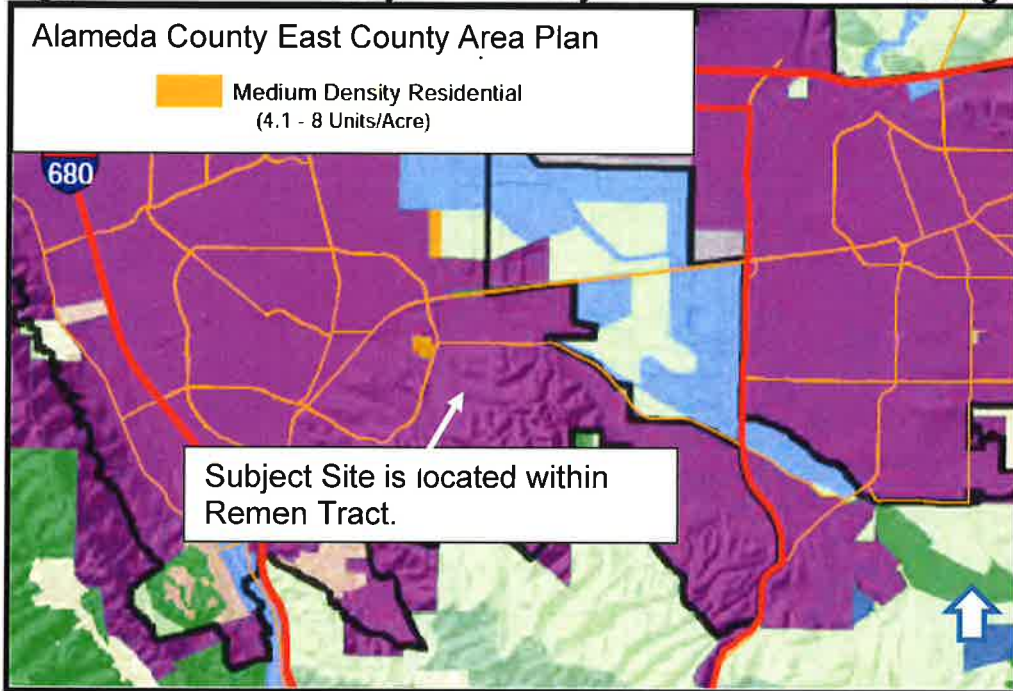
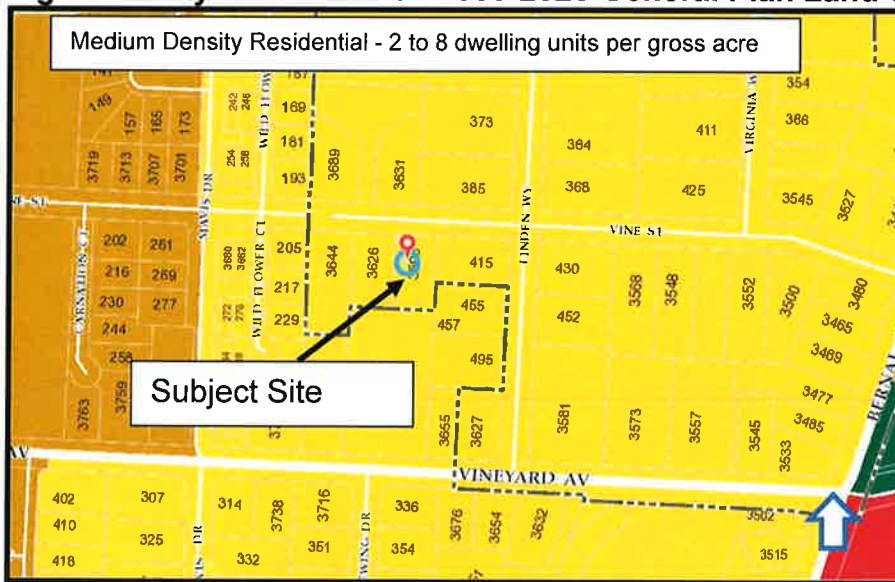


Figure 3: City of Pleasanton 2005-2025 General Plan Land Use Designation



6f. Are there any development or building applications on file that would authorize a different or higher density on the subject property/ies or adjacent property/ies?

No.

If Yes, explain and attach a list of projects and application processing numbers.

N/A

6g. Is property inhabited? Yes No If Yes, how many residents?

The subject site is currently occupied by one single-family residence.

6h. Provide the number of existing dwelling units/buildings on the property.

One dwelling/one accessory structure.

Single family: Multi-Family: n/a Commercial/Industrial: n/a
 Square footage for commercial industrial: n/a

6i. Are there other service contracts/agreements currently in effect to serve this parcel or adjoining parcels? Yes No

If Yes, (a) explain and (b) attach 2 copies of other agreements or contracts.

The existing residence has been connected to the City water system since April 1988. The Pleasanton City Council, at its meeting of November 17, 2020, approved a Pre-Annexation Agreement allowing the subject site to be connected to the City's sanitary sewer services if the request for out-of-area service is approved by LAFCo. The Resolution approving the Pre-Annexation agreement is included as Attachment 1.

6j. Adjacent Land Use

	Existing Land Uses	Alameda County		City of Pleasanton	
		General Plan Designation	Zoning Designation	General Plan Designation	Zoning Designation
North	Residential (County)	Medium Density Residential	R-1-B-10 Single Family Residential	Medium Density Residential	None
South	Residential (County)				
East	Residential (County)				
West	Residential (County)				

7. Environmental Review

This application is subject to the requirements of the California Environmental Quality Act (CEQA). If CEQA review has already been undertaken by another agency, please provide two copies of the environmental documentation including the

Notice of Exemption or Notice of Determination and proof of payment of applicable State Fish and Game Department Fees.

7a. Lead Agency. City of Pleasanton

7b. Responsible Agency/ies. City of Pleasanton

7c. Type of action taken:

X_ Exemption ___ Negative Declaration Environmental Impact Report

After LAFCo's approval, the City will file a Notice of Exemption under Section 15061(b)(3). A copy of the draft NOE is attached as reference (Attachment 7).

7d. Date of Certification/Adoption: Please refer to 7c.

8. Contract Service Issues

8a. Explain how services are to be extended, what the costs of extension will be and how the costs will be financed?

Sanitary sewer line is available in front of the property on Vine Street. Per the agreement with the City, the property owners will be responsible for all costs to connect to the city sanitary sewer system.

8b. Will the provision of services be growth inducing? Explain.

The provision of extended sewer infrastructure to an existing single-family residence would not be growth inducing and the system improvements would be sized to serve only one single-family residence.

8c. Does the proposed service provider have existing capacity to serve the project site?

Yes. Based on an evaluation by the City of Pleasanton's Engineering and Operation Services Departments, the existing City systems have the capacity to serve the project site.

8d. Will existing customers continue to receive the same or higher level of service if this project is approved? Will the same level of service be provided to the project site as other customers receive?

Yes, because the project would not compromise or place substantial new demand on the capacity of the local waste water conveyance. As such, existing customers will continue to receive the same level of service if this project is approved, and the same level of service will be provided to the subject site as is received by other customers.

9. Justification for Out of Area Service Agreement (must check one box below)

Pursuant to Government Code Section 56133, this application is submitted (*you must check one*)

- To address a threat to public health or safety (answer question 9a); or
- In anticipation of a future annexation (answer question 9b)

*Unless there is a threat to public health or safety, the jurisdiction must **justify** why a service agreement is being considered instead of an application for annexation.*

9a. Public Health or Safety Condition

- i. Please summarize the nature, extent and duration of the public health or safety emergency (attach additional page(s) if needed) and attach a copy of certification from appropriate Public Health Officials and any additional information verifying existence of emergency situation.

The existing single-family residence was built in the mid 1960s. The existing residence has been connected to the City water system since April 1988, but not to the City sanitary sewer system. The property's on-site septic system is failing. The Alameda County Department of Environmental Health has reviewed the request and recommended that the property be connected to a municipal sewer system.

- ii. What alternatives have been explored to mitigate emergency situation in lieu of executing out of agency service agreement?

The Alameda County Department of Environmental Health has reviewed the request. It recommended connection to a municipal sewer system instead of repairing and continuing to use the on-site septic system.

- ii. Is Interim Emergency Approval (expedited review) requested?
 Yes No

9b. Other Special Circumstances

What are other special conditions or unique circumstances that justify use of an out of area service agreement in lieu of filing for annexation? Respond to following (use extra sheet of paper if necessary):

Has annexation been considered? Yes No
Why was it found infeasible?

The location of the subject site is not contiguous to the City boundaries; thus, the subject site cannot be annexed to the City.

What barriers need to be overcome before filing an annexation application?

Properties that are located between the City boundary and the subject site need to be annexed either prior to, or at the same time, that the subject site is annexed. The property owner has been required to sign a pre-annexation agreement, indicating their willingness for the property be annexed to the City of Pleasanton at such a time as that becomes viable.

How long would the annexation be anticipated to take?

The amount of time is undetermined as other properties would be involved, and the associated property owners would need to request annexation.

Is there a contractual obligation?

The subject site is not located in the Pleasanton Water Township; thus, there is no contractual obligation for the City to provide services.

10. Public Notice, Disclosure, and Other Requirements

10a. 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 H)

Please see Attachment 8.

10b. 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.

Please see Attachment 9.

10c. Provide signed financial disclosure statement/s (See Appendix E, Exhibit C) pursuant to Government Code Section 56700.1.
Please see Attachment 10.

10d. Provide one copy of an indemnification agreement (See Appendix E, Exhibit H).

Please see Attachment 11.

- 10e. Provide two sets of original mailing labels that separately identify applicants, affected agencies, school districts, registered voters and landowners on project site, property owners 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.

Two sets of mailing labels are enclosed.

11. Final Comments

- 11a. List any conditions LAFCo should include in its resolution for approval.

The City would request that all conditions of approval set forth in Council No. 20-1182 be included. Please refer to Attachment 1.

- 11b. Provide any other comments or justifications regarding the proposal from any affected local agency, landowner or resident.

None.

- 11c. 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.

Attachment 12 includes the Pleasanton City Council Agenda Report dated November 17, 2020 for consideration of the preannexation agreement for the subject property. Attachment 13 is the Landowner Consent to Annexation form.

12. Certification

I hereby certify that the above information and accompanying documents are true and correct to the best of my knowledge. I hereby agree to pay all required filing and processing fees as may be needed to complete this application. Further, I understand that LAFCo will not process an incomplete application and that LAFCo's adopted Procedures require that specific documentation be submitted as part of this application.

Jenny Soo, Associate Planner, City of Pleasanton
Name of Applicant's Authorized Representative



Signature of Applicant's Authorized Representative

December 8, 2020
Date

RESOLUTION NO. 20-1182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING A PREANNEXATION AGREEMENT TO PROVIDE A SANITARY SEWER CONNECTION FOR 3608 VINE STREET (JEFF AND LORI WREDEN) AND AUTHORIZING AN APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION FOR AN OUT-OF-AREA SERVICE AGREEMENT

WHEREAS, at the meeting of November 17, 2020, the City Council received a report from the Director of Community Development regarding the request from Jeff and Lori Wreden for a sanitary sewer connection to an existing residence located at 3608 Vine Street in the unincorporated portion of Alameda County known as the Remen Tract; and

WHEREAS, Government Code §56133 requires that a city make an application to the Local Agency Formation Commission (LAFCo) for an Out-of-Area Service Agreement before connecting any property outside the city limits to city water and/or sanitary sewer utilities; and

WHEREAS, the request meets the criteria for out-of-area service prior to annexation due to: the failure of the on-site septic system; the property being located within the City's sphere of influence; and the owners' consent to enter into an agreement which meet the City's interests; and

WHEREAS, the request additionally meets the criteria for the provision of out-of-area sanitary sewer service prior to annexation as the property owners agree to: a) pay sanitary sewer connection fees; b) pay all costs associated with making physical connections to City sanitary sewer system in a manner consistent with City standards in the determination of the City Engineer or designee; c) abandon the existing septic system on their property; d) pay pro-rata share of future frontage improvements along the property if the County or City in the future undertake public street frontage improvements, including, but not limited to, curb, gutter/stormdrain system, sidewalk, street lights, etc.; e) pay all City and County processing fees for LAFCo; f) obtain City design review approval for any future addition or alteration to the property requiring a building permit from the County; and g) agree to not subdivide the property; h) agree to (or vote in favor of) any future proposed annexation of the property to the City.

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. That this request is categorically exempt from review under the California Environmental Quality Act pursuant to Title 14 California Code of Regulations §15303(d) for new sewage extension.

SECTION 2. Approves the request for sanitary sewer connection to the property at 3608 Vine Street, which connection is conditioned on LAFCo approval, and authorizes the City Manager to execute a Preannexation Agreement with Jeff and Lori Wreden in generally the form shown in the attached Exhibit A, subject to minor modifications approved by the City Manager and City Attorney.

SECTION 3. Authorizes staff to coordinate with the property owners and Alameda County to file an application with LAFCo for its consideration of an Out-of-Area Service Agreement

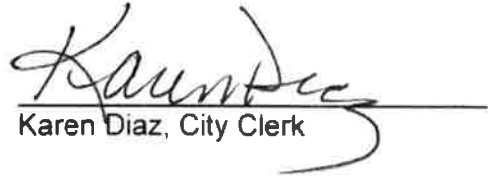
for the City to provide sanitary sewer service to the existing residence located at 3608 Vine Street after receipt of the requisite filing fees.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on November 17, 2020.

I, Karen Diaz, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 17th day of November, 2020, by the following vote:

Ayes: Councilmembers Brown, Narum, Pentin, Testa, Mayor Thorne
Noes: None
Absent: None
Abstain: None


Karen Diaz, City Clerk

APPROVED AS TO FORM:


Daniel G. Sodergren, City Attorney

RECORDING REQUESTED BY and
When Recorded, Return to:

Office of the City Clerk
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

Recording requested Pursuant to
Government Code Sections
27383 & 6103

**PREANNEXATION AND PROVISION OF WATER AND SEWERAGE
FACILITIES AND SERVICE AGREEMENT**

This Preannexation and Provision of Water and Sewerage Facilities and Service Agreement (the "Agreement") is made _____, 2020 between the City of Pleasanton, a municipal corporation (the "City") and Jeff and Lori Wreden (the "Owners").

RECITALS

A. Owners are the owners of certain real property commonly known as 3608 Vine Street (APN 946-1704-008-08), Pleasanton, CA, and more particularly described in Exhibit A (the "Property") and incorporated by this reference.

B. The Property has been connected to the City's water system since approximately 1988, prior to the Owners' acquiring the Property.

C. Owners wish to remove the existing septic system on the Property and instead connect the existing home on the Property to the City's sanitary sewer system, even though the Property is located in the unincorporated area of Alameda County and not within the corporate limits of the City of Pleasanton.

D. Generally, City policy requires property to be annexed prior to extending City utility services.

E. Owners are willing to annex the Property either as part of a larger annexation or as part of a smaller annexation involving other property contiguous to the City.

F. City is willing to extend its sanitary sewer service, as well as continue to provide water service, to the Property only if there are assurances that the Property will not be further subdivided without City approval, any new residence and any future additions to structures on the Property are subject to City review and approval of the design, Owners will construct frontage improvements when the City or Alameda County proceed with such work, Owners pay all required fees, and approvals from other agencies are received.

NOW, THEREFORE, in consideration of the mutual covenants and conditions in this Agreement, City and Owners agree as follows:

1. Sanitary Sewer Service. Owners may connect the existing residence on the Property to the City's sanitary sewer system prior to the City's annexation of the Property upon the satisfaction of all of the following conditions in this Section 1 and in this Agreement:

(a) Owners shall pay applicable Dublin San Ramon Services District (DSRSD) and City sanitary sewer connection fees.

(b) Owners shall connect to City sanitary sewer service in a manner consistent with City standards in the determination of the City Engineer or designee.

(c) Owners shall abandon the septic system on the Property in accordance with the requirements of the Alameda County Department of Environmental Health, and any other regulatory agencies, and shall provide the City a copy of such County and/or other regulatory agency approval upon City request.

(d) Owners shall pay a pro-rata share of future frontage improvements along the Property if the County of Alameda or City in the future undertake public street frontage improvements (including, but not limited to, curb, gutter/storm drain system, sidewalk, street lights, fire hydrants, etc.).

(e) Owners acknowledge that Owners, via City as applicant, must receive approval from the Alameda County Local Agency Formation Commission (LAFCo), as well as pay all fees related to LAFCo for an application for the extension of sanitary sewer service to the Property.

2. Existing Water Service. The parties acknowledge that the Property has been connected to the City's water system since April 12, 1988.

3. Agreement to Annex. Owners shall consent to annexation of the Property to the City of Pleasanton at such time as the City may require. This Agreement, State and County laws, and City ordinances and resolutions shall control the responsibilities of both parties at the time of annexation. Owners shall cooperate with City in the annexation of the Property, whether as part of a larger area or as part of a smaller area; Owners expressly waive the right to protest said annexation and shall agree to do no act calculated or tending to prevent, impede, or defeat the successful annexation of the Property. More specifically, by signing this Agreement, Owners acknowledge and agree that if: (a) any annexation is subject to an election, the Owners deem Owners' votes are counted as a vote in favor of annexation; or (b) Owners shall sign as consenting to any annexation application if annexation is for a smaller area.

4. No Further Subdivision. Owners shall not subdivide the Property without the prior approval of the City.

5. Design Review Approval. Owners shall submit any future plans for the development of the Property to the City for the City's review and approval. Assuming the Property is

still in the unincorporated area of Alameda County at the time the Owners intend to apply for a building permit for the Property, Owners shall neither apply for nor obtain a building permit from the County of Alameda unless and until City has approved the design of the plans for any proposed redevelopment, additions, and new construction on the Property.

6. Bonded Debt. Owners' consent that, upon annexation of the Property to the City, said Property shall be taxed to pay their share of existing bonded indebtedness of City. This Agreement shall serve as such consent, and a copy shall be filed with Treasurer-Tax Collector of Alameda County, if evidence of such consent is required.

7. Benefit or Assessment Districts. Owners shall cooperate with City in the formation of any mutual benefit districts or assessment districts which City deems necessary for the installation of public improvements serving, in whole or in part, the Property, whether such districts are formed at the time of annexation or some time in the future. In this regard, Owners waive its right to protest the formation of any of said districts and shall do no act calculated or tending to prevent, impede, or defeat the successful formation thereof; provided, however, that this waiver is not intended, nor shall it be construed, to affect or limit the rights of the Owners to participate in the hearings and/or other aspects of the district formation proceedings to the extent necessary and appropriate to protect and further the Owners' interest or the public interests so long as said action does not tend to prevent or defeat the formation of the districts.

8. Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon the Owners and Owners' respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or a portion of the Property, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law including, without limitation, California Civil Code §1468.

9. Recording. The execution of this Agreement shall be acknowledged before a Notary Public, and the Agreement shall be recorded with the Recorder of Alameda County.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day set forth above.

