

SUMMARY ACTION MINUTES
ALAMEDA LOCAL AGENCY FORMATION COMMISSION
SEPTEMBER 08, 2022, REGULAR MEETING

1. CALL TO ORDER | ROLL CALL

The regular meeting was called to order at 2:02 p.m. by Chair Sblendorio.
The Commission Clerk performed the roll call with the following attendance recorded.

Regulars Present: David Haubert, County of Alameda
 Melissa Hernandez, City of Dublin
 Ralph Johnson, Castro Valley Sanitary District
 Nathan Miley, County of Alameda
 Sblend Sblendorio, Public (Chair)
 Ayn Wieskamp, East Bay Regional Park District
 Bob Woerner, City of Livermore

Alternates Present: Karla Brown, City of Pleasanton
 Georgean Vonheeder-Leopold, Dublin San Ramon Services District

Members Absent: Dave Brown, County of Alameda (Alternate)
 John Marchand, Public (Alternate)

The Commission Clerk confirmed a quorum was present with six voting members. Also present at the meeting were Executive Officer Rachel Jones, Commission Counsel Andrew Massey, and Commission Clerk April Raffel.

Commissioner Miley arrived at 2:15 p.m.

2. PUBLIC COMMENT:

Chair Sblendorio invited anyone from the public to address the Commission on any matter not listed on the agenda and within the jurisdiction of the Commission. The Commission Clerk confirmed there were no public comments.

3. CONSENT ITEMS

Item 3a

Approval Meeting Minutes for July 14, 2022

Item presented to approve draft action minutes prepared for the Commission's July 14, 2022, regular meeting. Recommendation to approve.

Item 3b

Approval of Resolution to Continue Virtual Meetings due to COVID-19 Pandemic

Item presented to consider a resolution authorizing LAFCO to conduct virtual meetings for the Commission for the next 30-day period as allowed under AB361, as circumstances warrant. Recommendation to approve.

Item 3c

Approval of Meeting Dates for Calendar Year 2023

Item presented to consider meeting dates for Calendar Year 2023. Recommendation to approve.

Item 3d

Approval of Conflict-of-Interest Code

Item presented to consider approval of Conflict-of-Interest Code. Recommendation to approve.

Item 3e

Approval of End of the Fiscal Year Budget Report

Item presented to consider End of Fiscal Year Budget Report. Recommendation to approve.

Chair Sblendorio asked if any Commissioner would like to pull any consent agenda item. There were no Commissioners that wanted to pull any item from the consent agenda.

Commissioner Hernandez motioned to approve the consent calendar with a second from Commissioner Woerner. Roll call requested:

AYES: Haubert, Hernandez, Johnson, Sblendorio, Wieskamp, and Woerner
NOES: None
ABSENT: Miley
ABSTAIN: None

The Commission Clerk confirms the motion was approved 6-0.

4. ALAMEDA COUNTY'S ORDINANCE AMENDING MEASURE D (PUBLIC HEARING)

Item presented to consider supporting Alameda County's ballot measure to amend Measure D.

- At their August 9th meeting, the Alameda County Board of Supervisors adopted a resolution and order to place the ordinance amending Measure D on the November 8th ballot.
- Overall, staff finds that the ballot measure is consistent with LAFCO's recommendations that were based on its 20-Year Review of Measure D and developed by the Measure D Ad Hoc Subcommittee.
- Further consideration of proposed text amendments to Alameda County's planning documents developed by the Tri-Valley Conservancy and included in LAFCO's recommendations are being considered by the County and discussions will continue with the County regarding their implementation.
- Recommendation to support Alameda County's ordinance amending Measure D ahead of the November 8th ballot.

Chair Sblendorio invited Commissioner questions. None received.

Chair Sblendorio invited public comments.

The Commissioner Clerk confirmed there were no public comments.

Chair Sblendorio proceeded to close the public hearing and invited Commissioner comments. There were none.

Commissioner Woerner motioned to approve support for Alameda County's ballot measure to amend Measure D with a second from Commissioner Haubert. Roll call requested:

AYES:	Haubert, Hernandez, Johnson, Sblendorio, Wieskamp, and Woerner
NOES:	None
ABSENT:	Miley
ABSTAIN:	None

The Commission Clerk confirms the motion was approved 6-0.

5. REVIEW OF DRAFT SCOPE OF ANALYSIS | SOUTH LIVERMORE VALLEY AREA PLAN STUDY (BUSINESS)

Item presented to consider receiving a draft scope of analysis developed by Lamphier-Gregory to guide the preparation and timing of the agency's scheduled study on the South Livermore Valley Area Plan. This includes setting the depth and range of analysis as well as establishing key LAFCO interests.

