

SUMMARY ACTION MINUTES
ALAMEDA LOCAL AGENCY FORMATION COMMISSION
MAY 12, 2022, REGULAR MEETING

1. CALL TO ORDER | ROLL CALL

The regular meeting was called to order at 2:00 a.m. by Chair Sblendorio.
The Commission Clerk performed the roll call with the following attendance recorded.

Regulars Present: Melissa Hernandez, City of Dublin
 Ralph Johnson, Castro Valley Sanitary District
 Nathan Miley, County of Alameda
 Sblend Sblendorio, Public (CHAIR)
 Bob Woerner, City of Livermore

Alternates Present: Karla Brown, City of Pleasanton
 John Marchand, Public
 Georgean Vonheeder-Leopold, Dublin San Ramon
 Services District (voting)

Members Absent: Dave Brown, County of Alameda (alternate)
 David Haubert, County of Alameda (regular)
 Ayn Wieskamp, East Bay Regional Park District (regular)

The Commission Clerk confirmed a virtual quorum was present with five voting members and one alternate member. Also present at the meeting were Executive Officer Rachel Jones, Commission Counsel Audrey Beaman, and Commission Clerk April Raffel.

2. WELCOME RETURNING COMMISSIONER:

The Commission acknowledged the appointment of alternate Commissioner Dave Brown to Alameda LAFCO by the Alameda County Board of Supervisors on April 19, 2022.

3. 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 was one speaker to address the Commission. A comment was received from the following person:

- Kelly Abreau, Resident

4. **APPOINTMENT OF PUBLIC MEMBER (action)**

Item to consider the recommendation of its Ad Hoc Selection Committee on the appointment of a Public Member. Recommendation to approve.

At its March 10th regular meeting, the Commission authorized staff to begin the recruitment of its Public Member seat and establish an ad hoc selection committee to review applications for the Public Member Seat. On April 25th, the Committee interviewed two applicants, and based on the interviews, the Committee recommends the appointment of Sblend Sblendorio as the Public Member.

Commissioner Woerner motioned with a second from Alternate Commissioner Vonheeder-Leopold to approve agenda item 4. Roll call requested:

AYES: Hernandez, Johnson, Miley, Woerner, and Vonheeder-Leopold (voting for Wieskamp)
NOES: None
ABSENT: Dave Brown, Haubert, Wieskamp
ABSTAIN: None

The Commission Clerk confirms the motion was 5-0.

Chair Sblendorio thanked LAFCO staff for allowing him to serve as the Chair.

5. **CONSENT ITEMS**

Item 5a

Approval of Meeting Minutes for March 10th, 2022

Item presented to approve draft action minutes prepared for the Commission's March 10, 2022, regular meeting. Recommendation to approve.

Item 5b

4th Quarter Budget Report for the Fiscal Year 2021-2022

Item presented to review a report comparing budgeted and actual expense and revenue transactions for 2021-2022 through the 4th quarter with related projections. Recommendation to accept and file the report as presented and provide direction as needed to staff with respect to any related matters for future consideration.

Item 5c

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 the resolution authorizing the use of virtual meetings for a 30-day period.

Chair Sblendorio welcomed any comments from the public.

Executive Officer Jones responded there were no comments for the item.

Commissioner Woerner motioned to approve the consent calendar with a second from Alternate Commissioner Vonheeder-Leopold. Roll call requested:

AYES: Hernandez, Johnson, Miley, Sblendorio, Woerner, and Vonheeder-Leopold
(voting for Wieskamp)
NOES: None
ABSENT: Dave Brown, Haubert, Wieskamp
ABSTAIN: None

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

6. PROPOSED OUT OF AREA SERVICE AGREEMENT WITH THE CITY OF PLEASANTON AND 720 MOCKINGBIRD LANE (PUBLIC HEARING)

Item presented by Executive Officer Jones to consider an out of area service agreement (OASA) filed by the City of Pleasanton requesting approval to extend public water and wastewater services outside its jurisdictional boundary to one parcel located at 720 Mockingbird Lane in the unincorporated community of Happy Valley. Staff recommended the Commission adopt the draft resolution approving the OASA of 720 Mockingbird Lane with the City of Pleasanton proposal.

Chair Sblendorio invited Commissioner questions.

Commission discussion followed. Legal Counsel Audrey Beaman confirmed the pre-annexation agreement runs with the land that is reported on this property.

Chair Sblendorio opened the public hearing and invited public comments.

The Commission Clerk confirmed there were no public comments.

Chair Sblendorio proceeded to close the public hearing.

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

AYES: Hernandez, Johnson, Miley, Sblendorio, Woerner, and Vonheeder-Leopold
(voting for Wieskamp)
NOES: None
ABSENT: Dave Brown, Haubert, Wieskamp
ABSTAIN: None

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

7. FINAL REPORT ON ALAMEDA LAFCO'S 20-YEAR REVIEW OF MEASURE D (PUBLIC HEARING)

Item continued from the March 10th meeting involving Alameda LAFCO's 20-Year Review of Measure D that was prepared by a consultant, Scott Gregory of Lamphier-Gregory as part of the Commission's adopted 2021-2022 workplan. A draft report of the study was presented at Alameda LAFCO's March 10, 2022, regular meeting, and immediately preceded the initiation of a 30-day formal public review and comment period ending April 15th. LAFCO received comment letters from the Livermore Valley Winegrowers Association, the Tri-Valley Conservancy, and the public. Additional information was incorporated in the final report to reflect feedback received from LAFCO's March 10th regular meeting and during the comment period.

Staff requested the Commission to accept the final report *on LAFCO's 20-Year Review of Measure D*, prepared by Lamphier-Gregory, and approve its findings and conclusions, so staff, in turn, can present the final report to key stakeholders and agencies in the region to help facilitate policy decisions surrounding the proposed amendment to the ballot Measure D, and develop recommendations with the Commission's Ad Hoc Subcommittee for adoption at its July 14th regular meeting.