CITY OF PLEASANTON

OWNER

Nelson Fialho, City Manager

Jeff Wreden

ATTEST:

OWNER

Karen Diaz, City Clerk

Lori Wreden

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

ASSESSOR'S MAP 946

Code Area Nos. 75-007 19-061

1704

9-29-06 CC
1-31-07 ZC
2-23-12 ZC

Revised: 8-26-70 H
9-26-80 M
6-14-88 P
2-26-89 PE
9-21-92 BV

Fmly. Bk. 95, Blk. 515
P.O. Box 16997-61

RANCHO EL VALLE DE SAN JOSE
(PTN. OF PLOT 35)
(Bk. 40 D. Pg. 315)

PLEASANTON HOMESTEADS
(Bk. 6 Pg. 30)

SCALE: 1" = 60'

P.M. 8606 292/22-23
P.M. 9919 318/81-92

1699

1706

1708

REF: COTTEL SURVEY D. 655
CASE 1-4-6 21,439 AC. 767.
DC 3400 Pg. 441

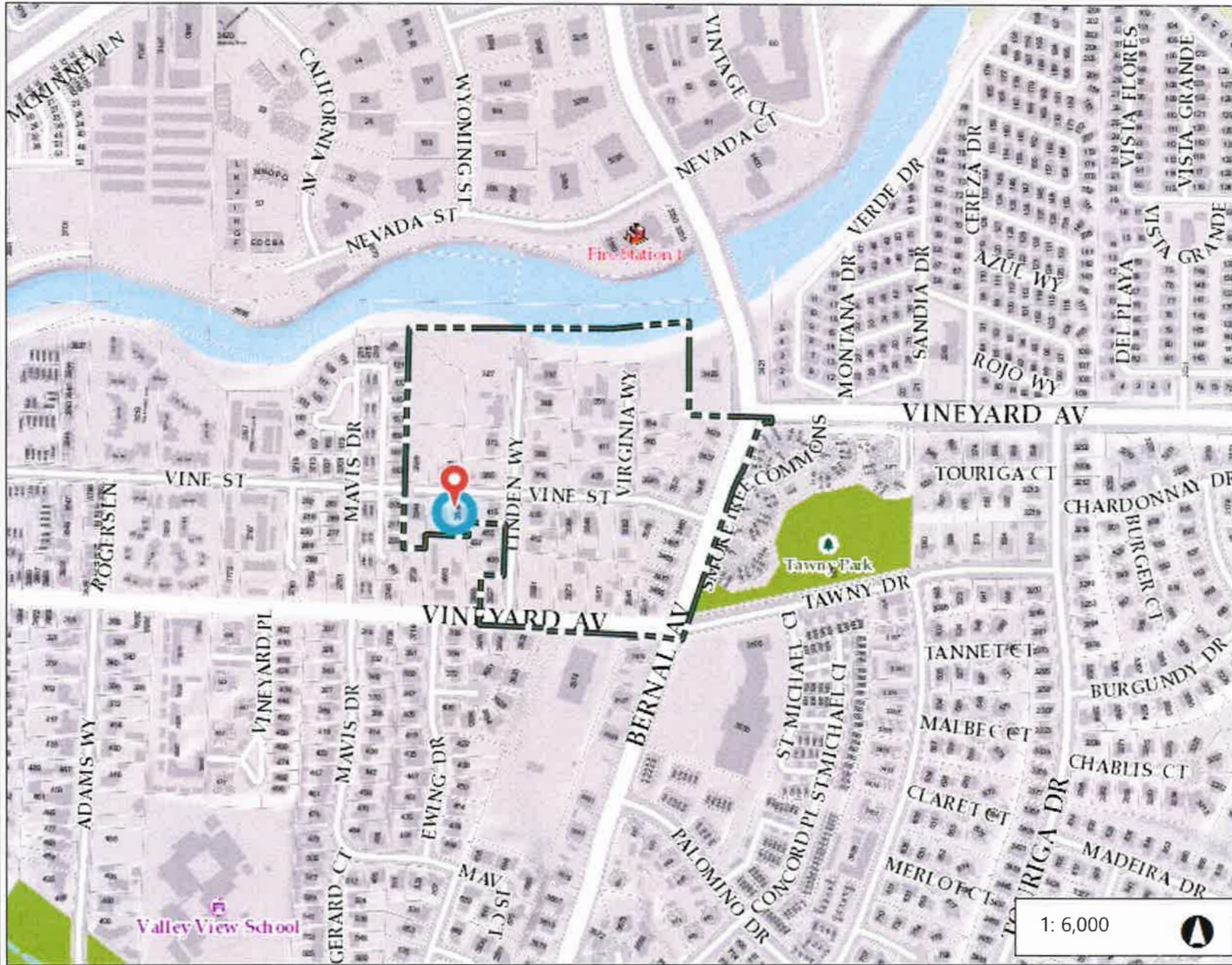
N. 88° 00' W. 2836.02' P.M. COR. FIRST ST
S.L.N. PLOT 4 REF: 05-1816 PAGE 7

VINEYARD AVE. 19-061 Co. Rd. No. 2065 2531 75-007
N.L.N. PLOT 7 19-000 N.L.N. PLOT 6

ACM 48

Ref: Case 1-6-2

ind. 1



Legend

-  Fire Station
-  School
-  Park

Notes

Notes

1,000.0 0 500.00 1,000.0 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

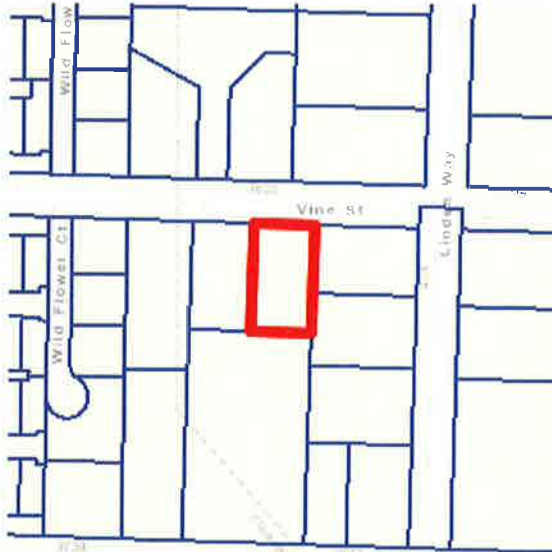


Alameda County Parcel Report
APN 946-1704-8-8

Report Date: Friday, October 02, 2020

[Disclaimer](#)

MAPS/IMAGES



PROPERTY/PARCEL - PROPERTY DETAILS

Print APN	946-1704-8-8	APN	946 170400808
Owners Name	WREDEN JEFF & LORI	Situs Address	3608 VINE ST, PLEASANTON, 94566
Mail To Name	WREDEN JEFF & LORI	Mailing Address	3608 VINE ST PLEASANTON CA 94566
Jurisdiction	Unincorporated County	TRA Code	75-007

PROPERTY/PARCEL - PROPERTY CHARACTERISTICS

LotSqFt	10,944	YearBuilt	1964
Effective Year	1984	Bldg Living Area	1,926
Units	0	Buildings	1
Stories	2	Total Rooms	7
Bedrooms	2	Baths	2.0
Building Class	D5.5B	Pool	N

PROPERTY/PARCEL - PROPERTY ASSESSMENT

Lot Size Acres	.25	Total Value	\$1,197,461.00
Land Value	\$361,338.00	Impr Value	\$843,123.00

Other Value	\$0.00	Exempt Amt	\$0.00
HO Exempt	Y	Use Code	Single family residential homes used as such

PLANNING AND DEVELOPMENT

Zoning Classifications - Primary Class	<u>R1-B10</u> (Single Family Residential: 10,000 square feet)	BOS District	4TH SUPERVISORIAL DISTRICT
Specific Plan	Property is not in a Specific Plan	Zoning Unit/Effective Date	96 - 02/18/1956
Wells 100 ft Setback	Property is not within 100 ft of well	Septic System	Property does have Septic
SFPUC Owned Septic System	Property does not have SFPUC Septic	OWTS Permit Areas	Property is not in OWTS Permit Area
Planning Areas	Property is not in a Planning Area	SLVAP Boundary	Property is not in SLVAP Area
Moratorium Area	Property is not in a OWTS Moratorium Area	CLCA Williamson Act	No
Book/Page	946 1704	Castro Valley General Plan (CVGP) Land Use	Property is not in an CVGPLU Area
Eden Area General Plan (EAGP) Land Use	Property is not in an EAGPLU Area	GPLU Overlay	Property is not in a GPLU Overlay Area
General Plan	General Plan: <u>ECAP</u>	Airport Influence Area	Property is not in an Airport Influence Area
Neighborhoods	Property is in Neighborhoods Area: ECAP	Planning Area	Property is not in Planning Area
Measure D - Urban Growth Boundary	Property is not in Measure D Area	East County Area Plan (ECAP) Land Use	Property is in ECAP Area(s): Medium Density Residential
Code Enforcement	Property is not in a Code Enforcement Area		

ADMINISTRATIVE

Groundwater Management District	Zone 7 Water Agency	RWQCB Boundary	San Francisco Bay
Congressional District	15TH CONGRESSIONAL DISTRICT	Fire District	None
LAFCO CSAs	COUNTY LIBRARY SERVICE AREA	LAFCO SOI	City of Pleasanton SOI; Alameda County Mosquito Abatement District SOI
Park District	EAST BAY PARK DIST, WARD #5	School District	PLEASANTON UNIFIED SCHOOL DIST
State Senate District	16TH ASSEMBLY	Supervisorial District	4TH SUPERVISORIAL

	DISTRICT		DISTRICT
ROV 2010 2000 Census Tract	4507.	ROV Precinct/Portion	535300.0

UTILITY AND SERVICE PROVIDERS

Sanitary District	None	Water Service Area	Pleasanton
Water Service Area	Zone 7 Water Agency		

ENVIRONMENTAL

Areas of Concern	Nitrates	Flood Hazard	Area of minimal flood hazard
Flood Control District	ZONE #7, FLOOD CONTROL	Groundwater Basin	LIVERMORE VALLEY
Landslide Zone	Property is not within a landslide zone	Liquefaction Zone	Property is within a liquefaction zone
Hydro Soil Group Code	D	Soil Type	Pleasanton gravelly loam, 3 to 12 percent slopes
Wetland	None	Wetlands 200 ft Setback	Property is not within 200 ft of a wetland
Waterbody 200 ft Setback	Property is within 200 ft of a waterbody		

PERMITS AND CASES

Zone 7 OWTS Permit Area	None
--------------------------------	------

MISCELLANEOUS

Query Data

Prev. Extent



Identify



Parcel Search



Address Search



APN Report



Linked Maps



Select Parcels



View Selection



Clear Selection



Labels



Print



Location Info

Parcel Selection Tools

Tasks

I want to...



3651

3603 3659

-1699-20

945-1699-16

permit

WILD FLOWER CT

945-1699-38

946-1699-37

946-1699-36

946-1699-35

946-1704-8-6

946-1704-8-7

Medium Density Residential

R1-B10 946-1704-8-8

10m

40ft

946-1704-8-1

Alameda C...

Description of Land Use Designations

East County Area Plan land use categories and their corresponding allowable uses, intensities, and densities are described below and summarized in *Table 6*. Residential densities, building intensities (floor-area-ratios), population, and employment generation rates are summarized in *Table 7*.

Residential densities are expressed in terms of an allowable range of housing units per gross acre, exclusive of secondary units. Gross acreage includes all land (including streets and rights-of-way) within a parcel, while net acreage excludes streets and rights-of-way. Net acreage is generally about 25 percent less than gross acreage.

Population densities are expressed in terms of persons per household. In calculating East County holding capacities, an average of 2.8 persons per household is assumed for all residential units, although household size typically varies by location, type of unit, and density. The 1990 Census for East County cities shows variations from an average of 2.73 persons per household in Pleasanton, 2.74 in Livermore, and 2.86 in Dublin.

Building intensities are expressed in terms of maximum floor-area-ratios (FARs), based on net acreage for non-residential uses. An FAR is a ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a site with 10,000 square feet of net land area, an FAR of 1.0 will allow 10,000 gross square feet of building floor area. On the same site, an FAR of 2.0 would allow 20,000 square feet; and an FAR of .5 would allow 5,000 square feet.

Residential development may occur at any point within the specified density range. However, in *Table 7* the **mid-point** of the density range has been used to calculate holding capacity in all categories, except Very High Density Residential which is below the mid-point and assumes an average of 30 units per gross acre, based on recently proposed building types.

Non-residential development may occur at any point up to the specified maximum FAR. However, in *Table 7* assumed **average intensities** have been used to calculate holding capacity.


Description of Land Use Categories

***Rural Density Residential** allows for densities of 0-.2 units/acre. No parcel may be created under this designation which is less than 5 full acres. No more than 1 residential unit, plus any permissible secondary unit, may be permitted on a parcel. Except for infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. This designation permits single family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses.

Low Density Residential allows for densities of 1.0 to 4.0 units per acre. This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, limited agricultural uses (e.g., nurseries, orchards, field crops), community and neighborhood commercial

uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Medium Density Residential allows for densities of 4.1 to 8.0 units per acre. This designation provides for single family detached and attached homes, multiple family residential units, group quarters, public and quasi-public uses, limited agricultural uses (e.g., nurseries, orchards, field crops), community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

 **Medium/High Density Residential** allows for densities of 8.1 to 12.0 units per acre. This designation provides for single family detached and attached homes, multiple family residential units, group quarters, public and quasi-public uses, community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

High Density Residential allows for densities of 12.1 to 25.0 units per acre. This designation provides for single family detached and attached homes, multiple family residential units, group quarters, public and quasi-public uses, community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Very High Density Residential allows for densities of 25.1 units to 75.0 units per acre. This designation provides for single family attached homes, multiple family residential units, group quarters, public and quasi-public uses, community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Major Commercial allows for a maximum building intensity of .6 FAR, except within 1/4 mile of a BART station or within downtown commercial areas where a maximum building intensity of 2.0 FAR is allowed. This designation provides for retail and wholesale commercial uses, offices, public and quasi-public uses, and similar and compatible uses.

Industrial allows for a maximum building intensity of .4 FAR except within 1/4 mile of a BART station or within downtown commercial areas where a maximum building intensity of 1.0 FAR is allowed. This designation provides for industrial parks, warehouses, light and heavy manufacturing, assembly, storage, low intensity office uses, public and quasi-public uses, and similar and compatible uses.

Mixed Use allows for a maximum building intensity of .5 FAR except within 1/4 mile of a BART station or within downtown commercial areas where a maximum building intensity of 2.0 FAR is allowed. This designation provides for offices, light industrial, retail and wholesale commercial, high density residential (with densities of 12.1 to 25.0 units per acre), public and quasi-public uses, and similar and compatible uses.

Major Public allows for a maximum building intensity of .6 FAR. This designation provides for government- owned regional and subregional facilities such as hospitals, jails, colleges, civic centers, and similar and compatible uses.

Major Parks allows for a maximum intensity of .02 FAR. This designation provides for existing and planned public parks, open space, and recreational uses including community, subregional, and regional facilities.

***Large Parcel Agriculture** requires a minimum parcel size of 100 acres, except as provided in Programs 40 and 41. The maximum building intensity for non-residential buildings shall be .01 FAR (floor area ratio) but not less than 20,000 square feet. Where permitted, greenhouses shall have a maximum intensity of .025. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Additional residential units may be allowed if they are occupied by farm employees required to reside on-site. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation permits agricultural uses, agricultural processing facilities (for example wineries, olive presses), limited agricultural support service uses (for example animal feed facilities, silos, stables, and feed stores), secondary residential units, visitor-serving commercial facilities (by way of illustration, tasting rooms, fruit stands, bed and breakfast inns), recreational uses, public and quasi-public uses, solid waste landfills and related waste management facilities, quarries, windfarms and related facilities, utility corridors, and similar uses compatible with agriculture. Different provisions may apply in the South Livermore Valley Plan Area, or in the North Livermore Intensive Agriculture Area.

***Resource Management** requires a minimum parcel size of 100 acres and a maximum building intensity for non-residential uses of .01 FAR but not less than 20,000 square feet. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation permits agricultural uses, recreational uses, habitat protection, watershed management, public and quasi-public uses, areas typically unsuitable for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally sensitive features, secondary residential units, active sand and gravel and other quarries, reclaimed quarry lakes, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses requiring proximity to quarries, reclamation pits, and public use areas. This designation is intended mainly for land designated for long-term preservation as open space but may include low intensity agriculture, grazing, and very low density residential use.

***Water Management Lands** allows for a minimum parcel size of 100 acres and a maximum building intensity of .01 FAR. One single family home per parcel is allowed provided that all other County standards

are met for adequate road access, sewer and water facilities, building location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation provides for sand and gravel quarries, reclaimed quarry lakes, watershed lands, arroyos, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses requiring proximity to quarries, reclamation pits, and public use areas.

Note: See individual reclamation plans for specific uses, planned public access, development, and quarry areas. Quarry lakes currently are used for quarrying operations as an interim use and are not open to the public but may be in the future. Watershed lands generally are not open to the public but serve as passive open space and are protected from development. Arroyos are typically used for flood control and may be accessible for public use.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P. O. Box 3044 Room 113
Sacramento, CA 94815-3044

From: (Public Agency): City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

County Clerk
County of Alameda
1106 Madison Street
Oakland, CA 94607

Project Title: Out-Of-Area Service

Project Applicant: City of Pleasanton

Project Location – Specific:
3608 Vine Street, Pleasanton, CA 94566

Project Location – City: _____ Project Location – County: Alameda

Description of Nature, Purposes and Beneficiaries of Project:

The project site is located in unincorporated Alameda County. The existing on-site septic system that serves the existing residence has failed. The property owners requested a connection to the City of Pleasanton's sanitary sewer system which is readily available in front of the project site.

Name of Public Agency Approving Project: City of Pleasanton

Name of Person or Agency Carrying Out Project: Jenny Soo

Exempt Status: (check one):

- Ministerial (Sect. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080 (b)(3); 15269(a));
- Emergency Project (Sec. 21080 (b) (4); 15269(b)(c))
- Categorical exemption. State type and section number: Sec. 15061(b)(3)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

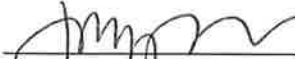
The Alameda County Department of Environmental Health has reviewed the request and determined that continued use of the existing on-site septic system has a potential to create a public health and safety hazard. It recommended the project site be connected to a municipal sewer system. The City took specific action by approving the connection. This is a "common sense exemption" as the project site has already connected to the City's water systems, and City's sanitary sewer system is readily available.

Lead Agency

Contact Person: Jenny Soo Area Code/Telephone/Extension: 925.931.5615

If Filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption Been filed by the public agency approving the project? Yes No

Signature:  Date: 12-8-2020 Title: Associate Planner
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code
reference: Section 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filling at OPR:

**300-foot Radius Notification Map
Project Location: 3608 Vine Street**



ATTACHMENT 9

FILE COPY: E20-0402
3608 VINE ST/WREDEN
SEWER/WATER CONNECTION, 44173
(60 CARDS)

WORTHLEY GERALD A & DOLORES R
1221 Oak St # R131
Oakland, CA 94612

LONDON RD LLC
138 Margarido Dr
Walnut Creek, CA 94596

SMITH MICHAEL D TR
181 Wild Flower Ln
Pleasanton, CA 94566

NAYYAR SEEMA & SINGH VEER
217 Wild Flower Ct
Pleasanton, CA 94566

MCKEEHAN JESSICA A
246 Mavis Dr
Pleasanton, CA 94566

OCCUPANT
272 Mavis Dr
Pleasanton, CA 94566

OCCUPANT
288 Mavis Dr
Pleasanton, CA 94566

OCCUPANT
336 Ewing Dr
Pleasanton, CA 94566

WREDEN JEFF & LORI
3608 Vine St
Pleasanton, CA 94566

MEDINA RENE M & MILA R TRS
1028 Mission St
San Francisco, CA 94103

LARSEN GARY & DIANE TRS
1280 Constitution Way
Tracy, CA 95376

MOHRHARKINS JENNIFER
157 Wild Flower Ln
Pleasanton, CA 94566

GEE WAYLAND TR
193 Wild Flower Ln
Pleasanton, CA 94566

HEMARAJU SHABARESHA & NAGARAJ
GOMATHI
229 Wild Flower Ct
Pleasanton, CA 94566

OCCUPANT
254 Mavis Dr
Pleasanton, CA 94566

OCCUPANT
276 Mavis Dr
Pleasanton, CA 94566

WALLACE JOAN M TR
32540 Regents Blvd
Union City, CA 94587

ROBERTSON MARIA L TR
3568 Vine St
Pleasanton, CA 94566

MESSA THOMAS G & ALETA G TRS
3626 Vine St
Pleasanton, CA 94566

BEARD JEFFREY R & STEPHANIE A TRS
122 Claremont Crest Ct
San Ramon, CA 94583

DIRAVIAM KARTHIGEYAN &
UDAIYAPPAN ANBARASI
1345 S Olson Ave
Tracy, CA 95391

GAL FERENC & BABONICS VERONIKA G
169 Wild Flower Ln
Pleasanton, CA 94566

HUANG HONG
205 Wild Flower Ct
Pleasanton, CA 94566

QUIAMBAO SHIRLEY A TR
241 Wild Flower Ct
Pleasanton, CA 94566

OCCUPANT
258 Mavis Dr
Pleasanton, CA 94566

MCKEEHAN KELLY R
284 Mavis Dr
Pleasanton, CA 94566

JOHNSON EDWARD R & MARY M TRS
327 Linden Way
Pleasanton, CA 94566

OCCUPANT
3581 Vineyard Ave
Pleasanton, CA 94566

BAIRD JOSHUA L & JULIE E
3627 Vineyard Ave
Pleasanton, CA 94566

WELPOTT MICHAEL D & QUAN D
3631 Vine St
Pleasanton, CA 94566

OCCUPANT

3655 Vineyard Ave
Pleasanton, CA 94566

SIMPSON RICHARD
3676 Vineyard Ave
Pleasanton, CA 94566

WEBSTER WILLIAM E HEIRS OF EST &
MARK S

3683 Vineyard Ave
Pleasanton, CA 94566

OCCUPANT

3731 Vineyard Ave
Pleasanton, CA 94566

NIETO YDALI DOLLY
3753 Rocky Mountain Ct
Pleasanton, CA 94588

WILLIAMS STEVEN M & HARLEY J TRS
4113 Grant Ct
Pleasanton, CA 94566

DILLARD THOMAS D TR
452 Linden Way
Pleasanton, CA 94566

LIDLAW ROBERT J & GINA M TRS
495 Linden Way
Pleasanton, CA 94566

PROMAX INVESTMENT 385 LLC
6937 Village Pkwy # 2635
Dublin, CA 94568

TSAY TSUNGCHIEH & SHANG YUYAN
TRS
364 Linden Way
Pleasanton, CA 94566

OCCUPANT

3662 Vine St
Pleasanton, CA 94566

TANG JACK Y & LI LI
368 Linden Way
Pleasanton, CA 94566

OCCUPANT

3689 Vine St
Pleasanton, CA 94566

NEPIL RICHARD O & LAUREN D TRS
3745 Vineyard Ave
Pleasanton, CA 94566

LIAO JUNXING & YANG LILI TRS
3831 Highpointe Ct
Dublin, CA 94568

TAYLOR AMY & LUKE
415 Linden Way
Pleasanton, CA 94566

PETERSEN KATHLEEN
455 Linden Way
Pleasanton, CA 94566

RICCOMINI ROBERT A TR
504 Rocca Ave
South San Francisco, CA 94080

HOKANSON CHARLES R JR TR
808 N Franklin St Unit 3212
Tampa, FL 33602

NIELSEN KENNETH E & CYNTHIA M TRS
3644 Vine St
Pleasanton, CA 94566

OCCUPANT

3663 Vine St
Pleasanton, CA 94566

SAGAR DEVIKA
3680 Vine St
Pleasanton, CA 94566

NEVES KRISTIE M

373 Linden Way
Pleasanton, CA 94566

OCCUPANT

3747 Vineyard Ave
Pleasanton, CA 94566

OCCUPANT
385 Linden Way
Pleasanton, CA 94566

WRIGHT LOURDES & QUENTIN B
430 Linden Way
Pleasanton, CA 94566

OCCUPANT
457 Linden Way
Pleasanton, CA 94566

ZANON THOMAS & PIOKZANON
CORNELIE
5600 San Juan Way
Pleasanton, CA 94566

GOUIG MARSHA R TR
820 Saint George Rd
Danville, CA 94526

Exhibit C - Financial Disclosure Statement

Local Agency Formation Commission of Alameda County
FINANCIAL DISCLOSURE STATEMENT

Consistent with the requirements of the State of California Fair Political Practices Commission, each applicant or their agent must complete and submit this Statement of Disclosure form with any application that requires discretionary action by Alameda LAFCo (Government Code Section 84308 of the Political Reform Act).

Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

1. List the names of all persons having any ownership interest in the property involved or any financial interest in the application.

Jeff Wreden
Lori Wreden

2. If any person identified pursuant to #1 is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

NA

3. If any person identified pursuant to #1 is a non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NA

4. Has any person identified pursuant to #1 had \$250 or more worth of business transacted with any Commissioner or Alternate or Commission staff person within the past 12 months? Yes / (No) X

If "Yes", please indicate person's name/s: _____

5. Has any person identified pursuant to #1, or his or her agent, contributed \$250 or more to any Commissioner or Alternate within the past 12 months?

Yes No

If Yes, please indicate person(s) or agent(s) making contribution:

and name/s of Commissioner(s)/Alternate(s) receiving contribution:

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Connection to city sewer E20-0402
Name/Title and Number of Application (Please print or type)

Jeff Wreden and Lori Wreden
Name of Applicant (Please print or type)

[Signature]
Signature of Applicant

10/21/20
Date

[Signature]
Signature of Applicant

10/21/20
Date

Signature of Applicant

Date

Signature of Applicant

Date

Exhibit H - Sample Indemnification Agreement

Indemnification Agreement

As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the Alameda Local Agency Formation Commission, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of, or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the Alameda Local Agency Formation Commission, its agents, officers, attorneys, and employees.

Executed at Pleasanton, California on the 21 day of October, 2020.

Applicant

By: Jeff Wreden

Title: Owner

Mailing Address: 3608 Vine St
Pleasanton CA 94566

REAL PARTY IN INTEREST
(If Different From Applicant)

By: _____

Title: _____

Mailing Address:



CITY COUNCIL AGENDA REPORT

November 17, 2020
Community Development
Planning Division

TITLE: ADOPT A RESOLUTION APPROVING A PREANNEXATION AGREEMENT WITH JEFF AND LORI WREDEN FOR SANITARY SEWER CONNECTION TO AN EXISTING RESIDENCE LOCATED AT 3608 VINE STREET IN THE UNINCORPORATED REMEN TRACT

SUMMARY

Jeff and Lori Wreden, property owners of 3608 Vine Street in the unincorporated area of Alameda County known as the Remen Tract, are requesting a connection to the City's sanitary sewer system because the existing septic system that serves their residence is failing. Prior to allowing properties outside of the Pleasanton city limits to connect to City utilities, the City requires the property owners to enter into a preannexation agreement. If the preannexation agreement is approved, a party (the City, the County or the property owners) must apply for and receive an out-of-area service agreement from the Alameda County Local Agency Formation Commission (LAFCo) and approval of the Livermore-Amador Valley Water Management Agency (LAVWMA).

RECOMMENDATION

1. Approve the Preannexation Agreement between Jeff and Lori Wreden and the City of Pleasanton, subject to minor modifications approved by the City Manager and City Attorney, and authorize the City Manager to execute the agreement.
2. Authorize an application be filed with LAFCo for the extension of sanitary sewer services to this property.
3. Authorize connection of 3608 Vine Street (APN 946-1704-008-08) to the City's sanitary sewer system, provided: all connection work is done to the satisfaction of the City Engineer; all costs are borne by the property owner; and the proposed extension of City services is approved by LAFCo.

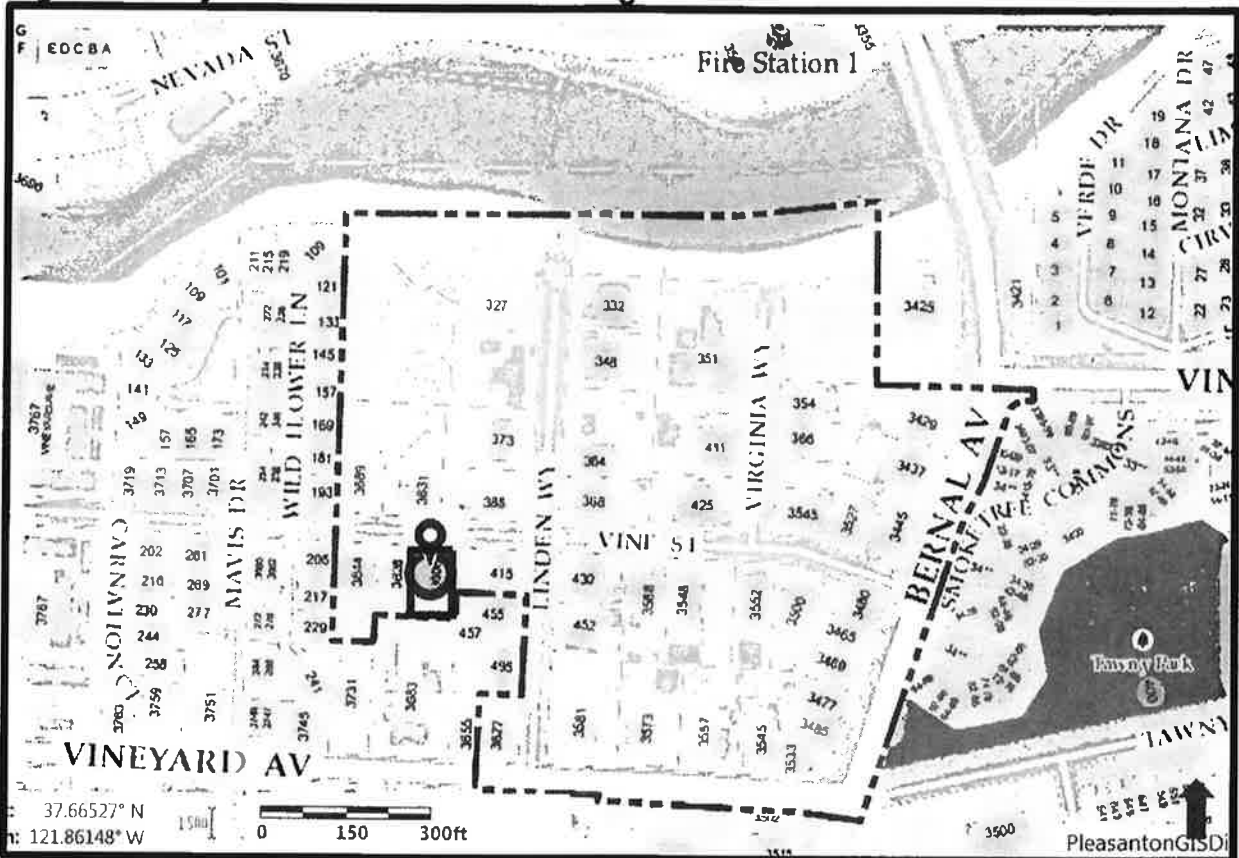
FINANCIAL STATEMENT

The property owners would be required to pay all costs associated with extending the sanitary sewer system, including City, County, and LAFCo permitting costs, and other agency fees and connection charges.

BACKGROUND

The subject property, located at 3608 Vine Street, in the unincorporated Remen Tract, is approximately 10,944 square feet in size and is occupied by an existing single-family residence which was built in 1964. Figure 1, below, shows the existing City Limits in green, and the subject property outlined in red. The existing residence has been connected to the City water system since April 1988, but not to the City sanitary sewer system. The property's on-site septic system is failing. The Alameda County Department of Environmental Health has reviewed the request to connect to the City's sanitary sewer system and recommended that the property be connected to a municipal sewer system. An existing City-owned sanitary sewer main is located directly in the front of the site.

Figure 1: Project Site and its Surrounding



The project site is partially contiguous to the City boundaries on the south and east sides. The properties located its east, west, and north sides are all in the unincorporated Alameda County. As such, "spot" annexation of the property is not recommended by staff. Instead, a preannexation agreement is recommended so that the property could be included at such time that annexation of the entire Remen Tract to the City of Pleasanton becomes viable.

DISCUSSION

Typically, when owners of property located outside of the City limits request City utility services, the City grants such requests only after determining the use on the property to be serviced would be consistent with the City's General Plan, that no subdivision of the property is proposed, and that the property owners will enter into a preannexation agreement.¹ A preannexation agreement requires that the property owners (and any future owners) agree to:

- a. pay utility connection fees;
- b. pay all costs associated with making physical connections to City utility services in a manner consistent with City standards in the determination of the City Engineer or designee;
- c. abandon the existing septic system on the property;
- d. pay a pro-rata share of future frontage improvements along the property if the County or City in the future undertake public street frontage improvements (including, but not limited to, curb, gutter/stormdrain system, sidewalk, street lights, etc.);
- e. agree to (or vote in favor if) any future proposed annexation of the property to the City;
- f. obtain City design review approval for any future addition or alteration to the property requiring a building permit from the County;
- g. agree to not subdivide the property; and
- h. pay all City and County processing fees for LAFCo.

In this case, the property owners are requesting a sanitary sewer connection with the City to replace the existing on-site failing septic tank system. Staff conferred with LAFCo staff, who supports the requested connection for health and safety reasons due to the failing septic system, the availability of City sanitary sewer service, and the recommendation from the Alameda County Department of Environmental Health.

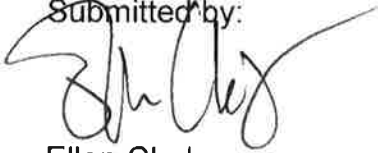
In November 2018, at the City's request, LAVWMA Board of Directors preapproved up to ten (10) extensions each in the unincorporated Happy Valley and Remen Tract areas, subject to LAFCo approval and a four-year sunset limitation. The requested sanitary sewer connection would be the third connection since LAVWMA's pre-approval in 2018.

With the on-site septic tank system failing, staff recommends that the City Council approve the requested sanitary sewer connection and authorize the City Manager to execute a preannexation agreement with the property owners including the service provisions listed above. The draft preannexation agreement (Attachment 1) includes language requiring the property owners to consent to annexation of the subject property to the City at such time as the City so requires; to pay all applicable fees associated with the requested connection; make the connection per City standards; pay for future

¹ When the property connected to City water service in 1988, the Wredens were not the owners, and the city has no record of a preannexation agreement having been executed or recorded. Therefore, the preannexation agreement references both the existing water and proposed new sanitary sewer connection.

street frontage improvements; and other standard provisions. If the Council approves the requested connection, If the Council approves the requested connection, a hearing must be scheduled before LAFCo. While per Cal. Government Code §56133 the City's past practice has been to apply to LAFCo on behalf of the property owners located outside of city limits and the applicant will be asked to support their request to the LAFCo Board. Additionally, City staff have been discussing this process with LAFCo and County staff regarding the appropriate applicant.

Submitted by:



Ellen Clark
Director of
Community Development

Fiscal Review:



Tina Olson
Director of Finance

Approved by:



Nelson Fialho
City Manager

Attachment:

1. Draft Resolution with preannexation agreement

RECORDING REQUESTED BY and
When Recorded, Return to:

Office of the City Clerk
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

Recording requested Pursuant to
Government Code Sections
27383 & 6103

PREANNEXATION AND PROVISION OF WATER AND SEWERAGE FACILITIES AND SERVICE AGREEMENT

This Preannexation and Provision of Water and Sewerage Facilities and Service Agreement (the "Agreement") is made _____, 2020 between the City of Pleasanton, a municipal corporation (the "City") and Jeff and Lori Wreden (the "Owners").

RECITALS

A. Owners are the owners of certain real property commonly known as 3608 Vine Street (APN 946-1704-008-08), Pleasanton, CA, and more particularly described in Exhibit A (the "Property") and incorporated by this reference.

B. The Property has been connected to the City's water system since approximately 1988, prior to the Owners' acquiring the Property.

C. Owners wish to remove the existing septic system on the Property and instead connect the existing home on the Property to the City's sanitary sewer system, even though the Property is located in the unincorporated area of Alameda County and not within the corporate limits of the City of Pleasanton.

D. Generally, City policy requires property to be annexed prior to extending City utility services.

E. Owners are willing to annex the Property either as part of a larger annexation or as part of a smaller annexation involving other property contiguous to the City.

F. City is willing to extend its sanitary sewer service, as well as continue to provide water service, to the Property only if there are assurances that the Property will not be further subdivided without City approval, any new residence and any future additions to structures on the Property are subject to City review and approval of the design, Owners will construct frontage improvements when the City or Alameda County proceed with such work, Owners pay all required fees, and approvals from other agencies are received.

NOW, THEREFORE, in consideration of the mutual covenants and conditions in this Agreement, City and Owners agree as follows:

1. Sanitary Sewer Service. Owners may connect the existing residence on the Property to the City's sanitary sewer system prior to the City's annexation of the Property upon the satisfaction of all of the following conditions in this Section 1 and in this Agreement:

(a) Owners shall pay applicable Dublin San Ramon Services District (DSRSD) and City sanitary sewer connection fees.

(b) Owners shall connect to City sanitary sewer service in a manner consistent with City standards in the determination of the City Engineer or designee.

(c) Owners shall abandon the septic system on the Property in accordance with the requirements of the Alameda County Department of Environmental Health, and any other regulatory agencies, and shall provide the City a copy of such County and/or other regulatory agency approval upon City request.

(d) Owners shall pay a pro-rata share of future frontage improvements along the Property if the County of Alameda or City in the future undertake public street frontage improvements (including, but not limited to, curb, gutter/storm drain system, sidewalk, street lights, fire hydrants, etc.).

(e) Owners acknowledge that Owners, via City as applicant, must receive approval from the Alameda County Local Agency Formation Commission (LAFCo), as well as pay all fees related to LAFCo for an application for the extension of sanitary sewer service to the Property.

2. Existing Water Service. The parties acknowledge that the Property has been connected to the City's water system since April 12, 1988.

3. Agreement to Annex. Owners shall consent to annexation of the Property to the City of Pleasanton at such time as the City may require. This Agreement, State and County laws, and City ordinances and resolutions shall control the responsibilities of both parties at the time of annexation. Owners shall cooperate with City in the annexation of the Property, whether as part of a larger area or as part of a smaller area; Owners expressly waive the right to protest said annexation and shall agree to do no act calculated or tending to prevent, impede, or defeat the successful annexation of the Property. More specifically, by signing this Agreement, Owners acknowledge and agree that if: (a) any annexation is subject to an election, the Owners deem Owners' votes are counted as a vote in favor of annexation; or (b) Owners shall sign as consenting to any annexation application if annexation is for a smaller area.

4. No Further Subdivision. Owners shall not subdivide the Property without the prior approval of the City.

5. Design Review Approval. Owners shall submit any future plans for the development of the Property to the City for the City's review and approval. Assuming the Property is

still in the unincorporated area of Alameda County at the time the Owners intend to apply for a building permit for the Property, Owners shall neither apply for nor obtain a building permit from the County of Alameda unless and until City has approved the design of the plans for any proposed redevelopment, additions, and new construction on the Property.

6. Bonded Debt. Owners' consent that, upon annexation of the Property to the City, said Property shall be taxed to pay their share of existing bonded indebtedness of City. This Agreement shall serve as such consent, and a copy shall be filed with Treasurer-Tax Collector of Alameda County, if evidence of such consent is required.

7. Benefit or Assessment Districts. Owners shall cooperate with City in the formation of any mutual benefit districts or assessment districts which City deems necessary for the installation of public improvements serving, in whole or in part, the Property, whether such districts are formed at the time of annexation or some time in the future. In this regard, Owners waive its right to protest the formation of any of said districts and shall do no act calculated or tending to prevent, impede, or defeat the successful formation thereof; provided, however, that this waiver is not intended, nor shall it be construed, to affect or limit the rights of the Owners to participate in the hearings and/or other aspects of the district formation proceedings to the extent necessary and appropriate to protect and further the Owners' interest or the public interests so long as said action does not tend to prevent or defeat the formation of the districts.

8. Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon the Owners and Owners' respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or a portion of the Property, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law including, without limitation, California Civil Code §1468.

9. Recording. The execution of this Agreement shall be acknowledged before a Notary Public, and the Agreement shall be recorded with the Recorder of Alameda County.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day set forth above.

CITY OF PLEASANTON

OWNER

Nelson Fialho, City Manager

Jeff Wreden

ATTEST:

OWNER

Karen Diaz, City Clerk

Lori Wreden

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

ASSESSOR'S MAP 946

Code Area Nos. 75-007 19-061

1704

9-25-06 CC
2-17-07 ZC
2-23-12 ZC

Revised 8-26-70 IH
6-18-87 BV
6-14-88 PB
2-23-89 PB
9-2-93 BV

Fmly. Bk. 95 Blk. 515
Per Bill 1695 6-61

RANCHO EL VALLE DE SAN JOSE
(PTN. OF PLOT 35)
(Bk. 40 D. Pg. 315)

PLEASANTON HOMESTEADS
(Bk. 6 Pg. 30)

SCALE: 1"=60'

P.M. 8606 292/22-23

P.M. 9919 318/81-82

1699

1706

BK. D. 4 Pg. 403
19-057 N. 1° 00' E.

E.L.N. 2 AG. TR. 19-057

PROJECT SITE

REF: COTTER SURVEY D. 655
CASE 1-4-6
2499 AC. 75.7
DC 3400 Pg. 441

S.L.N. PLOT 4 N. 88° 00' W. 2836.92' P.M. COR. FIRST ST
REF. 00-51818 PREC. 1

VINEYARD

AVE.

Co. Rd. No. 2065

ACM 48

Ref. Case 1-6-2

N.L.N. 19-000
PLOT 7

2531

N.L.N. 75-007
PLOT 6

1708

Exhibit F - Landowner Consent to Annexation Form

Local Agency Formation Commission of Alameda County

LANDOWNER CONSENT TO ANNEXATION

Name/Title of Proposal: Connection to city sewer

Project Number: E20-0402

Name of Applicant: Jeff and Lori Wreden

I/We, the undersigned, constitute all the owners of the following parcel(s) of land:

Assessor's Parcel No. 946-1704-8-8 No. of Acres 0.25

Assessor's Parcel No. _____ No. of Acres _____

Assessor's Parcel No. _____ No. of Acres _____

Assessor's Parcel No. _____ No. of Acres _____

Assessor's Parcel No. _____ No. of Acres _____

I/We, the undersigned, hereby make Application for Annexation of the above referenced parcels into:

Name of Annexing Local Agency

and, furthermore, hereby agree not to protest this annexation.