- Several important events that have occurred over the year should be considered in the study like the UC Davis Report on the economic vitality of wine production in the South Livermore Valley and City of Livermore's EIR for a South Livermore Sewer Expansion Project.
- The scope proposes that the study should not only be a retrospective review but also a prospective review of the potential implications of current plans, trends, and recent events relative to LAFCO interests such as land preservation, municipal boundary adjustments, and land use policies that may affect wine production in the area.
- The study is at a not-to-exceed cost of \$30,000.
- LAFCO will also collaborate with the Ag Advisory Committee to establish a consensus on key metrics, estimates, and performance measures to outline a constructive framework to telegraph the issues and trends in the South Livermore Valley.
- Presented for discussion and feedback on the scope and return it to the Commission to formally approve at its next regular meeting scheduled for November 10.

Chair Sblendorio invited Commissioner comments.

Commission discussion followed.

Chair Sblendorio invited public comments.

The Commission Clerk confirmed there was one public comment to address the Commission. A comment was received from the following person:

- Karl Wentz, COO, Wentz 5th Generation and Chair, Agricultural Advisory Committee of Alameda County

Commissioner Woerner suggested having a list of documents and studies referenced by Karl Wentz in our records especially as references for consultants. Chair Sblendorio recommended the Executive Officer contacting the three jurisdictions which include the City of Livermore, City of Pleasanton, and county planning staff, as well as the winegrowers, Tri-Valley Conservancy, and Friends of Open Space and Vineyards to ask if they have additional, formal comments.

6. CONTRACT AWARD | PRELIMINARY COMPREHENSIVE FISCAL ANALYSIS (BUSINESS)

Item presented to consider awarding a service contract to Berkson Associates to perform work associated with LAFCO's Preliminary Comprehensive Fiscal Analysis for the unincorporated communities of Castro Valley, Ashland, Cherryland, San Lorenzo, Fairview, and Hayward Acres. The contract is for a period of twelve months, starting in October of 2022, and in an amount not to exceed \$72,500. Recommendation to approve.

Chair Sblendorio invited Commissioner questions or comments. None received.

Chair Sblendorio invited comments from the public.

The Commissioner Clerk responded there were no comments for this item.

Commissioner Haubert motioned to accept the staff recommendation as provided in the agenda report with a second from Commissioner Johnson. Roll call requested:

AYES: Haubert, Hernandez, Johnson, Miley, Sblendorio, Wieskamp, and Woerner

NOES: None

ABSENT: None

ABSTAIN: None

The Commission Clerk confirms the motion was approved 7-0.

7. PROPOSED AMENDMENTS TO COMMISSION STIPEND POLICY (BUSINESS)

Item presented to consider amending its policy on Commissioner stipends that expands the coverage of payments to include attendance at standing and ad hoc committee meetings and increases the stipend amount to \$125. The policy also specifies certain LAFCO activities that Commissioners may claim for individual reimbursements. Recommendation to approve.

Chair Sblendorio invited comments or questions from the Commissioners. None received.

Chair Sblendorio invited public comments. The Commission Clerk confirmed there were no public comments.

Commissioner Haubert motioned to approve the staff recommendation as provided in the agenda report with a second from Commissioner Hernandez. Roll call requested:

AYES: Haubert, Hernandez, Johnson, Miley, Sblendorio, Wieskamp, and Woerner
NOES: None
ABSENT: None
ABSTAIN: None

The Commission Clerk confirms the motion was approved 7-0.

8. MATTERS INITIATED BY MEMBERS OF THE COMMISSION

Chair Sblendorio asked when we are due for the next sphere of influence study for municipalities for the cities. Executive Officer Jones responded the cities will be included in both the fire protection municipal service review, as well as the community service municipal service review.

Commissioner Haubert suggested having an agenda item discussion by LAFCO reviewing how to eliminate islands to bring into service districts, including adjacent neighborhoods, parcels, homes that should be annexed into a city or service district. He suggested having townhall meetings to discuss what parcel owners could do so that they are aware of the information to identify those candidates or possible candidates for future LAFCO action. Executive Officer Jones mentioned this topic is on the work plan for this fiscal year.

9. EXECUTIVE OFFICER REPORT

None

10. INFORMATIONAL ITEMS

- a. Current and Pending Proposals
- b. Progress Report on Work Plan
- c. CALAFCO Annual Conference, October 19th – 21st in Newport Beach, California

11. ADJOURNMENT OF REGULAR MEETING

Chair Sblendorio adjourned the meeting at 2:35 p.m.

Next Meetings of the Commission

Policy and Budget Committee Meeting
Thursday, October 6, 2022, at 2:00 p.m.

Regular Meeting
Thursday, November 10, 2022, at 2:00 p.m., To Be Determined

I hereby attest the minutes above accurately reflect the deliberations of the Commission at its September 8, 2022, videoconference meeting.

ATTEST,



April L. Raffel