Executive Officer Jones advised Scott Gregory was available to address any questions and returned the item to the Chair.

Chair Sblendorio invited Commissioner questions.

Commission discussion followed. Commissioner Miley asked if LAFCO could endorse the Ballot Measure D. Executive Officer Jones mentioned LAFCO can endorse a ballot measure but cannot campaign on it.

Chair Sblendorio opened the public hearing and invited public comments. Commission Clerk confirmed there were two public comments to address the Commission. Comments were received from the following persons:

- Larry Gosselin, Sustainable Food Network, LLC.
- Kelly Abreau, Resident

Chair Sblendorio proceeded to close the public hearing.

Commission discussion followed.

Commissioner Woerner motioned to accept the report, with edits to table 4-5 for clarity, pick a date for recommendations to come out from LAFCO, and that we leave it open for further matters initiated for additional study. Chair Sblendorio amended the motion that our subcommittee tries to make those recommendations by our July 14th regular meeting. Commissioner Johnson second the motion and amendment. Roll call requested:

AYES: Hernandez, Johnson, Miley, Sblendorio, Woerner, and Vonheeder-Leopold (voting for Wieskamp)
NOES: None
ABSENT: Dave Brown, Haubert, Wieskamp
ABSTAIN: None

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

8. FINAL BUDGET AND WORKPLAN FOR FY 2022-2023 (PUBLIC HEARING)

Item presented to consider adopting a final budget and workplan for the fiscal year 2022-2023. The item returns from the Commission after a public review and comment period and remains intact from its initial draft. Operating budget expenses total \$746,428 and represent an increase of \$91,093 or 13.9% from the current fiscal year. The increase is marked by expenses for professional services in the Service and Supplies Unit for additional LAFCO studies, and a rise in rent/moving costs for new LAFCO Office space.

Final budget revenues are matched to expenses with an increase in agency contributions by \$26,094 or 6% over the next fiscal year.

The final workplan also remains intact and outlines 20 specific projects that include creating a regional water and wastewater committee, two municipal service reviews, and a proposed preliminary comprehensive fiscal analysis of Castro Valley and its surrounding communities.

Staff recommended adopting the draft resolution and approve the final budget and workplan for the fiscal year 2022-2023 and direct the Executive Officer to circulate the final budget and workplan to LAFCO's funding agencies.

Chair Sblendorio invited Commissioner questions. None received.

Chair Sblendorio proceeded to open the public hearing and invited comments.

The Commission Clerk confirmed there were no public comments.

Chair Sblendorio proceeded to close the public hearing.

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

AYES:	Hernandez, Johnson, Miley, Sblendorio, Woerner, and Vonheeder-Leopold (voting for Wieskamp)
NOES:	None
ABSENT:	Dave Brown, Haubert, Wieskamp
ABSTAIN:	None

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

9. SALC PLANNING GRANT PROJECT UPDATE (BUSINESS)

Alameda LAFCO in partnership with the Alameda County Resource Conservation District (ACRCD), has received a Sustainable Agricultural Lands Conservation (SALC) Planning Grant from the Department of Conservation in the amount of \$250,000 to create a repository of agricultural and open space use policies from stakeholders throughout the County and to identify, map and monitor high-priority parcels of agricultural lands within the region.

The Commission received a presentation from ACRCD on work to date regarding LAFCO's and ACRCD's SALC Planning Grant project. The update was presented by ACRCD Executive Director, Katherine Boxer and staff.

ACRCD Staff provided work to date on the project to the Commission and outline the project's future objectives and goals. The report was presented to the Commission for information and discussion only.

Chair Sblendorio invited Commissioner questions or comments.

Commission discussion followed. Commissioner Woerner asked if Ms. Boxer could give Executive Officer Jones some suggested recommendations, we may include, based on the Measure D report.

Executive Officer Jones responded there was one public comment to address the Commission. A comment was received from the following person:

- Kelly Abreau, Resident

Commission discussion followed.

10. MATTERS INITIATED BY MEMBERS OF THE COMMISSION

Commissioner Miley wanted to thank Executive Officer Jones who attended the Board of Supervisors Unincorporated Services Committee Meeting and presented the upcoming potential feasibility study of Castro Valley, Ashland, Cherryland, and San Lorenzo.

11. EXECUTIVE OFFICER REPORT

Executive Officer Jones reported staff contacted a consultant to get an estimate on a preliminary comprehensive fiscal analysis of Castro Valley, as one model of looking at incorporation. Another model would be looking at Castro Valley, plus the surrounding areas of Ashland, Cherryland, San Lorenzo, and perhaps Fairview. The last model looks at just those standalone communities of Ashland, Cherryland, San Lorenzo, and possibly Fairview. Overall, the staff is going around and meeting with the Unincorporated Services Committee and Joint Mac Committee to get feedback on what the model should be and what kind of areas we should include before we go to the Commission at our July meeting to outline the exact scope of work that we're going to include and have the Commission act on whether we should move forward with preliminary comprehensive fiscal analysis.

12. INFORMATIONAL ITEMS

None

13. ADJOURNMENT OF REGULAR MEETING

Chair Sblendorio adjourned the meeting at 3:57 p.m.

Next Meetings of the Commission
Policy and Budget Committee Meeting
Thursday, June 2, 2022, at 2:00 p.m., Online Meeting

Regular Meeting
Thursday, July 14, 2022, at 2:00 p.m., Online Meeting

I hereby attest the minutes above accurately reflect the deliberations of the Commission at its May 12, 2022, videoconference meeting.

ATTEST,



April L. Raffel
Commission Clerk

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