Name of Property Owner (Please print or type)	Signature of Property Owner	Date Signed	Parcel No.
Jeff Wreden		10/21/20	946-1704-8-8
Lori Wreden		10/21/20	946-1704-8-8

**CERTIFICATE OF ADMINISTRATIVE APPROVAL OF AN
OUT OF AREA SERVICE AGREEMENT FOR WASTEWATER SERVICES**

**City of Pleasanton / Jeff and Lori Wreden
(LAFCO File No. OASA20-4)**

I hereby certify that I have examined the above-cited agreement and have found it to be substantially in compliance with Government Code Section 56133 and the Commission's policies and procedures. This Certificate of Administrative Approval of an Out of Area Service Agreement for wastewater services is therefore issued contingent on the City of Pleasanton's execution of a Pre-Annexation Agreement with the property owner, which will need to be provided before this temporary approval can be made permanent by the Commission. The name of each city and/or district included in the pre-annexation agreement, all located within Alameda County, and the type of service(s) to be provided is/are as follows:

<u>City or District</u>	<u>Service(s) to be Provided</u>
City of Pleasanton	Wastewater

A legal description and map of the boundaries of the above-cited out of area service agreement area as well a copy of the of the agreement signed by all parties are available in the LAFCO office (attached). The terms and conditions, if any, are contained in the agreement. The affected territory totals approximately 0.25 acres and includes one unincorporated parcel (APN 946-1704-008-08) developed with one single-family residence with a situs address of 3608 Vine Street, Pleasanton, CA. The existing residence utilizes an on-site septic for wastewater use that is experiencing failure. The Alameda County Department of Environmental Health (ACDEH) has recommended the residence be connected to public wastewater service. The property is located within the sphere of influence of the City of Pleasanton.

Administrative approval to provide wastewater service through an out of area service agreement has been granted by the by ACDEH documented in a letter dated July 21, 2020, that the property's existing on-site septic system posed a health and safety emergency and recommended connection to the City of Pleasanton's wastewater system.

Accordingly, the request by the City of Pleasanton for approval of a temporary out of area service agreement in advance of the pending pre-annexation agreement and Commission approval at LAFCO's January 14th regular meeting is warranted to resolve the emergency threat to the health and safety of residents.

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

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 2021-02

**APPROVAL ANNEXATION OF OUT OF AREA SERVICE AGREEMENT BETWEEN
THE CITY OF PLEASANTON AND 3608 VINE STREET FOR THE PROVISION OF
WASTEWATER SERVICES**

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. 20-1182, dated November 17, 2020) was filed with the Executive Officer of the Alameda Local Agency Formation Commission by the City Council of Hayward, pursuant to Title 5, Division 3, commencing with Section 56000 of the California Government Code; and

WHEREAS, said resolution is for the purpose of requesting approval of an out of area service agreement (OASA) to extend wastewater services outside the City of Pleasanton’s jurisdictional boundary to the affected territory located at 3608 Vine Street; 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 56133 and adopted local policies and procedures; and

WHEREAS, a public meeting was held on January 14, 2021, Alameda LAFCO heard and received all oral and written protests, objections, and evidence which were made, presented or filed and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said application.

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 January 14, 2021.
2. The City of Pleasanton serves as the lead agency under the California Environmental Quality Act (CEQA) in considering the impacts of the proposal. The City finds the action is a project under CEQA Guidelines, but exempt from further review under Section 15061(b)(3). The Commission independently concurs with the City’s findings.

3. The agreement will permit the permanent provision of wastewater services to the property located at 3608 Vine Street in the unincorporated community of Remen Tract in Alameda County.
4. The service agreement will not facilitate a change of land use, promote or induce growth on the property or surrounding properties, or facilitate the delivery of other types of services or functions; and
5. That, the City of Pleasanton requests an out of area service agreement between the City of Pleasanton and the subject property owners for the provision of wastewater service to the property located at 3608 Vine Street in the unincorporated community of Remen Tract is hereby approved and authorized subject to any and all terms and conditions as set forth in the service agreement between the City of Pleasanton and the subject property owners.
6. 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 January 14, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

ATTEST:

 “ ”
 Chair

 Rachel Jones
 Executive Officer

APPROVED TO FORM:

 Andrew Massey
 Legal Counsel

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Request for Proposals | Ad Hoc Committee for Fire Protection and Emergency Services Municipal Service Review

The Alameda Local Agency Formation Commission (LAFCO) will consider a request from staff to establish a selection committee to review Request for Proposals (RFP) initiating a municipal service review (MSR) on fire protection and emergency services. Staff recommends approval.

Discussion

Alameda LAFCO's work plan for the current fiscal year 2020-2021 includes an objective to complete a MSR on fire protection and emergency services, and update, as necessary, the related spheres of influence of the affected agencies. The RFP calls for experienced firms to conduct and complete the MSR and provide necessary recommendations that include but are not limited to reorganizations such as dissolutions, consolidations or mergers of one or more affected agencies.

Staff recommends distributing the RFP on January 18, 2021 and solicit proposals for consultant services to complete the MSR on fire protection and emergency services. Staff has compiled a list of potential bidders and will circulate the RFP to these firms. In addition, the RFP will be posted on the Alameda LAFCO, CALAFCO and California Special District Association websites.

The proposed selection process includes a review of written proposals using criteria outlined in the RFP (i.e., experience and qualifications, understanding the required tasks, experience and familiarity with MSRs on fire protection services, cost, etc.). A selection committee comprised of LAFCO staff and two commissioners is recommended to screen the written proposals, conduct interviews and make recommendations in accordance with the timeline below. The goal is to present a recommendation to the Commission at the March 11, 2021 regular meeting.

Action	Dates
RFP Issued	Monday, January 18, 2021
... Deadline for Questions	January 25, 2021
... Deadline for Responses	January 29, 2021
Deadline to Submit Proposals	Friday, February 19, 2021
Interviews with Selected Candidates	Monday, March 1 to Thursday, March 4, 2021
Contract Award	March 11, 2021
Start Date	Monday, April 5, 2021

Financing

Adequate funding is included in the LAFCO budget to cover costs associated with the MSR and use of professional services.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Select two Commissioners to create an Ad Hoc Selection Committee; and direct the Selection Committee to return to the Commission with a recommended contract award at the March 11, 2021 regular meeting.

Alternative Two:

Continue consideration of the report to a future meeting and provide direction to staff as needed.

Alternative Three:

Take no action.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Respectfully,



Rachel Jones
Executive Officer

Attachments: none

AGENDA REPORT

January 14, 2021

Item No. 8

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Proposed Amendments to Study Schedule FY 2019-2024

The Alameda Local Agency Formation Commission (LAFCO) will consider amendments to the study schedule from FY 2019-2024 to add two additional studies to begin this current fiscal year. The two projects involve two special studies examining the impacts of Measure D on agriculture and a LAFCO review of the South Livermore Valley Area Plan. The proposed amendments are being presented to the Commission for approval.

Background

Alameda LAFCO's current study schedule was adopted at a noticed public hearing on March 14, 2019. The Commission received an introductory report on the approach of a new five-year planning cycle to prepare municipal service reviews and sphere of influence updates. The underlying purpose of the cyclical planning documents is for LAFCO to independently assess the availability and adequacy of local government services relative to community needs, and take additional actions as appropriate. In the adoption of the study schedule, the Commission retained the discretion in making amendments to add value in clarifying the membership's intent to remain flexible in addressing changes in resources, priorities, and community needs as necessary.

Discussion

This item is for the Commission to consider amendments to the adopted study schedule for FY 2019-2024 and add two special studies for the current fiscal year. The amendments follow the Commission's current work plan of FY 2020-2021 for a review on agricultural policies and out of area service agreements. The amendments presented to the Commission for approval are below.

Proposed Amendments

- **Impact of Measure D on Agriculture**

In response to the presentation Alameda LAFCO received from the Livermore Valley Winegrowers Association at the November 12th regular meeting, the Commission requested to review how Measure D has impacted agricultural and open space lands and its surrounding community. The report will examine the economic and open space needs of the area and how Measure D has supported or constrained the delivery of efficient and effective services.

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County of Alameda

Nate Miley, Regular
County of Alameda

Richard Valle, Alternate
County of Alameda

Vacant Seat, Regular
City Member

Vacant Seat, Regular
City Member

Vacant Seat, Alternate
City Member

Ralph Johnson, Regular
Castro Valley Sanitary District

Ayn Wieskamp, Regular
East Bay Regional Park District

Geogean Vonheeder-Leopold, Alternate
Dublin San Ramon Services District

Sblend Sblendorio, Regular
Public Member

Vacant Seat, Alternate
Public Member

- **LAFCO Review of South Livermore Valley Area Plan**

This project is included in the study schedule as a follow up and further examination of the proposed special study on Measure D. In 1987, the County of Alameda in conjunction with the cities of Livermore and Pleasanton created the South Livermore Valley Area Plan providing land use policies aimed at preserving existing vineyards and wineries to enhance the recognition and image of the area as an important premium wine-producing region and create incentives for investment and expansion of vineyards and other cultivated agriculture. The plan was approved by the County and City of Livermore in 1993, and Alameda LAFCO proposes to review, examine, and provide any recommendations to the current growth management needs of the region.

Analysis

The proposed amendments to the current study schedule appropriately account for the existing commitments established by Alameda LAFCO as part of the current fiscal year with respect to a look and examination of LAFCO's agricultural policies. Both amendments are slated to be underway within the current fiscal year and prepared by the planning firm Lamphier-Gregory. Although the amendments can be accommodated in the upcoming work plan, an increase in funds is required to support the proposed work and can be drawn from the Commission's fund balance. A new contract extension with Lamphier-Gregory and an outline of the appropriate funds needed for the special projects will be presented at the Commission's next regular meeting.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Approve the amendments to the 2019-2024 Study Schedule as shown in Attachment 1.

Alternative Two:

Continue the item for consideration at a future meeting and provide direction to staff as needed.

Alternative Three:

Take no action.

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 at the end.

Rachel Jones
Executive Officer

Attachments:

1. 2019-2024 Study Schedule with Proposed Amendments

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Alameda Local Agency Formation Commission

Political Subdivision of the State of California

2019-2024

Study Schedule

Adopted March 14, 2019

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH”) requires Local Agency Formation Commissions (LAFCOs) to review and update spheres of influence for all cities and special districts by January 1, 2008 and every five years thereafter. CKH specifies LAFCOs inform their sphere of influence updates by preparing comprehensive evaluations – municipal service reviews – to determine the availability and adequacy of local governmental services relative to current and future community needs. The collective purpose of these studies is to make LAFCOs more proactive in independently overseeing logical formation and development of local government agencies and their services with increasingly emphasis on promoting accountability and efficiency.

Objective:

This study schedule is intended to serve as a guide to Alameda LAFCO in fulfilling its statutory directives to prepare municipal service reviews and sphere of influence updates during the legislative cycle covering the 2019-2024 period. The study schedule has been prepared in consultation with affected agencies and input from the general public and reflects the Commission’s interests and priorities over the referenced period. The Commission will regularly review and amend, as needed, the study schedule to help track progress as well as adjust to changes in priorities and resources.

Study Schedule:

2019

Comprehensive Water and Wastewater Study

Service Specific

- | | | |
|--|----------------------|-----------------------|
| - East Bay Municipal Utility District | - City of Alameda | - City of Oakland |
| - AC Water District | - City of Berkeley | - City of Piedmont |
| - AC Flood Control & Water Conservation District | - City of Dublin | - City of Pleasanton |
| - Castro Valley Sanitary District | - City of Emeryville | - City of San Leandro |
| - Dublin San Ramon Services District | - City of Fremont | - City of Union City |
| - Livermore Amador Valley Sewer CSA | - City of Hayward | |
| - Oro Loma Sanitary District | - City of Livermore | |
| - Union Sanitary District | - City of Newark | |
| - Zone 7 Water Agency | | |
| - Five Canyons CSA | | |

2020

Comprehensive Fire Protection and Emergency Medical Services Study

Service Specific

- | | |
|-------------------------------------|--------------|
| - Alameda County Fire Department | - All Cities |
| - Emergency Medical Services CSA | |
| - Fairview Fire Protection District | |
| - East Bay Regional Parks District | |

- * **Impact of Measure D on Agricultural Lands and Open Spaces**
Special Study

- * **LAFCO Review of South Livermore Valley Area Plan**
Special Study

2021

Community Services Study II

Service Specific (*Street Maintenance and Lighting Services, Parks and Recreation Services, Library Services, Broadband, Mosquito & Vector Abatement Services, and Lead Abatement Services*)

- Alameda County Mosquito Abatement District
 - East Bay Regional Parks District
 - Hayward Area Recreation and Park District
 - Livermore Area Recreation and Park District
 - Alameda County Library District
 - Castro Valley Library CSA
 - Dublin Library CSA
 - Castle Homes CSA
 - Castlewood CSA
 - Estuary Bridges CSA
 - Five Canyons CSA
 - MORVA CSA
 - Street Lighting CSA
 - Vector Control Services CSA
 - Lead Abatement CSA
- All Cities

Resource Conservation Study

Service Specific

- Alameda County Resource Conservation District

2022

Countywide Police Services Study

Services Specific

- Alameda County Extended Police Protection CSA
- All Cities

2023

Comprehensive Tri-Valley Area Study

Region Specific

- Public Safety Districts
 - Utility Districts
 - Community Services District
 - Multipurpose Agencies
- City of Dublin
- City of Pleasanton
- City of Livermore

Health Care Services Study

Services Specific

- City of Alameda Health Care District
- Eden Township Health Care District
- Washington Township Healthcare District
- Multipurpose Agencies

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AGENDA REPORT

January 14, 2021

Item No. 9

TO: Alameda Commissioners
FROM: Rachel Jones, Executive Officer
SUBJECT: **Commission Officers | Chair Appointment**

The Alameda Local Agency Formation Commission (LAFCO) will consider making officer appointments and select a Chair to fill the remainder of the vacant seat of the appointment ending in May 2021.

Background

Regular members of the Commission elect a Commission Chair and Vice Chair at the May meeting. However, if the Chair becomes vacant mid-term, the Vice Chair shall be given the opportunity to serve as Chair for the remainder of the term. If the Vice Chair declines, the vacancy shall be filled for the remainder of the term by election at the next regular meeting following occurrence of the vacancy.

Discussion

This item is for the Commission to appoint a Chair for the remainder of the term ending in May 2021. The Chair actively works with the Executive Officer throughout the calendar year and provides feedback on various administrative items, including setting meeting agendas.

Analysis

Alameda LAFCO's policies suggest proceeding with the promotion of the Vice Chair (Commissioner Sblendorio) to Chair for the remainder of the term ending in May 2021.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Provide the opportunity for the Vice Chair (Commissioner Sblendorio) to fill the Chair position as appropriate until May 2021.

Alternative Two:

Continue the item for consideration at the next regular meeting.

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East Bay Regional Park District

Geogean Vonheeder-Leopold, Alternate
Dublin San Ramon Services District

Sblend Sblendorio, Regular
Public Member

Vacant Seat, Alternate
Public Member

Alternative Three:

Hold an election and elect a chair to fill the remainder of the term.

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Respectfully,



Rachel Jones
Executive Officer

Attachments: none

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 the Alameda Local Agency Formation Commission (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

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH”) delegates LAFCOs with regulatory and planning duties to coordinate the formation and development of local government agencies and their municipal services. This includes approving or disapproving boundary changes involving the formation, expansion, merger, and dissolution of cities, towns and special districts as well as sphere of influence amendments. It also includes overseeing outside service extensions. Proposals involving jurisdictional changes filed by landowners or registered voters must be put on the agenda as information items before any action may be considered by LAFCO at a subsequent meeting.

Current Proposals | Approved and Awaiting Term Completions

Alameda LAFCO currently has one proposal on file previously approved awaiting term completions. CKH provides applicants one calendar year to complete approval terms or receive extension approvals before the proposals are automatically terminated.

- **Annexation of Coyote Hills | Union Sanitary District**

The Commission has approved a proposal submitted by the East Bay Regional Park District (EBRPD) to annex approximately 182.6 acres of territory located within the City of Fremont to the Union Sanitary District (USD) for wastewater services. The purpose of the proposal is to provide wastewater services in support of restroom facilities within the Coyote Hills Regional Park visitor center. The Commission approved the proposal without amendments at its September 20, 2020 regular meeting. Terms remain outstanding as to date and therefore remains active.

Current Proposals | Under Review and Awaiting Hearing

There are currently three active proposals on file with the Commission that remain under administrative review and await a hearing as to date of this report.

- **Annexation of 720 Mockingbird Lane | City of Pleasanton**
Staff is in review of a proposal submitted by Dixon Yee on behalf of landowners, Eleanore Yee and Kevin Nguyen, to annex approximately 1.2 acres of territory located at 720 Mockingbird Lane to the City of Pleasanton. The purpose of the proposal is to connect to public water and wastewater services due to an old well and septic system. The application is currently under administrative review.

- **Annexation of Chick-fil-A North Livermore Avenue | City of Livermore**
Staff received a proposal submitted by the City of Livermore to annex 22.8 acres of unincorporated territory located along North Livermore Avenue to the City of Livermore. The purpose of the proposal is for the development of a 4,740 square foot drive-through restaurant referred to as the Chick-fil-A project. The application is currently under administrative review.

- **Annexation of Terrace View | Oro Loma Sanitary District**
Staff is in review of a pending proposal submitted by the Oro Loma Sanitary District to annex approximately 65.1 acres of territory in anticipation of the development of Tract 6869 in the unincorporated area of Eden Township in Alameda County. The purpose of the proposal is to connect to public wastewater services in support of a residential housing development. The application is currently under administrative review.

Pending Proposals

There is currently one potential new proposals at the moment that staff believes may be submitted to the Commission from local agencies based on ongoing discussions with proponents within the last two years.

- **Annexation of Sanctuary West | Union Sanitary District**
Staff is in review of a pending proposal to be submitted by Union Sanitary District (USD) to annex approximately 111.7 acres of territory located within the City of Newark to USD for wastewater services. The affected territory located west of the southern end of Stevenson Boulevard, if annexed, will support the development of 469 detached single-family homes, three parks and a bike and pedestrian access way. The application is currently under administrative review.

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: none

TO: Alameda Commissioners

FROM: Rachel Jones, Executive Officer

SUBJECT: Progress Report on 2020-2021 Work Plan

The Alameda Local Agency Formation Commission (LAFCO) will receive a progress report on accomplishing specific projects as part of its adopted work plan for 2020-2021. The report is being presented to the Commission to formally receive and file as well as provide direction to staff as needed.

Background

Alameda LAFCO's current strategic plan was adopted following a planning session on December 16, 2019. The plan defines each of LAFCO's priorities through overall goals, core objectives and target outcomes with overarching themes identified as education, facilitation, and collaboration. The strategic plan is anchored by seven key priorities that collectively orient the Commission to proactively fulfill its duties and responsibilities under the Cortese-Knox-Hertzberg Act of 2000 in a manner responsive to local conditions and needs. These pillars and their attendant strategies, which premise individual implementation outcomes, are summarized in Attachment 1.

1. Education – Serve as a resource to the public and to local agencies to support orderly growth and logical sustainable service provision.
2. Facilitation – 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.
3. Collaboration – 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 by sustaining its quality of life.

On May 8, 2020, Alameda LAFCO adopted the current fiscal year work plan at a noticed public hearing. The work plan is divided into two distinct categories – statutory and administrative – with one of three priority rankings: high; moderate; or low. The underlying intent of the work plan is to serve as a management tool to allocate Commission resources in an accountable and transparent manner over the corresponding 12-month period that pulls from the key priorities in the Commission's 2020-2021 Strategic Plan. Further, while it is a standalone document, the work plan should be reviewed in

relationship to the adopted operating budget given the planned goals and activities are facilitated and or limited accordingly.

The item provides the Commission with a status update on two-dozen plus targeted projects established for the fiscal year with a specific emphasis on the “top ten” projects that represent the highest priority to complete during the fiscal year as determined by the membership. This includes identifying the projects already completed, underway, or pending in the accompanying attachment. The report and referenced attachment are being presented for the Commission to formally receive and file while also providing additional direction to staff as appropriate.

Discussion

The Commission has initiated work on thirteen of the two-dozen plus projects and has completed seven projects included in the adopted work plan. This includes the completion of high priority projects and highlighted by conducting the 2017-2018 audit, an informational report on disadvantaged unincorporated communities, the dissolution of inactive special districts, adopting a study schedule, and GIS Mapping Project. Other notable items underway include the general municipal service review on water, wastewater, and stormwater services and the recruitment of the Commission Clerk position.

Alternatives for Action

The following alternatives are available to the Commission:

Alternative One (Recommended):

Accept and file the report as presented.

Alternative Two:

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

Recommendation

It is recommended the Commission proceed with Alternative Action One.

Respectfully,



Rachel Jones
Executive Officer

Attachments:

1. 2020 Strategic Plan
2. 2020-2021 Work Plan

ALAMEDA LOCAL AGENCY FORMATION COMMISSION

STRATEGIC PLAN

FY 2020 -2021

MISSION STATEMENT: Alameda LAFCO provides oversight over local governments to make Alameda County a great place to live and work by balancing the preservation of agriculture and open space with the provision of sustainable municipal services

	EDUCATION	FACILITATION	COLLABORATION
STRATEGIC PILLARS	Serve as a resource to the public and to local agencies to support orderly growth and logical, sustainable service provision	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 for all incomes.	Be proactive and act a catalyst for change as a way to contribute to making Alameda County a great place to live and work by sustaining the quality of life.
CORE STRATEGIES	Enagage with the community through LAFCO outreach as well as receive presentations from outside stakeholders and local agencies to understand issues	Use LAFCO authority through municipal services reviews and change of organizations to promote the change in the region aligned with its mission	Always seek, determine, and question if any regional issues are opportunities for partnerships
TARGET OUTCOMES	Review growth boundaries and governance	Regulate land use through the extension of services	Coordinate with other agencies to determine high-need areas (DUCs)
	Provide Presentations to City Councils, Special Districts, and the County on upcoming projects and LAFCO's role	Provide more guidance on regional issues	Promote inter-agency special projects and partnerships
	Understand local agricultural issues and then consider a study	Create a five-year island annexation plan	Work with stakeholders to identify issues under LAFCO jurisdiction related to economic viability of agriculture
	Identify emerging issues, i.e. water treatment changes	Prepare comprehensive study on climate change	Establish policies and standards to address sustainability of adequate and reliable water supplies, including the use of recycled water
	Educate public on service costs	Encourage consolidations or review shared opportunities	Conduct joint LAFCO workshops
	Determine LAFCO's role in housing	Unfunded liabilities in services - do more to encourage future planning	Create homelessness initiatives with other agencies

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ALAMEDA LAFCO WORKPLAN | 2020-2021

Priority	Urgency	Type	Status	Project	Key Issues	Status
1	High	Administrative	Rollover	MOU Update with County of Alameda	Update existing MOU with the County of Alameda to reflect current agency relationships/needs	C
2	High	Statutory	Rollover	General MSR on Water, Wastewater, and Stormwater Services	First Service Specific MSR since 2006 Address Infrastructure Needs and Efficiencies and Sustainability	U
3	High	Administrative	New	Staff Recruitment, Placement and Training	Recruitment and Training of LAFCO Commission Clerk and Analyst	U
4	Moderate	Administrative	New	2017-2018 Audit	Verify Fund Balance; First Audit in Ten Years	C
5	Moderate	Statutory	New	Dissolutions of Inactive Special Districts	Implement Regulatory Functions; SB 448	C
6	Moderate	Statutory	New	Special District Member Elections	Conduct Special District Member Elections to Ensure LAFCO Representation	C
7	Moderate	Statutory	New	Study Schedule Update	Improve Efficiency and Effectiveness of Commission Operations and Transparency	C
8	Moderate	Statutory	New	General MSR on Fire Protection and Emergency Services	Second MSR on Fire and Emergency Services since 2006 Address Shared Opportunities	U
9	Moderate	Statutory	Rollover	Sphere Update for City of Pleasanton	Implement Planning Functions; Update SOIs of Local Government Agencies; Cities MSR	P
10	Moderate	Statutory	Rollover	Informational Report on Disadvantaged Unincorporated Communities	Develop and Implement Special Study of Unincorporated Areas focusing on DUCs; Consider Policies	C
11	Moderate	Administrative	New	Prepare Informational Report on JPAs	Post Enactment of SB 1266; Enhance Repository on Local Government Services	P
12	Moderate	Administrative	New	LAFCO Presentations	Introductory Overview of LAFCO's Duties and Responsibilities to Boards, Councils, Community Groups	U
13	Moderate	Administrative	New	Update Application Packet	Current Application Dated; Make User Friendly	P
14	Moderate	Administrative	Rollover	Prepare Informational Report on Unincorporated Islands	Map all Unincorporated Islands and Examine Island Annexation Implementation Issues in Alameda County	P
15	Moderate	Statutory	New	Alameda County Resource Conservation MSR	Last MSR conducted in 2013; Open space land preservation	P
16	Moderate	Administrative	Rollover	Informational Report on Fairview Fire Protection District	Status Report on District Activities	U
17	Low	Administrative	New	Policy Review on Agricultural Protection and Out of Area Service Agreements	Periodical review of existing policies relative to practices and trends, and determine whether changes are appropriate to better reflect current preferences	U
18	Low	Statutory	New	Master Property Tax Exchange Agreement	Improve Efficiency and Effectiveness of Application Process	P
19	Low	Administrative	Rollover	Informational Report on Remen Tract	Special Report on Service Delivery Feasibility	P
20	Low	Administrative	Rollover	Digital Archiving	Continue Project to Digitize LAFCO Records	U
21	Low	Administrative	Rollover	CALAFCO Legislative Committee	Enhance and Clarify LAFCO Authority and Powers to Perform its State-Mandated Responsibilities	U
22	Low	Administrative	New	Host Alameda County Special District Association Meeting	Communicate LAFCO's Mission and Goals to the Community	P
23	Low	Administrative	New	LAFCO Annual Report on Status of County	Evaluate LAFCO's Mission and Goals Relative to Local Conditions; Identify Strategies to Achieve Shared Objectives	P
24	Low	Administrative	New	GIS Mapping Project	CDA to Create a LAFCO GIS Layer for All Local Agencies under LAFCO Purview	C
25	Low	Administrative	New	LAFCO Agency Logo	Establish New Agency Logo for Branding (Website, Publications, etc.)	P
26	Low	Administrative	New	Local Agency Directory	User Friendly Publication Identifying and Summarizing Local Government Agencies and Services in Alameda County	P

Status Notations: C: Completed U: Underway

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Alameda County Department of Environmental Health
Ronald Browder *Director*

1131 Harbor Bay Pkwy., Ste. 166 • Alameda, CA 94502
(510) 567-6800 • Fax (510) 337-9137 • www.acvcسد.org

Date: November 17, 2020

Subject: Alameda County Vector Control Services District 2019 Annual Report,

Dear Alameda County LAFCo Commissioners,

The Alameda County Vector Control Services District (ACVCSD) has completed our 2019 Annual Report for you to share among your staff. This report covers the activities the staff have completed this last calendar year.

Alameda County Vector Control Services District (ACVCSD) is a County dependent *special district* that serves the residents of Alameda County to help resolve *vectors of disease* related issues, such as rodents, wildlife, arthropods, and causal environmental conditions. In 2019, the District received 6,753 service requests calls from the public, and the staff vector control biologists provided 49,888 vector related services to the residents of Alameda County.

If you have any questions about the District programs or activities, please call Robert Gay (510) 777-2301 or visit our website at acvcسد.org.

Best regards,

Robert Gay

Chief, Environmental Health

ALAMEDA COUNTY
VECTOR CONTROL

ANNUAL REPORT 2019



Mission

The mission of the Vector Control Services District is to prevent the spread of vector-borne diseases, injury, and discomfort to the residents of the District by controlling insects, rodents, and other vectors and eliminating causal environmental conditions through education and integrated pest management practices.



District Services

Request for Service: Overview

- Conduct investigations in response to requests for service from the public for rodent, wildlife, and insect vectors of disease, assess environmental conditions for vector harborage and access, and recommend solutions to reduce vector activity and associated public health risks.
- Investigate reported public health and vermin problems related to rodents, cockroaches, flies, fleas, bed bugs, lice, stinging insects (yellow jackets and bees), ticks, mites, and spiders, and render or recommend the appropriate control services based on integrated pest management strategies.
- Provide insect, tick and spider identifications and recommend the least-toxic control strategies.
- Conduct surveys of rodents, insects and arthropods of public health importance, and maintain a reference collection.
- Survey and control cockroaches in public sewers, utility boxes, and storm drains.
- Conduct yellow jacket and bee control in public areas.



Wildlife Management and Rabies: Case Investigation

- Conduct investigations of nuisance wildlife problems relating to bats, skunks, opossums, raccoons, turkeys, feral pigs, foxes, coyotes, dogs, cats, rabbits, and birds (pigeons).
- Trap nuisance animals when preventative alternatives or exclusion practices are not possible or unlikely to be effective.
- Work in coordination with local animal control agencies and the Alameda County Public Health Department to monitor and test wildlife (bats, skunks, opossums, cats, etc.) for rabies and submit an annual report to the California Department of Public Health.



Rodent Control

- Provide recommendations for rodent proofing and population control in homes, neighborhoods, open areas, and businesses.
- Conduct rodent suppression during vector-borne disease outbreaks, public health emergencies, or when residents are experiencing a public health risk from rodents and their ectoparasites.
- Conduct surveys of rat populations to assess species abundance, distribution, and disease carrying potential.
- Conduct inspection and rodenticide baiting of sanitary sewers for rats within the City of Oakland.
- Inspect and test sewer laterals and mains to detect breaks, which may provide an egress for rats to move into adjacent neighborhoods.



Solid Waste Problems

- Investigate complaints regarding solid waste involving garbage, human or animal wastes, and odors at residential properties and businesses. These issues often attract or harbor rodent and wildlife vectors.



Vector-Borne Disease Surveillance and Control

- Investigate reports of animal or human cases of disease such as Lyme disease, Psittacosis, Plague, Hantavirus (HCPS), Malaria, Dengue fever, Chikungunya virus, Zika virus, West Nile virus, Flea-borne Typhus, Tick Relapsing Fever, Chagas disease, Reptilian salmonellosis, Ehrlichiosis, Anaplasmosis, and Rabies to determine cause, incidence, distribution, and appropriate prevention and remediation measures.
- Mosquito-borne virus surveillance for the City of Albany. This includes monitoring and controlling immature and adult mosquito populations, testing mosquitoes, sentinel chickens, and dead birds for West Nile virus activity, and reporting results to the California Department of Public Health and the residents of Albany.
- Continue an invasive mosquito surveillance program for *Aedes aegypti* and *Aedes albopictus* for the City of Albany. These invasive mosquitoes are vectors of the Zika virus, Dengue fever, and Chikungunya virus.
- Assist the public with tick identification and submissions of ticks to laboratories for Lyme disease testing.
- Collect rodent ectoparasites and determine Plague potential (or other vector-borne disease transmission potentials) and implement rodent suppression and ectoparasite elimination strategies as required.



Public Education and Information

- Provide educational presentations to schools, civic groups, property managements, homeowner associations and the general public.
- Disseminate educational materials on vector-borne diseases to residents and interested groups.
- Engage with the public through interactive outreach booths at local health fairs, special events, and the Alameda County Fair.
- Post annual shellfish harvesting quarantine notices at the Alameda County bay shoreline.
- Maintain a current, informative, and interactive web site.
- Provide timely and informative media releases on vector control issues.



Legal Enforcement

- Provide assistance to local code enforcement agencies to enforce state laws, regulations, and local ordinances related to rodent, wildlife, or insect vectors that pose a threat to public health and safety.

Introduction

This Annual Report for County Service Area (CSA) VC 1984-1 for Vector Control is presented to the Alameda County Board of Supervisors (BOS) in compliance with Section 25214 and 25215.3 of the Government Code; County Service Area Law Chapter 13.20, and California Health and Safety Code Section 116110-116180.

This report gives a history on how and why the County Service Area (CSA) (known as the Alameda County Vector Control Services District) was formed, explains how the assessments are calculated, and includes assessment tables since the CSA was formed in 1984.

This report is available for public review at the Vector Control Services District, 1131 Harbor Bay Parkway, Suite 166, Alameda, CA 94502, and it is also posted on our website at www.acvcgsd.org.

History

The County Service Area (CSA) 1984-1 for Vector Control was established in June 1984 to serve the public needs by providing a comprehensive vector control program. Prior to 1984, the Environmental Health Department was experiencing fiscal shortfalls, and had to reduce vector control services in Alameda County. In response, the Board of Supervisors (BOS) created the County Service Area after the passage of Measure A, which received over 70% voter's approval for the formation of the CSA. Initially, Dublin, Emeryville and Fremont were not included in the District and opted to seek alternative sources for providing vector programs.

In 1987, the City of Oakland recognized that it had a severe rat problem emanating from the sanitary sewers which exceeded the District's staff capabilities to control. Subsequently, Oakland voters approved a supplemental assessment, which was first levied in fiscal year 1988-89, and provided additional funding to control rodents in the sewers.

In 1992, at the request of the Dublin City Council, voted to join the District and subsequently Dublin was annexed by the BOS.

In 2009, both Emeryville and Fremont were annexed to the District by the BOS after a successful Proposition 218 mail-out balloting process. Currently, the CSA is a countywide District, providing the vector control services to all 14 cities in Alameda County, and the unincorporated county areas.

The City of Berkeley already had an existing vector control program when the CSA was formed in 1984. It is currently funded by a formal contract between the City of Berkeley and the CSA.

Background

The County Service Area (CSA) VC 1984-1 is solely funded through a benefit assessment (BA) charged to each property parcel. In 1997, California voters approved Proposition 218, requiring that all parcel owners receive a mailed ballot regarding any proposed change in an assessment prior to imposing an increase. Since then, the District (CSA 1984-1) has not been able to increase revenues without conducting a Proposition 218 Ballot Measure.

In 2007, the SCI Consulting Group was awarded a contract by the BOS to conduct a survey among the property owners to gauge their support for a new vector control benefit assessment. The survey showed that there was overwhelming support for an additional benefit assessment at the rate of \$4.08 which when



added to the existing levy of \$5.92, would result in a total rate of \$10 per single-family residence. Assessment ballots were mailed to all property owners within the District boundary areas in May 2007. The ballot measure received 67.7% voter support and the BOS approved the new assessment of \$4.08 in July of that same year.



Previously, in May of 1995, the Alameda County Department of Public Health contracted with a private consultant to prepare a Strategic Marketing Plan. The recommendation for the CSA was to work with the Cities of Emeryville and Fremont toward incorporation into the CSA. The City of Emeryville contracted for services with the District in the late 1980's but discontinued the contract for financial reasons. The City of Fremont attempted to create its own Vector Control program but was not able to secure the necessary funding to develop an effective program.

In 2006, the Alameda County Local Agency Formation Commission (LAFCO) contracted with Burr Consulting to review all the County Service Areas for possible consolidation. Burr Consulting recommended that the Vector Control District and the Mosquito Abatement Districts conduct balloting to provide countywide services and work toward consolidation.



In January of 2008, SCI Consulting surveyed a sample of residents in Emeryville and Fremont; results from both cities were favorable for creating a new benefit assessment that would permit the CSA to provide vector services. In March, 2008, the BOS authorized the CSA to proceed with an application to the LAFCO to obtain an approval of annexation process to annex Emeryville and Fremont. The CSA submitted the application which included environmental documents (Initial Study, Negative Declaration) pursuant to the California Environmental Quality Act (CEQA). In July of 2008, the LAFCO approved the CSA application of annexation and issued a Certified LAFCO Resolution. On September 9, 2008 the LAFCO adopted a Resolution and ordered the annexation. In compliance with Proposition 218, the CSA mailed out ballots to all parcel owners in Emeryville and Fremont regarding the proposed New Vector and Disease Control Assessment of \$10 for single-family residence. The results were favorable (Emeryville-70.23% and Fremont- 66.36%) to support the new assessment in providing the vector services in both cities. In response, subsequently, the BOS approved newly proposed Vector and Disease Control Assessment of \$10 for single-family residence. As of July 1, 2009, the CSA has extended the vector control services to Emeryville and Fremont and became a county-wide service District.

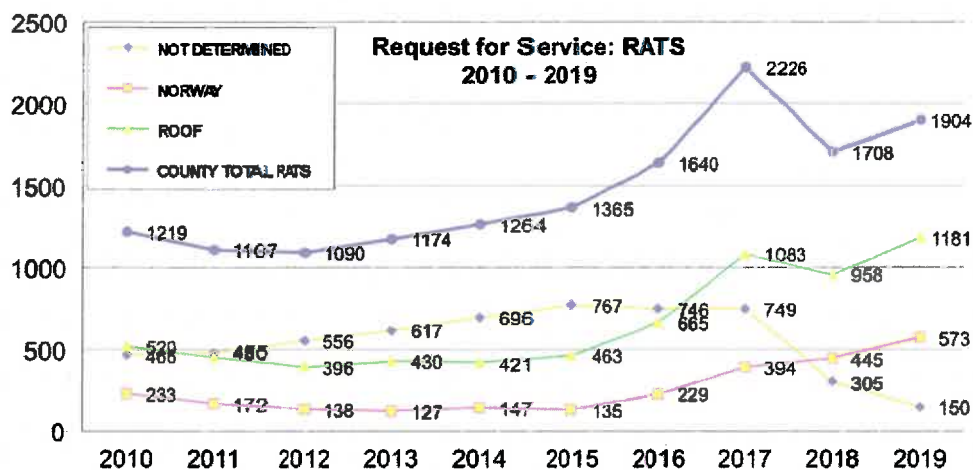


Vector Control Field Services - Operations

Urban Rodent Surveillance and Control

The urban rodent surveillance program focuses on monitoring and controlling commensal rats (Norway and Roof rats) and mice in residential, commercial and business properties. In 2019, the District received 2,350 requests for service (1,961 rats, and 389 mice) from the public for domestic rodents, representing 34.8% of all service requests. Those 2,350 rodent service requests lead to staff biologists performing 15,756 field services operations related to domestic rodents. The field service operations included smoke and dye tests of sewer lines for breaks, field and residential surveys for rodent activity, recommendations and follow-up evaluations of rodent control measures, and assistance of enforcement actions.

Staff biologists responding to a rodent service request will carry out thorough inspections of the exterior and interior premises of a property looking for rodent harborage or activity and will advise the property owner on necessary structural modifications to prevent rodent entry into their home or business. They will hand out brochures to neighbors and will inspect adjacent properties with approval when necessary. Staff biologists also evaluate and survey neighborhoods that have significant rat activity based on clusters of complaints or where residents report seeing rats roaming on surface streets. Staff biologists will locate rodent sources (sewers, food sources, infested buildings nearby, etc.) and implement rodent suppression strategies to prevent public health issues related to rodent-borne diseases.



When evidence indicates rats are surfacing near sewer laterals, staff biologists conduct inspections to locate broken sewer lines within the system and notify the homeowners or the Public Works Department to ensure repairs are made. In 2019, staff biologists found 42 broken sewer laterals and performed dye tests or smoke tests to verify the breaks.

As part of the City of Oakland's supplemental assessment targeting rodent populations in sanitary sewers, staff biologists conduct weekly inspections of underground sewer access structures (manholes) for signs of rodent activity (live rats or their droppings). To control rodent populations in areas with activity, rodenticide bait blocks are suspended in sewers to allow easy access for feeding. In 2019, a total of 8,422 sewer inspections were made in Oakland. Those sewers in Oakland that had active rodent activity totaled 1,914 and they were treated with a Contrac rodenticide bait.

Wildlife Management Programs

In 2019, the District responded to 2,119 service requests concerning wildlife, and those service requests lead to staff performing 13,835 field service operations within or near residential areas. Most of these service calls involved raccoons, skunks, opossums, and foxes. We advise homeowners to employ harassment techniques, make exclusion repairs, reduce food or other attractants, and modify the habitat to eliminate or prevent recurrence of the wildlife problem. Our staff biologists assist property owners by coordinating with the District's USDA Wildlife Specialist (WS) who uses integrated pest management (IPM) techniques and offers a wide range of preventive (indirect control) and population reduction (direct control) methods. Below is a breakdown of the common wildlife nuisance species (raccoons and skunks) that account for the most wildlife service requests.



Raccoons

In 2019, the District responded to 542 service requests related to raccoon problems. Raccoons often den in backyards, beneath decks, under homes, or in attics; they feed on backyard fruits, insects, vegetables, garbage, and pet foods left outside overnight. At certain times of the year, they also dig for beetle grubs in lawns and can cause significant property damage. Raccoon “grubbing” on lawns was the leading reason for raccoon related requests for service. To prevent damage to lawns, staff biologists and the WS may suggest applying commercial grub killer products, repellents, and cutting back on watering the lawn.



Young raccoons are generally born in April/May. Female raccoons readily nest and care for the young in attics and crawlspaces. This can result in urine and feces accumulating inside homes, creating an objectionable odor and a public health risk. These situations account for the second most common service requests we receive for raccoons. Eviction and exclusion are the keys to eliminating den sites in structures. Raccoon eviction fluid, one-way doors, and harassment strategies can remove raccoons that have gained access to structures. The home then must be wildlife proofed by sealing all entry points. In situations where public safety is threatened, or property damage is recurring, trapping a nuisance raccoon may be necessary.

Skunks

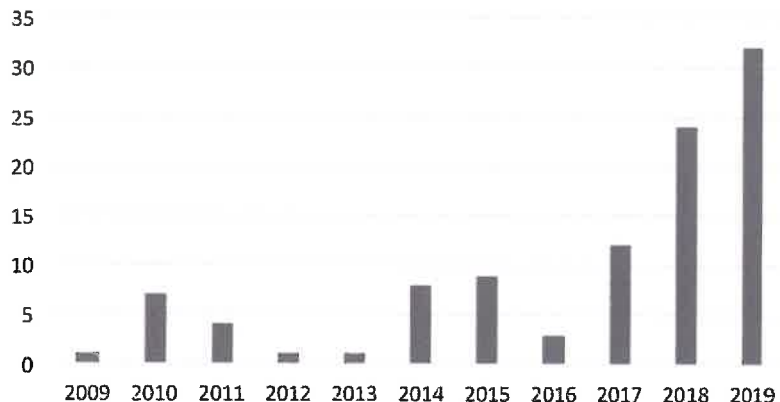
Skunk problems were the most common wildlife-related service request in 2019, totaling 577 service requests. Skunks utilize residential areas because of the availability of food, water, and shelter. Skunk problems peak during their mating season (December through February), and young are born about 9 weeks later. During mating season, competing males will often spray, creating a nuisance. Females will often den in crawlspaces of homes. Additionally, skunks can be a carrier of rabies in California, creating a potential public health risk. Skunk control methods focus on harassment, eviction and exclusion through modifying den sites and access points, using one-way doors, and other deterrents like cayenne pepper and ammonia. Trapping may be warranted if these methods are not sufficient. Exclusion after successful evictions involves denying future access through screening and the use of 1/4-inch mesh hardware cloth. Homeowners can spray lawns with an approved insecticide to control grubs and other insects, thus discouraging grubbing behavior.



Increase in Coyote Service Requests

Over the last two years the Alameda County Vector Control Services District has seen a significant increase in the number of requests for service for coyotes, with 2019 being a peak year. Most of these calls are simply reporting sightings, but in some cases, pets have been taken. The District’s primary response is investigate the request and provide education to the residents. Advice is given on eliminating

COYOTE REQUESTS FOR SERVICE



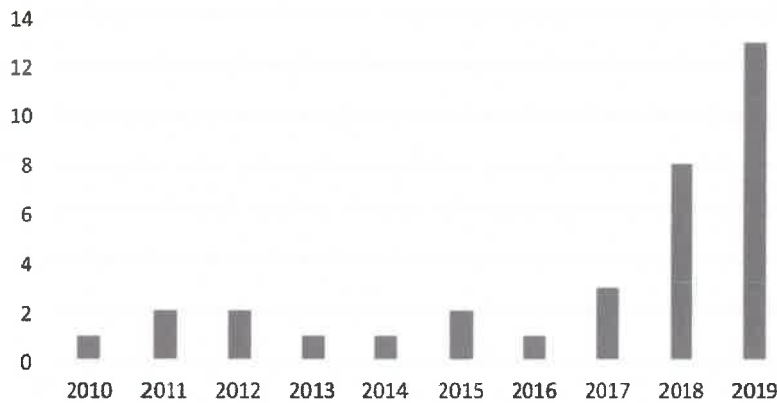
artificial food, water, and harborage areas, and residents are encouraged to call 911 if they feel unsafe. Harassment of the animals with loud noises or motion activated sprinklers may be effective under certain conditions. Coyotes are not easily trapped, so it's also recommended that residents contact California Fish and Wildlife Service and report their incident with coyotes, as the State has the management authority over these animals.

Increase in Feral Pig Service Requests

In addition to increases in coyote calls over the last several years, the District has also seen a significant increase in the number of requests for service for feral pigs. In 2019, 13 separate requests for service were received. These pigs move into residential areas usually in the fall, where they do significant damage to lawns and landscaped areas, seeking out beetle grubs and earthworms. The harm done can be considerable, and their presence can be intimidating to the public trying to use recreational areas. Ideally feral pigs may be excluded from an area by strong fencing, or by removing water intensive plantings and replacing it with native or drought tolerant landscaping. These calls are referred to the District's U.S. Department and Agriculture Wildlife Specialist, who works closely with the impacted community to remove these destructive animals.



FERAL PIGS REQUESTS FOR SERVICE



Mosquito Surveillance Programs

The Alameda County Vector Control Services District conducts mosquito surveillance and suppression in the City of Albany.

In 2019, staff biologists received 3 mosquito related service requests from Albany residents, and another 28 county-wide. Staff biologists closely monitor the known mosquito breeding sites and suppress those mosquito larval populations before they mature into adult mosquitoes. The mosquito surveillance program also includes the trapping of adult blood-seeking female mosquitoes with Encephalitis Virus Surveillance (EVS) traps set every two weeks from spring through fall. Captured mosquitoes are identified, counted, and tested by the staff biologists for West Nile virus (WNV), and reported to the State of California. In 2019, a total of 176 trap nights were performed, 478 female mosquitoes were captured, and 309 were tested for WNV.



Three new components were added to the program in 2015 and continued into 2019. The first was a WNV dead bird testing program. Residents report dead birds to the State WNV hotline and the District staff biologist collects the dead birds and deliver them back to the District laboratory for genetic testing for WNV. In 2019, no dead birds were reported to the District from the City of Albany, although four were tested from other parts of the County. The second component involves using sentinel chickens at two separate locations within the City of Albany. Blood samples from the sentinel chickens are collected and delivered to the State

arbovirus laboratory for testing. In 2019, all sentinel chickens in the City of Albany tested negative for WNV. The final component is directed at the invasive mosquitoes, *Aedes aegypti* and *Aedes albopictus*. These invasive mosquitoes are capable of transmitting Zika virus, Dengue virus, and Chikungunya virus. “AGO” traps (autocidal gravid oviposition traps) were deployed to detect eggs laid by the female *Aedes* mosquitoes and no *Aedes* eggs were found in 2019.

In 2019, there were no positive mosquito pools or dead birds in Alameda County.

Venomous Arthropod Programs

Venomous arthropods include mites, ticks, spiders, wasps (and other insects) that can sting, bite, secrete venoms, and cause allergic reactions in humans and domestic pets. The District received 878 service requests for venomous arthropods. County residents can request the identification of various stinging insects and arachnids that they find in and around their homes. A staff biologist will collect and identify the insect and advise residents on how best to control the insect while minimizing the risks of bites and stings.

Staff biologists treat yellowjacket and wasp nests located near residential and public areas because of the public health risk these insects may pose. Staff biologists may contact honeybee keepers to safely remove swarms and hives when possible. In addition, the District has an agreement with the East Bay Regional Park District (EBRPD) to control ground nesting yellowjackets within county parks. In 2019, the District responded to 426 venomous wasps (a 29% increase from 2018) and 108 honeybee complaints.

Miscellaneous Arthropod Programs

In 2019, the District responded to service requests on a variety of nuisance pests such as ants (29), cockroaches (313), flies (69) and fleas (58) infesting homes, yards, and commercial facilities. Our staff biologists frequently identify insect and other arthropod species collected by concerned residents. Staff biologists will conduct inspections to locate insect breeding locations and recommend control options. Additionally, residents frequently request treatment of residential or commercial areas where they see cockroaches openly roaming sidewalks and streets. With their ongoing research programs, staff biologists are developing new operational strategies for controlling cockroaches in sewers, water meter boxes and storm drains. The Turkestan cockroach, introduced into California in 1978, was first recorded in Alameda County in 2013 and continues to be monitored by our staff.

Bed bugs continue to be a difficult nuisance pest problem in Alameda County. The District responded to 214 bed bug service requests in 2019. New community-based programs are being developed to educate and control the spread of bed bugs throughout low-income housing, multi-family units, rapid transit systems, recreational facilities, hotels and motels, and residential properties.

Swimmer’s Itch Program

Swimmer’s itch, also called cercarial dermatitis, appears as a skin rash caused by an allergic reaction to certain parasites found in specific birds and mammals. When these microscopic parasites are released from infected snails, they can burrow into the nearby swimmer’s skin, causing an allergic reaction and rash.

In 2019, no cases were reported at Robert W. Crown Memorial State Beach in Alameda. Cases at Crown Memorial Beach in Alameda typically occur during low or extremely low tides.



This year there were eighteen (18) cases of swimmer's itch reported at Shadow's Cliff in Pleasanton from the middle of July to mid-August. The facility is posted for "swimmer's itch." None of these cases were diagnosed, they were all alleged. This is not a reportable disease by the county's Public Health Communicable Disease program, and the District will not be notified unless an outbreak of human cases has occurred.

Inventoried Animal Holding Facilities Programs

The District maintains an inventory of stables and kennels and inspects them occasionally to prevent nuisance problems such as odors, insects, or rodents. Upon request by the Alameda County Animal Control, animal hobbyist facilities are inspected during annual permit renewal. Currently, there is no statutory requirement or authority to inspect pet shops, animal grooming salons or livestock holding facilities; however, when there are nuisance complaints, we will conduct inspections.

Nuisance Abatement Program

Garbage, rubbish, abandoned vehicles, furniture/appliances, and animal manure stockpiles can become public nuisances when left unattended prior to disposal. In addition, these nuisances provide harborage and food sources for rodents, flies, and other pests that might result in disease transmission to humans.

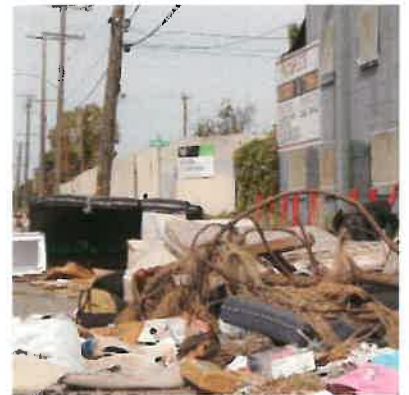
In 2018, staff biologists responded to 149 nuisance service requests of furniture, garbage, abandoned vehicles, overgrown vegetation, or rubbish. This resulted in 551 field services that included investigations, progress assessments, correspondence, and compliance inspections. When necessary, staff biologists work with local code enforcement agencies to seek compliance to mediate problems.

Vector Control Field Services - Operations

Ectoparasite Surveillance on Sylvatic Rodents, Commensal Rodents and Wildlife

Sylvatic rodents such as deer mice, woodrats, ground squirrels, and meadow voles are commonly found in rural and semi-rural areas of Alameda County. Commensal rodents refer to those rodents that live in close proximity to humans and are typically nonnative species. Wildlife species include the more common opossum, raccoon and skunk, but also include the less common fox, coyote, feral pig, bats, squirrels, and jackrabbits.

Many of these animals serve as reservoir hosts of zoonotic diseases such as Plague, Hantavirus Cardiopulmonary Syndrome (HCPS), Tularemia, Lyme disease, and Babesiosis. A reservoir host is an animal that remains infected with a pathogen for an extended period and may or may not develop symptoms of the disease. They serve as a source of infection. Ectoparasites (vectors) which feed on the host will transmit the pathogen to other animals or humans. Some reservoir hosts, such as deer mice, can spread pathogens through their feces and urine without ectoparasites. Our vector ecologist and staff biologists routinely collect sylvatic and commensal rodent samples for surveillance and monitoring of ectoparasite abundance, diversity and disease testing.



Animal Species	N	# w/ Fleas	# of Fleas	Flea Species	Flea Index	Tick Species
SYLVATIC RODENTS						
Pinon Mouse <i>Peromyscus truei</i>	24	3	3	<i>Opisodasys keeni</i>	0.12	6x larval <i>Dermacentor occidentalis</i>
Deer Mouse <i>P. maniculatus</i>	4	0	0		0.0	
Pocket mouse <i>Chaetodipus californicus</i>	1	0	0		0.0	
Meadow Vole <i>Microtus californicus</i>	2	2	4	<i>Malareus telchinum</i>	2.0	83 larval <i>Dermacentor occidentalis</i>
Dusty footed wood rat <i>Neotoma fuscipes</i>	1	1	22	<i>Orchopeas sexdentatus</i> (19) <i>Opisodasys keeni</i> (3)	22	1x nymph <i>Ixodes pacificus</i>
California ground squirrel <i>Otospermophilus beecheyi</i>	20	18	128	<i>Oropsylla montana</i> (116) <i>Hoplopsylla anomalus</i> (7) <i>Echidnophaga gallinacean</i> (4) <i>Ctenocephalides felis</i> (1)	6.4	<i>Dermacentor occidentalis</i> - 2 nymphs, 1 larva
Roof rat <i>Rattus rattus</i> (sylvatic)	2	2	2	<i>Orchopeas leucopus</i> <i>Orchopeas sexdentatus</i>	1.0	No ticks found
COMMENSAL RODENTS						
Roof Rat <i>Rattus rattus</i>	31	4	7	<i>Leptopsylla segnis</i> (5) <i>Hoplopsylla anomalus</i> (2)	0.22	No ticks found
Norway Rat** <i>Rattus norvegicus</i>	28	22	119	<i>Nosopsylla fasciatus</i> (7) <i>Ctenocephalides felis</i> (110) <i>Hoplopsylla anomalus</i> (2)	4.25	No ticks found
WILDLIFE						
Raccoon <i>Procyon lotor</i>	6	4	20	<i>Ctenocephalides felis</i> (13) <i>Pulex simulans</i> (7)	3.3	
Opossum <i>Didelphis virginiana</i>	11	9	459	<i>C. felis</i> (446) <i>Pulex simulans</i> (5) <i>Malareus telchinum</i> (2)	38.8	
Striped skunk <i>Mephitis mephitis</i>	2	1	41	<i>Pulex simulans</i> (40) <i>C. felis</i> (1)	20.5	
Gray fox <i>Urocyon cinereoargenteus</i>	4	4	115	<i>C. felis</i> (30) <i>Pulex simulans</i> (83) <i>Echidnophaga gallinacean</i> (2)	28.7	2 adult <i>Dermacentor variabilis</i> , 1 adult <i>Ixodes pacificus</i>
Coyote <i>Canis latrans</i>	2	2	245	<i>Pulex simulans</i> (240) <i>C. felis</i> (3) <i>Cediopsylla inaequalis</i> (1) <i>Megarhthroglossus sp.</i> (1)	122	58 adult <i>Ixodes pacificus</i> , 14 adult <i>Dermacentor variabilis</i>
Feral pig <i>Sus scrofa</i>	7	2	7	<i>Pulex simulans</i>	1.0	1x adult <i>Ixodes pacificus</i> , 1x adult <i>Dermacentor variabilis</i> , 48x adult <i>D. occidentalis</i>
Jack Rabbit <i>Lepus californicus</i>	6	0	0		0	42 nymphal <i>Haemaphysalis leporispalustris</i> (Rabbit tick)
**Norway rats collected from homeless encampment not included. See homeless rat project section						

Table 1. Ectoparasites (fleas and ticks) collected from commensal and sylvatic rodents in urban and sylvatic areas (excluding rodents from homeless encampments).

Hantavirus Cardiopulmonary Syndrome (HCPS)

Hantavirus Cardiopulmonary Syndrome (HCPS) was first recognized in 1993; it is a severe, and sometimes fatal, respiratory illness spread through airborne particles of rodent urine and feces contaminated with the *Sin Nombre* virus (SNV). The Deer mouse (*Peromyscus maniculatus*) is the principal reservoir host. Occasionally, deer mice will enter buildings and potentially expose human occupants to the virus. Past surveillance conducted at various localities within the county detected 6-18% of deer mice are infected with SNV.

In collaboration with the California Department of Public Health (CDPH), the District conducts hantavirus surveys in the East Bay Regional Parks to increase public awareness of the disease and to reduce exposure to deer mice and the structures they may inhabit.

Ten hantavirus (SNV) surveys were conducted in 2019. Nine sites were surveyed which included three East Bay Regional Parks, one residential site, two city parks and three public open spaces. Of all the rodents tested, only one Meadow vole from Pleasanton tested positive for Hantavirus (SNV).

The 2019 sites surveyed were:

East Bay Regional Parks

Garin Regional Park in Hayward: Three (3) Deer mice (*Peromyscus maniculatus*), two (2) Pinyon mice (*Peromyscus truei*), one (1) California mice (*P. californicus*) and one Harvest mouse (*Reithrodontomys megaiotis*) were collected and tested. All mice were negative for Hantavirus (SNV).

Pioneer Dry Creek Regional Park in Hayward: Three (3) Pinyon mice (*P. truei*) were trapped and tested for Hantavirus (SNV). All mice were negative for Hantavirus (SNV).

Leona Heights Regional Park in Oakland: Four (4) Pinon mice (*P. truei*) were trapped and tested for Hantavirus (SNV). All mice were negative for Hantavirus (SNV).

Risk Assessment Surveys

Joaquin Miller Park, City of Oakland: One (1) Deer mouse, three (3) Pinyon mice and one (1) Harvest mouse were trapped and tested for hantavirus (SNV). All mice were negative for Hantavirus (SNV).

North Oakland Sports Centre, City of Oakland (two surveys): Five (5) Pinyon mice, two (2) Harvest mice and one Pocket mouse (*Chaetodipus californicus*) were trapped and tested for hantavirus (SNV). All mice were negative for Hantavirus (SNV).

The Preserve (Moller Ranch) in Pleasanton: Seven (7) Pinyon mice were trapped and tested for hantavirus (SNV). All mice were negative for Hantavirus (SNV).

Serenity Terrace, Pleasanton: Two (2) Pinon mice and one (1) Meadow vole (*Microtus californicus*) were trapped and tested for Hantavirus (SNV). One Meadow vole tested positive for Hantavirus (SNV).

Golf Links Road Open Space, Oakland: Fifteen (15) Pinyon mice were trapped and tested for hantavirus. All mice were negative for Hantavirus (SNV).

Livermore residential property (risk assessment): One Deer mouse and two House mice (*Mus musculus*) were trapped. Recommendations were provided to the homeowner for control, rodent proofing and clean-up.

Note: Testing was conducted by California Department of Public Health, Richmond, CA



Seoul Virus Surveillance

Seoul virus belongs to the hantavirus family of rodent borne viruses. This family also includes *Sin Nombre* virus, which is the most common hantavirus causing disease in the United States. Seoul virus is transmitted from rats to humans after exposure to aerosolized urine, droppings, or saliva of infected rodents, or after exposure to dust from their nests or bedding. This virus has been found in both pet rat and wild rat populations around the world. The natural hosts for Seoul virus are the Norway rat (*Rattus norvegicus*) and roof rat (*Rattus rattus*). In 2017, the United States Center for Disease Control and Prevention (CDC) reported 8 cases of infection with Seoul virus in the states of Wisconsin (n=2) and Illinois (n=6). Symptoms in humans range from mild to severe, with most cases going unnoticed. In 2019, District staff began collecting Norway rat blood samples to test for this uncommon rodent-borne virus.



Homeless Encampment Rodents, Fleas, and *Rickettsia* sp. Surveillance and Control Operations

In 2018, the District began conducting surveillance of commensal rodent and ectoparasite populations in homeless encampments within the City of Oakland.



The most common commensal rodent associated with homeless encampments is the Norway rat, *Rattus norvegicus*, which is a host for fleas, lice and mites that can vector diseases such as plague, flea-borne typhus, and salmonellosis.

It was found that several of these encampments had active Norway rat populations as indicated by active burrows within, and adjacent to the camps. These observations coincided with reports of rat sightings by residents of the encampments, surrounding businesses, and members of the public. Staff biologists began live-trapping at a few of the larger encampments to ascertain the size of the Norway rat populations. Our Norway rat surveillance continued through all of 2019 and will continue for the foreseeable future. Staff biologists conducted twenty six (26) separate trapping events at fifteen (15) different homeless encampments around the City of Oakland and Berkeley.



Staff biologists set out live-wire traps in the afternoon and the traps are collected the following morning. Trapped rats are brought back to the laboratory for analysis, where they are combed for associated ectoparasites. Ectoparasites (especially cat fleas, *Ctenocephalides felis* and Oriental rat fleas, *Xenopsylla cheopis*) are sorted by species and tested for pathogens, specifically *Rickettsia felis* and *Rickettsia typhi*.

Suppression was conducted during 2019 at five of the homeless encampments where Norway rat populations were determined to be extremely high. Burrows were baited with rodenticide and rat carcasses were picked up post-treatment to reduce the risk of non-target effects on other domestic animals and wildlife.

Suppressing the Norway rat populations will continue by staff biologists following the clean-up of the encampments by Public Works staff and the relocation of encampment residents and their pets into more permanent housing as they become available.

Ongoing Norway rat suppression is conducted in coordination with Public Works and other city/county agencies engaged with encampments.

Different Homeless Encampments Surveyed	Separate Trapping Events	Norway Rats Trapped	Fleas Collected for Disease Testing	Rodenticide Applications for Norway Rat Suppression
15	26	608	646	6

Table 2. Homeless encampment data.

Cat Fleas (*Ctenocephalides felis*) and Oriental Rat Fleas (*Xenopsylla cheopis*) Surveillance and Control

The Alameda County Vector Control Services District began a surveillance program looking at the disease prevalence found within the cat flea (*Ctenocephalides felis*) and the Oriental rat flea (*Xenopsylla cheopis*) from different host animals throughout the County in 2019.

This work is in conjunction with our flea-borne typhus disease surveillance that began in earnest in 2018 with the completion and certification of our new Vector Control Laboratory. We are focusing on two flea species, the cat flea and the Oriental rat flea. The cat flea is cosmopolitan in nature and found worldwide. It is highly associated with people and pets and is a vector of flea-borne typhus, *Rickettsia typhi*, which causes cases of human pathogenicity. It is also a competent vector of *Rickettsia felis*, a newly described Rickettsial species that has been linked to human illness in other parts of the world. The Oriental rat flea is the main insect vector of plague and flea-borne typhus worldwide, and we have historical populations of both fleas and associated rodent hosts in Alameda County.



Cat Flea

Flea-borne Typhus Surveillance

Rickettsial diseases are found worldwide and are transmitted to humans via an arthropod host, specifically fleas, lice, ticks and mites. Human cases of flea-borne typhus occur worldwide, but primarily in tropical and coastal regions. In the United States most cases occur in Texas, Hawaii and California, with approximately 300 human cases per year.

Rickettsia typhi, is a pathogen associated with the rat flea and *Rickettsia felis*, is a pathogen associated with the cat flea. These are responsible for most human flea-borne rickettsioses worldwide. Los Angeles and Orange counties are known endemic areas for flea-borne rickettsioses. Previous studies conducted in Sacramento and Contra Costa counties showed the presence of *Rickettsia felis* from fleas collected from cats. In 2019, our District tested 1,257 total fleas as 456 "pools" (groups of five), and found that 80 pools tested positive for *Rickettsia felis*.



NORWAY RATS. Because of the close association Norway rats have with humans, considerable focus has been given to the testing of fleas from these animals. We collected cat fleas (*Ctenocephalides felis*), Oriental rat fleas (*Xenopsylla cheopis*), northern rat fleas (*Nosopsyllus fasciatus*), *Pulex simulans* fleas, and house mouse fleas (*Leptopsylla insignis*) found on Norway rats that were trapped from 15 homeless camps in Oakland and Berkeley. Although Oriental rat fleas comprised the greatest number of pools tested, it was the common cat flea that showed the highest rates of infection.



Flea Species	Number of Fleas	Total Number of Flea Pools (5 fleas/pool)	Number of Positive Flea Pools	Minimum Infection Prevalence (%)
<i>Xenopsylla cheopis</i>	327	134	10	3.0
<i>Ctenocephalides felis</i>	88	48	7	8.0
<i>Nosopsyllus fasciatus</i>	226	112	4	1.7
<i>Pulex simulans</i>	7	5	0	0
<i>Leptopsylla segnis</i>	5	4	0	0

Table 3. Flea pools from Norway rats tested for *Rickettsia felis*.

OTHER ANIMALS. Additionally, fleas collected from raccoons, opossums, skunks, Grey foxes, Red foxes, ground squirrels, tree squirrels, coyotes, roof rats, feral pigs, white-tail deer, and dogs were tested for the presence of *Rickettsia*. Sick, injured, or nuisance raccoons, opossums and skunks were trapped from several locations within the County and combed for ectoparasites, especially fleas and ticks. Cat fleas from a dog were collected from a live animal, and other animals such as coyotes and deer were roadkill specimens that came from local animal control agencies. Once the fleas are collected, they are sorted by species and then tested using standard molecular techniques for the presence of *Rickettsia*. Opossums produced the greatest number of flea pools and showed a minimum infection prevalence of 15.4%.



Flea Species	Number of Fleas	Total Number of Flea Pools (5 fleas/pool)	Number of Positive Flea Pools	Minimum Infection Prevalence (%)
FROM RACCOONS				
<i>Ctenocephalides felis</i>	49	14	6	12.2
<i>Pulex simulans</i>	37	11	3	8.1
FROM OPOSSUMS				
<i>Ctenocephalides felis</i>	293	66	45	15.4
<i>Pulex simulans</i>	13	3	0	0
FROM SKUNKS				
<i>Pulex simulans</i>	48	11	1	2.0
FROM GREY FOXES				
<i>Ctenocephalides felis</i>	10	7	2	20
<i>Pulex simulans</i>	43	10	0	0
<i>Echidnophaga gallinacean</i>	2	1	0	0
FROM RED FOXES				
<i>Pulex simulans</i>	38	8	0	0
FROM GROUND SQUIRRELS				
<i>Osopsylla montanus</i>	26	7	0	0
FROM TREE SQUIRRELS				
<i>Osopsylla montanus</i>	4	2	0	0
FROM COYOTES				
<i>Ctenocephalides felis</i>	3	1	0	0
FROM ROOF RATS				
<i>Leptosylla segnis</i>	5	3	0	0
FROM FERAL PIGS				
<i>Pulex simulans</i>	9	3	0	0
FROM WHITE-TAIL DEER				
<i>Pulex simulans</i>	20	4	0	0
FROM DOGS				
<i>Ctenocephalides felis</i>	4	2	2	50

Table 4. Flea pools from Animals tested for *Rickettsia felis* other than Norway rats.

In 2019, we have found *Rickettsia felis* in fleas from animals collected from the following cities: Alameda, Oakland, Hayward, Union City, Emeryville, and Berkeley. However, no recent reports of flea-borne rickettsioses are known from Alameda County.

Tick Surveillance Program

Tick-borne diseases threaten the health of people. For over 20 years the District has conducted countywide tick surveillance program concurrently with the surveillance for pathogens in ticks that may cause disease in humans. In 2019, a total of 606 adult and 851 nymphal *Ixodes pacificus* ticks, 12 nymphal *Ixodes spinipalpis* ticks, 408 *Dermacentor occidentalis* adult ticks, and 21 *Dermacentor variabilis* adult ticks were collected from six regional parks, three city parks and selected open spaces.

Ixodes pacificus Tick Surveillance

Ixodes pacificus (*I. pac.*) or the Western blacklegged tick is the primary vector of Lyme disease, which is caused by the bacterium *Borrelia burgdorferi*. It is also a vector of tick-borne relapsing fever (TBRF), which is caused by the bacterium *Borrelia miyamotoi*. Both pathogens are primarily transmitted to humans through the bite of an infected Western blacklegged tick. In 2019, 22 sites in six East Bay Regional parks and two city parks were selected for surveillance based on previous data, habitat types, and the risk to humans of being bitten by an *Ixodes pacificus* tick. The ticks were collected using a standard flagging method from January through March for adult ticks and from March through July for nymphal ticks.

Location	<i>I. pac</i> Nymphs Collected	Nymphal Collection Sites	<i>I. pac</i> Adults Collected	Adult Collection Sites
Anthony Chabot Regional Park	76	1	68	1
Augustin Bernal Park, Pleasanton	20	1	92	2
Del Valle Regional Park	6	1	52	1
Garin Regional Park	16	1	0	0
Joaquin Miller Park, Oakland	341	3	120	3
Pleasanton Ridge Regional Park	351	4	153	1
Redwood Regional Park	24	1	121	1
Sunol Regional Parks	17	1	0	0
Total	851	13	606	9

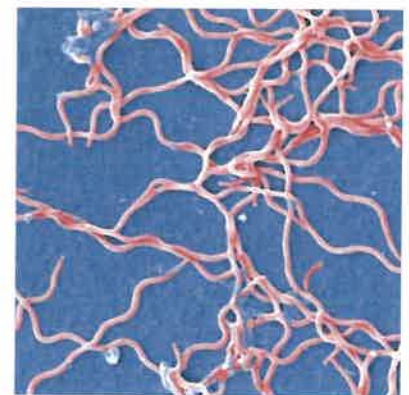


Photo: Jamice Haney Carr, Claudia Molins USDCDP

In total, 724 nymphal and 438 adult *I. pac.* ticks were tested in pools (up to 5 ticks per pool) by real-time PCR for the presence of *Borrelia burgdorferi sensu lato* (*Bbsl*) and *Borrelia miyamotoi* (*B.miy.*). The results are reported as a minimum infection prevalence (MIP) which expresses the proportion of infected ticks, assuming that only one tick in a given pool was infected. Countywide, MIP of *Borrelia burgdorferi sensu lato* and *Borrelia miyamotoi* was 2.5% and 0.9%, respectively, in adult *Ixodes pacificus* ticks and 3.0% and 1.0%, respectively, in nymphal *Ixodes pacificus* ticks.

Location	<i>I. pac</i> Adults Tested	Tick Pools	<i>Bbsl</i> Positive Pools	<i>B. miy.</i> Positive Pools	Minimum <i>Bbsl</i> Infection Prevalence in <i>I. pac.</i> Adult Ticks	Minimum <i>B. miy.</i> Infection Prevalence in <i>I. pac.</i> Adult Ticks
Anthony Chabot Regional Park	95	20	0	1	0.0%	1.1%
Augustin Bernal Park, Pleasanton	69	16	1	1	1.4%	1.4%
Joaquin Miller Park, Oakland	90	21	5	1	5.6%	1.1%
Pleasanton Ridge Regional Park	152	33	5	0	3.3%	0.0%
Recreational areas, Fremont	7	5	0	0	0.0%	0.0%
Redwood Regional Park	25	5	0	1	0.0%	4.0%
Total	438	100	11	4	2.5%	0.9%

Location	<i>I. pac</i> Nymphs Tested	Tick Pools	<i>Bbsl</i> Positive Pools	<i>B. miy.</i> Positive Pools	Minimum <i>Bbsl</i> Infection Prevalence in <i>I. pac.</i> Nymphs	Minimum <i>B. miy.</i> Infection Prevalence in <i>I. pac.</i> Nymphs
Anthony Chabot Regional Park	71	16	0	1	0.0%	1.4%
Augustin Bernal Park, Pleasanton	16	4	0	0	0.0%	0.0%
Del Valle Regional Park	30	6	1	0	3.3%	0.0%
Garin Regional Park	17	4	1	0	5.9%	0.0%
Joaquin Miller Park, Oakland	335	69	13	3	3.9%	0.9%
Pleasanton Ridge Regional Park	214	36	7	3	3.3%	1.4%
Redwood Regional Park	24	5	0	0	0.0%	0.0%
Sunol Regional Park	17	4	0	0	0.0%	0.0%
Total	724	144	22	7	3.0%	1.0%

The trails in Joaquin Miller park and Garin Regional park yielded a higher minimum infection prevalence for *Borrelia burgdorferi sensu lato* which was observed previously. An MIP of 1-3% in adult and 1-6% in nymphal *Ixodes pacificus* ticks for *Borrelia sensu lato* and an MIP of 1% in *Ixodes pacificus* adult and nymphal ticks for *Borrelia miyamotoi* are typical in our county and do not indicate an elevated level of risk.

Dermacentor Species Tick Surveillance

In 2019, the District started a surveillance for the tick-borne diseases in *Dermacentor occidentalis* and *Dermacentor variabilis* ticks. According to California Department of Public Health records, *Dermacentor occidentalis* is second only to *Ixodes pacificus* in total numbers of tick attachments to humans. The Pacific coast tick (*D. occidentalis*) and the American dog tick (*D. variabilis*)

may be found year-round in Alameda County but are most abundant in late spring-early summer. During the period February-July 2019, 315 *D. occidentalis* and 19 *D. variabilis* adult ticks from four regional parks, three city parks and open spaces in five cities were tested in pools for the presence of *Borrelia* spp. and *Rickettsia* spp. pathogens using real time PCR.

Location	<i>D. occidentalis</i> Ticks Tested	Tick Pools	<i>Bbsl</i> Positive Pools	<i>Rickettsia</i> spp. Positive Pools
Anthony Chabot Regional Park	64	16	0	6
Augustin Bernal Park, Pleasanton	80	18	0	0
Del Valle Regional Park	4	1	0	0
Garin Regional Park	19	4	0	0
Joaquin Miller Park, Oakland	31	8	0	1
Pleasanton Ridge Regional Park	28	10	0	2
Sycamore Grove Park, Livermore	89	15	0	0
Total	315	72	0	9



Location	<i>D. variabilis</i> Ticks Tested	Tick Pools	<i>Bbsl</i> Positive Pools	<i>Rickettsia</i> spp. Positive Pools
Livermore, open spaces	2	1	0	0
Pleasanton, open spaces	3	2	0	0
Fremont, open spaces	1	1	0	0
Oakland, open spaces	3	3	0	0
Sunol, open spaces	10	2	0	1
Total	19	9	0	1



Nine *D. occidentalis* pools and one *D. variabilis* pool were infected with *Rickettsia* species. Sequencing 381bp of citrate synthase (*glcA*) gene indicated the presence of *Rickettsia massiliae* and *Rickettsia rhipicephali* in *D. occidentalis* ticks and *Rickettsia bellii* in *D. variabilis* ticks. To date, neither *R. bellii* nor *R. rhipicephali* have been associated definitively with disease in humans or animals. *Rickettsia massiliae* can infect humans and it was found previously in Southern California. Further investigation is needed to fully understand the distribution of *Rickettsia* spp. in *Dermacentor occidentalis* and *Dermacentor variabilis* ticks.

Pacific Coast Tick Fever Case

In August of 2019, the District received notification from the California Department of Public Health that a resident of the City of Oakland tested positive for a rare tick-borne disease, Pacific Coast tick fever. This pathogen is transmitted by the Pacific Coast tick, *Dermacentor occidentalis*, and the causative agent of the disease is *Rickettsia philipii*. This species of *Rickettsia* is a part of the spotted fever group of rickettsioses, which include the *Rickettsia* that causes Rocky Mountain Spotted Fever. The disease is rare, and as of 2016, only 14 human cases have been reported, all from California. Symptoms include fever, headache, rash and an eschar (a patch of dead tissue that falls off of healthy skin). The exact location of where the Oakland resident acquired the pathogen is not known with 100% certainty, however it is believed to be an

Oakland city park in a suburban neighborhood. District staff have done extensive tick surveillance and rodent trapping at this park, and have not collected any tick samples.

Downslope movement study of adult ticks, *Ixodes pacificus* and *Dermacentor occidentalis*

A three-year mark and recapture study to determine if adult ticks move downhill from uphill areas to trail margins and if the trail acts as a barrier to further movement was presented at the MVCAC conference in 2019 and published in their proceedings.

A percentage of the 506 marked *I. pacificus* females (3.6% - 5.5%) and 453 marked males (0.35% - 0.87%) did travel down slope (30m) to the trail margin. A higher percentage of the 163 marked *D. occidentalis* were recaptured, 18.5% females and 7.3% males.

This study demonstrated that *I. pacificus* transverse the downslope at 0.9 m/day and *D. occidentalis* at 0.7 - 3m/day. Five *D. occidentalis* marked in 2017 and recaptured in 2018 indicated that they survived through to the next season. We also demonstrated adult *I. pacificus* and *D. occidentalis* move downhill towards the trail margin. And that ticks do not readily cross the trail which explains, in part, why more ticks are found on the uphill margins of trails.

Rabies Surveillance

The authority for the Rabies Program is the responsibility of the County Health Officer at the Alameda County Department of Public Health, which provides laboratory support for the program, and performs human case investigations. The District manages the statistical data and works cooperatively with the 13 local animal control agencies to administer the rabies surveillance program in Alameda County. Moreover, the District responds to service requests and conducts surveillance on skunks, bats, and other wildlife that are susceptible to rabies. Suspected animals involved in biting or exposure incidents may be euthanized, and their heads removed and submitted to the Alameda County Public Health Laboratory (ACPHL) for rabies testing.

If requested, the District also investigates with Animal Control Agencies animal bite incidents and prepares an annual report for the California Department of Public Health (CDPH). Bats and skunks are the primary rabies-infected animals in California. Rabies is almost never found in squirrels, rabbits, rats, or mice. The District submitted 179 animal heads, including bats, cats, dogs, foxes, opossums, raccoons, and skunks to the ACPHL for rabies testing in 2019. Seven (7) bats collected from Hayward (3), Pleasanton, Fremont, Sunol and Livermore tested positive for the rabies virus. The ACPHL also reported that one bat (**) sent in for testing had inconclusive results due to a deteriorated brain that had no tissue available for testing.



Type of Animal	Tested Negative	Tested Positive	Total Tested
Bat	70	7	78
Cat	38	0	38
Dog	21	0	21
Fox	6	0	6
Opossum	5	0	5
Raccoon	9	0	9
Skunk	22	0	22
Total	171	7	179

** One bat sent in for testing had inconclusive results.

Public Information and Educational Activities

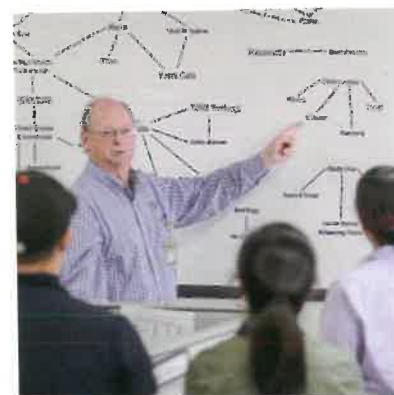
We attract a large audience through our web site, social media such as Facebook, media contacts, group presentations, and event participations. Our District continues to expand our outreach program to the public and our ethnically diversified communities. In addition to issuing press releases, we respond to media requests for information and interviews.

Our website provides valuable information to visitors, and is a conduit for the public to request our services. The District completed the development of a new and improved website in December 2016 and continued to enhance and update during 2019. The public can access information on current vector and public health issues such as Zika virus, and the user-friendly on-line form simplifies service requests.

The District provides an on-going educational program aimed at “rental property management professionals” regarding bed bugs. Our goal is to be an educational resource to help rental property owners, property managers, tenants and the Alameda County public to effectively respond to the bed bug infestations in housing. Staff provided bed bug educational presentations at two senior homes, where bed bugs have become a problem.

The District provided 25 vector management educational training sessions to other statewide and local organizations. Of these, six district staff spoke about District research and projects at the Mosquito and Vector Control Association of California’s (MVCAC) 2019 Annual Conference to over five hundred attendees. Our staff also presented at the Northern California Parasitology Conference, Cal State Hayward, as well as providing three days of training for Santa Clara County Vector Control on wildlife, and rodent control at homeless encampments.

Mussel Quarantine (due to dangerous levels of paralytic shellfish poisoning (PSP) toxins) signs and “Bay Caught Fish” advisory signs were posted along the Alameda County shoreline to inform the public about the risks of consuming local shellfish and fish. Our Community Relations Coordinator designed new, multi-language, mussel quarantine signs that were made for permanent posting, since every year we have the mussel quarantine, during the same timeframe (May 1st thru October 31st). This should result in long-term cost and labor savings.



Community Events Programs

Over forty-two days of community events were attended by staff biologists, including city fairs, health events, schools, and organizations throughout the county. Among them were the Fremont Earth Day, Eden Area Ag Day event, San Leandro Cherry Festival, Citizens Academy, Fremont Festival of the Arts, Fremont India Festival, Hayward Zucchini Festival, Oakland Chinatown Street-Fest, Albany Solano Stroll, Dublin’s St. Patrick’s Day, Newark Days, and many other local venues. The staff biologists also provided educational support at the District’s booth during the twenty-day, Alameda County Fair, which is the largest county fair in Northern California. The events in which we participated attracted about 1.5 million visitors.

City of Berkeley Vector Program



The City of Berkeley is one of four cities in California with its own environmental health jurisdiction. In 1976, the City adopted several environmental health ordinances that provide a mechanism to protect public health from vectors. The voters of Berkeley approved Measure A in 1984 and became part of the CSA. Since the Berkeley Division of Environmental Health already had a vector control program that has enforceable regulations for controlling rodents and other vectors, the CSA authorizes a contract each fiscal year to fund the City's vector program through the benefit assessment. In the years since 1984, the Berkeley vector program has been limited in their ability to perform all the duties expected of the CSA, and District staff continue to provide field services within Berkeley to enhance their program.



In 2019, the City of Berkeley Environmental Health Division, Vector Control Program, responded to and investigated a total of (332) service requests and complaints in the following categories: rodents (93), vegetation overgrowth (3), field services for sewer inspections and baiting (198), wildlife (14), venomous and miscellaneous arthropods (97), nuisance abatement (29), sewage (4), neighborhood block surveys (6), waterfront surveys (14), park surveys (51), and general surveys (13). The City also participated in one community event.



Integrated Pest Management

The District participates in a countywide *Integrated Pest Management* policy set in place by the Board of Supervisors. Most of pesticide applications are used to suppress Norway rats in sanitary sewers or to destroy ground nesting yellow jacket nests. The total pesticide usage is listed below and is reviewed by the Alameda County Agricultural Commissioner, the Department of Pesticide Regulation and the California Department of Public Health.

Pesticide Use Summary for ACVCSD, 2019

Pesticide	Manufacturer	Formulation	Target Pest	Amount Used	Applications
Conrac Super Blox	Bell Labs	8 oz Block	Domestic Rodents	1,037 lbs	148*
Conrac Pellets	Bell Labs	Pellet	Domestic Rodents	42.63 lbs	5
Conrac Meal	Bell Labs	Meal	Domestic Rodents	44.63 lbs	4
Ditrac Tracking Powder	Bell Labs	Insecticidal Dust	Domestic Rodents	8 oz	4
Fastrac Pellets	Bell Labs	Pellet	Domestic Rodents	18 lbs	3
Drione Dust	Bayer Environmental Science	Insecticidal Dust	Yellowjackets/Wasps	20.83 lbs	255
Delta Dust	Bayer Environmental Science	Insecticidal Dust	Fleas/Yellowjackets/Wasps	3.55 lbs	36
Wasp Freeze	Whitmire	Aerosol Spray	Yellowjackets/Wasps	6.80 lbs	10
Prescription Treatment Brand P. I.	Whitmire	Aerosol Spray	Yellowjackets/Wasps	13.70 lbs	12
Wasp-X	Wellmark International	Aerosol Spray	Yellowjackets/Wasps	2.07 lbs	5
PT Wasp Freeze II	BASF	Aerosol Spray	Yellowjackets/Wasps	7.21 lbs	16
Victor Poison-free Wasp & Hornet Killer	Woodstream	Aerosol Spray	Yellowjackets/Wasps	1.13 lbs	7
EcoEXEMPT Wasp & Hornet Killer	Prentiss	Aerosol Spray	Yellowjackets/Wasps	7 oz	5
ProVerde Wasp & Hornet Killer	Envance Technologies	Aerosol Spray	Yellowjackets/Wasps	4 oz	3
Maxforce Roach Gel Bait	Bayer Environmental Science	Gel	Cockroaches	9.36 lbs	49
Zoecon Altosid XR-G	Wellmark International	Granule	Mosquito Larvae	14.4 oz	3

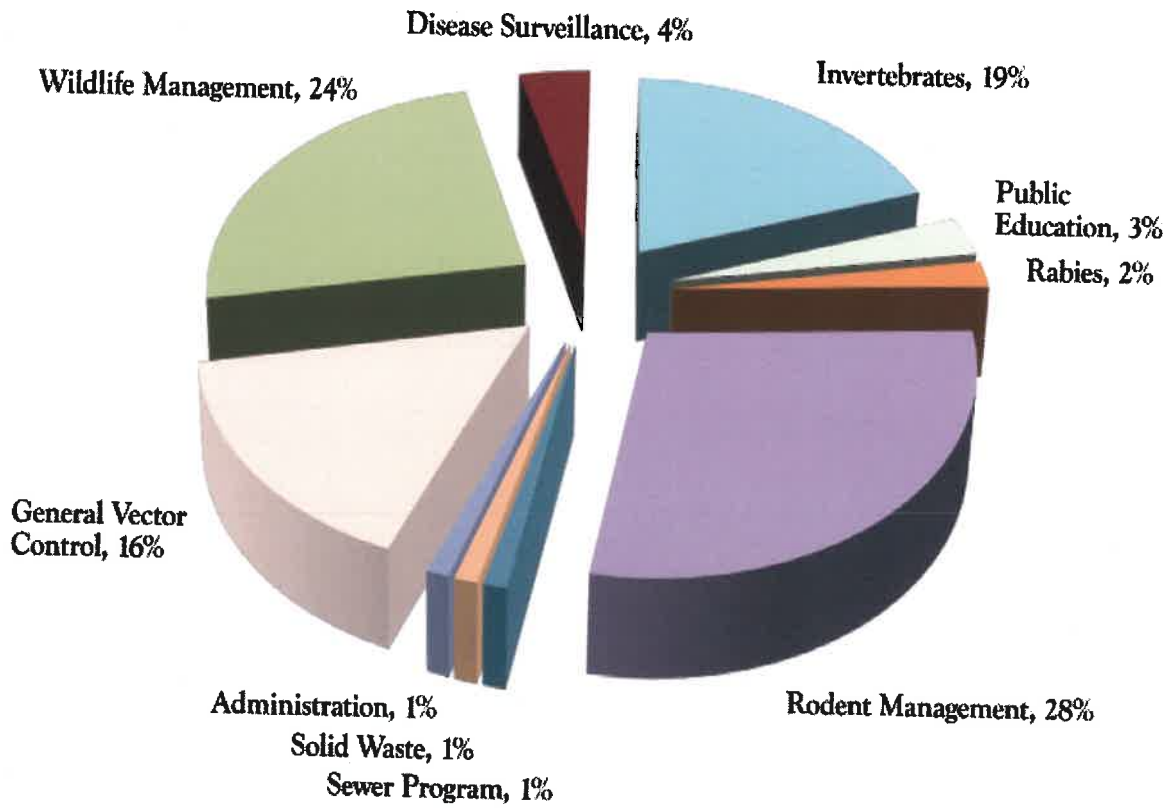
* One rodent application is one day of rodent sewer inspecting and baiting. The total number of sewers inspected in 2019 were 8,422.

Pesticide Use for Berkeley, 2019

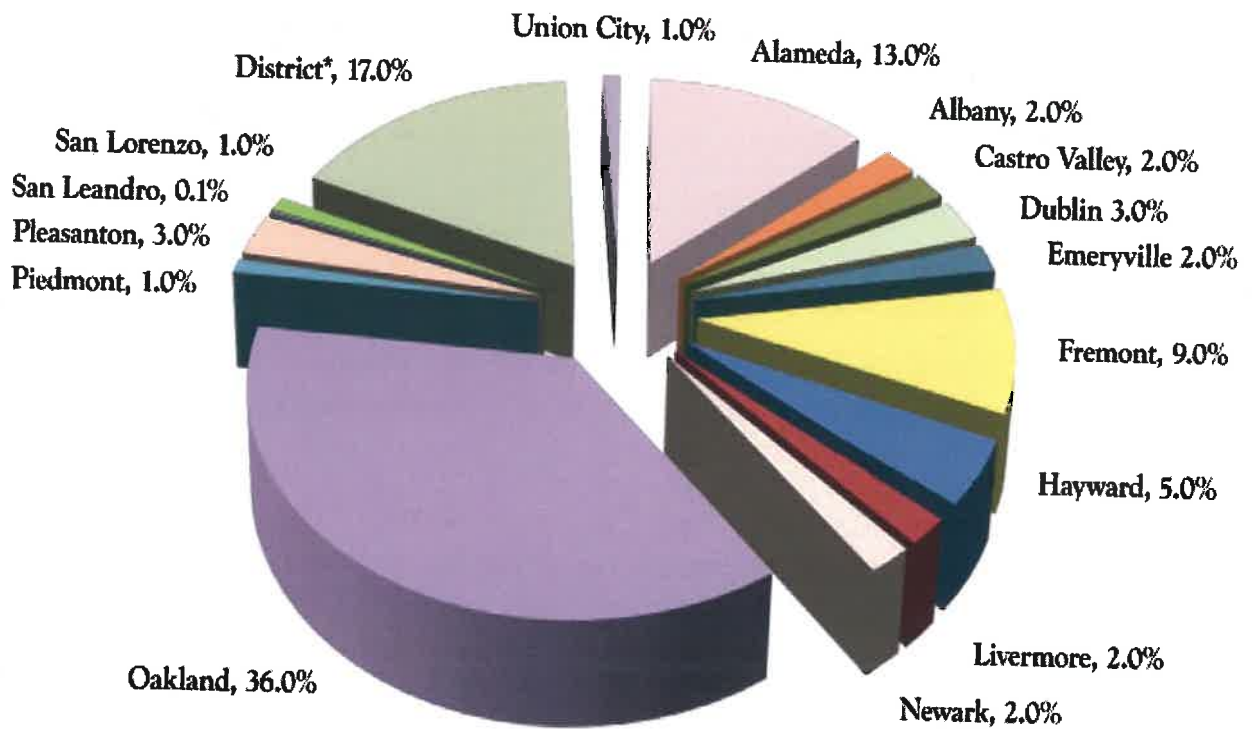
Pesticide	Manufacturer	Formulation	Target Pest	Amount Used	Applications
Bromethalin Top Gun	J.T. Eaton	Solid Block	Norway rats	39 lbs	127*
Drione Dust	Bayer	Insecticide Dust	Yellowjackets/Wasps	2 oz	15

* Total number of sewers inspected and baited were 198.

Services by Program, 2019

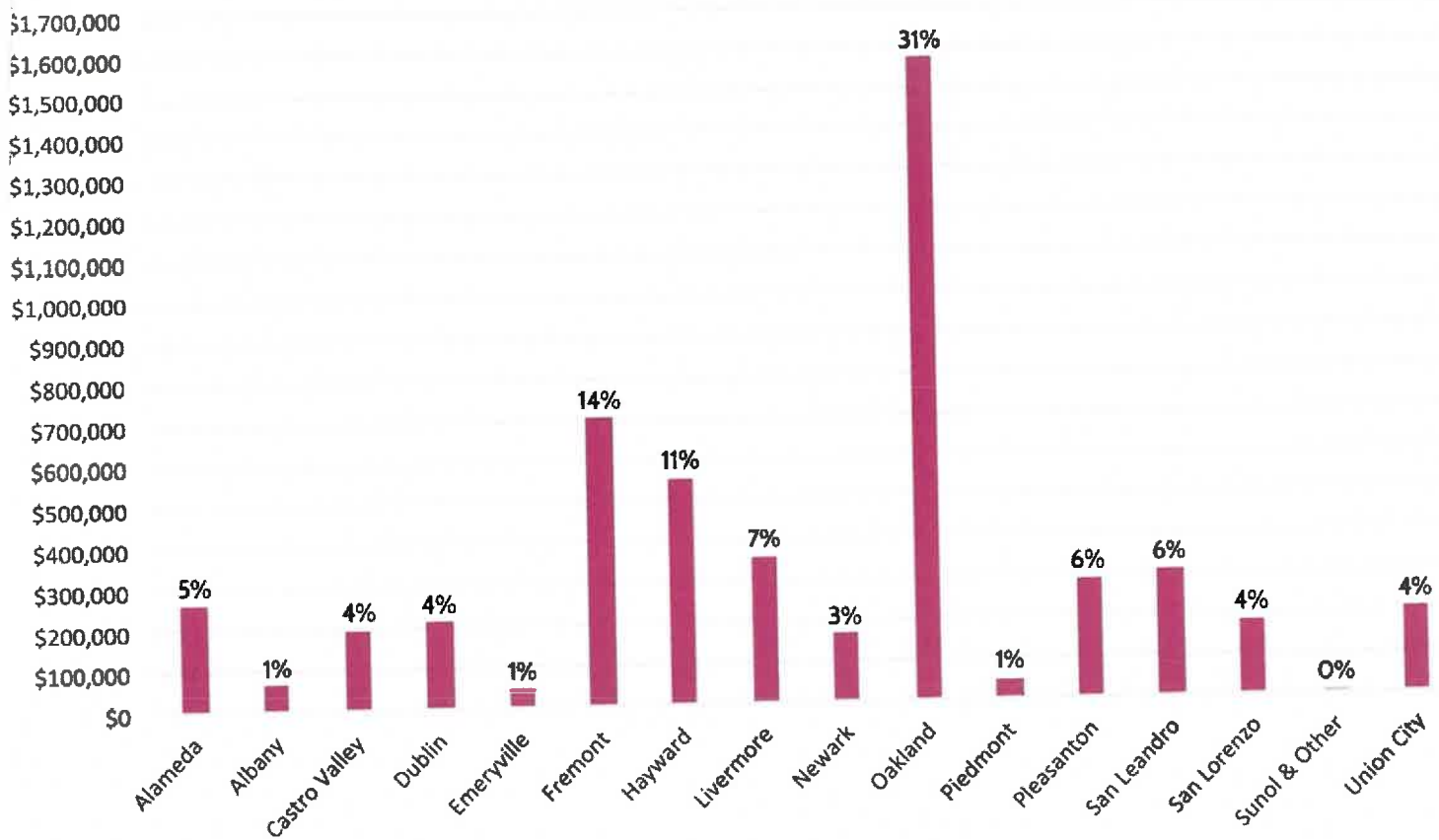


Total Services Provided to Cities, 2019



* District initiated includes disease surveillances and services to Sunol and Berkeley.

Funding Measure Revenue Totals by City, FY 2019-20



CSA Vector Control Benefit Assessment

The Board of Supervisors annually reviews the planned operations and budgets, and the corresponding proposed rate of assessment and then conducts a public hearing to establish the assessment for the upcoming fiscal year. Funding for vector services comes from two funding sources described below.

Established in 1984, the CSA Vector Control Benefit Assessment (initial Benefit Assessment) created a rate formula and methodology primarily based on land/property use as classified by the Assessor's Office.

Established in 2007, the Vector and Disease Control Assessment (Secondary Benefit Assessment) created a rate formula and methodology determined by several factors including the ratio of population density factors in relation to the usage density for different types of property. The table below depicts some of the differences between the two rate calculation methods.



Both funding sources are levied and collected at the same time and in the same manner as the general county property taxes. These levies are subject to the same fines, penalties, and forfeiture as property taxes.

Land/Property Use Categories

Property Use Categories	CSA Vector Control Benefit Units/Per Property Type (Initial Benefit Assessment)	CSA Vector Control Benefit Units/Per Property Type (Secondary Benefit Assessment)
Single Family Residence/Condominium	1 BU	1 BU/0.61 BUs
Vacant Land Parcel	1 BU	0.25 BUs
Multiple Residential Small (2-4 units)	2 BUs	0.46 BUs
Commercial, Industrial	2 BUs	0.5 BUs
Large Rural Property	2 BUs	0.08 BUs (per 10 acres)
Multiple Residential (5+ units)	5 BUs	0.32 BUs
Large Commercial (Hotels, Mobile Home Parks)	5 BUs	0.5 BUs (per 1/4-acre increments)

Benefit Assessments, FY 2018-2019

Use/Size	CSA Vector Control Initial Benefit Assessment	Oakland (Residence Only) + Supplement Assessment (\$1.28)	CSA Vector Control Secondary Benefit Assessment
Single Family Residence/Condominiums	\$5.92	\$7.20	\$4.08/2.49
Vacant Land Parcel	5.92	7.20	1.27
Multiple Residential Small (2-4 units)	11.84	14.40	2.34 ¹
Commercial, Industrial	11.84	14.40	2.54 ⁴
Large Rural Property (10+ acres)	11.84	14.40	0.41 ⁵
Multiple Residential (5+ units)	29.60	36.00	1.63 ²
Large Commercial (Hotels, Mobile Home Parks)	29.60	36.00	2.54 ⁴

1. This rate is per unit. There would be a minimum of 2 units for this category.
2. This rate is per unit. There would be a minimum of 5 units for this category.
3. A property would be charged this minimum. It would be \$.41 for 10 acres.
4. These estimates are based on per 1/4-acre increments.



Assessment for One Benefit Unit

Single-Family Residence - (CSA Basic Rate and Oakland)

1984-2019

Fiscal Year	CSA Basic Rate	Oakland Supplement Rate*	Oakland Total Rate
1984-85	\$3.15		\$3.15
1985-86	2.66		2.66
1986-87	2.66		2.66
1987-88	3.24		3.24
1988-89*	3.30	0.70	4.00
1989-90	3.58	0.66	3.84
1990-91	3.80	0.70	4.50
1991-92	3.96	0.70	4.66
1992-93	3.96	0.70	4.66
1993-94	4.72	1.04	5.76
1994-95	4.82	1.06	5.88
1995-96	5.82	1.26	7.08
1996-97	5.92	1.28	7.20
1997-98	5.92	1.28	7.20
1998-99	5.92	1.28	7.20
1999-2000	5.92	1.28	7.20
2000-01	5.92	1.28	7.20
2001-02	5.92	1.28	7.20
2002-03	5.92	1.28	7.20
2003-04	5.92	1.28	7.20
2004-05	5.92	1.28	7.20
2005-06	5.92	1.28	7.20
2006-07	5.92	1.28	7.20
2007-08**	10.00	1.28	11.28
2008-09	10.00	1.28	11.28
2009-10***	10.00	1.28	11.28
2010-11	10.00	1.28	11.28
2011-12	10.00	1.28	11.28
2012-13	10.00	1.28	11.28
2013-14	10.00	1.28	11.28
2014-15	10.00	1.28	11.28
2015-16	10.00	1.28	11.28
2016-17	10.00	1.28	11.28
2017-18	10.00	1.28	11.28
2018-19	10.00	1.28	11.28

*Includes Oakland Supplemental (initiated 1988-89)

**Includes Initial and Secondary Benefit Assessments

***Includes Emeryville and Fremont (annexed 2009-10)



ALAMEDA COUNTY
**VECTOR
CONTROL**

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(510) 567-6800 • www.acvcscd.org

Alameda County Department of Environmental Health

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2021 Events Calendar

JANUARY

- 8 CALAFCO Legislative Committee (Virtual)
- 19 CALAFCO Monthly EO meeting (Virtual)
- 21 CALAFCO Board of Directors Strategic Planning Session (Virtual)
- 22 CALAFCO Board of Directors Meeting (Virtual)
- 21-22& League New Mayor & Council Academy (Virtual)
- 28-29 (Virtual)
- 27-28 CA Assn. of Sanitation Agencies Conference (Virtual)

FEBRUARY

- 16 CALAFCO Monthly EO meeting (Virtual)
- 19 CALAFCO Legislative Committee (Virtual)

MARCH

- 17-19 CALAFCO Staff Workshop (Newport Beach)
- 26 CALAFCO Legislative Committee (Virtual)

APRIL

- 19 CALAFCO Monthly EO meeting (Virtual)
- 30 CALAFCO Board of Directors Meeting (Virtual)

MAY

- 7 CALAFCO Legislative Committee (Virtual)
- 11-14 Assn. of CA Water Agencies Conference (Monterey)
- 17 CALAFCO Monthly EO meeting (Virtual)

JUNE

- 18 CALAFCO Legislative Committee (Virtual)
- 28 CALAFCO Monthly EO meeting (Virtual)

JULY

- 23 CALAFCO Legislative Committee (Virtual)
- 30 CALAFCO Board of Directors Meeting (Sacramento)

AUGUST

- 11-13 CA Assn. of Sanitation Agencies Annual Conference (San Diego)
- 30 CA Special Districts Assn. Conference (Monterey)

SEPTEMBER

- 1-2 CA Special Districts Assn. Conference (Monterey)
- 22-24 League Annual Conference (Sacramento)
- 29-30 Regional Council of Rural Counties Annual Conference (Monterey)

OCTOBER

- 22 CALAFCO Legislative Committee (2022) (Virtual)
- 6-8 CALAFCO Annual Conference (Newport Beach)
- 7 CALAFCO Annual Business Meeting (Newport Beach)
- 8 CALAFCO Board of Directors Meeting (Newport Beach)

NOVEMBER

- 5 CALAFCO Legislative Committee (Sacramento)
- 12 CALAFCO Board of Directors Meeting (Sacramento)
- 30 CA State Assn. of Counties Annual Conference (Monterey)
- 30 Assn. of CA Water Agencies Conference (Pasadena)

DECEMBER

- 1-3 CA State Assn. of Counties Annual Conference (Monterey)
- 1-3 Assn. of CA Water Agencies Conference (Pasadena)
- 3 CALAFCO Legislative Committee (San Diego)

Sharing Information and Resources

CALIFORNIA ASSOCIATION OF
LOCAL AGENCY FORMATION
COMMISSIONS

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For current information and other CALAFCO resources please visit www.calafco.org