

YOLO COUNTY LOCAL AGENCY FORMATION COMMISSION

Regular Meeting AGENDA

June 27, 2013 - 9:00 a.m.

BOARD OF SUPERVISORS CHAMBERS

625 COURT STREET, ROOM 206
WOODLAND, CALIFORNIA 95695

COMMISSIONERS

OLIN WOODS, CHAIR (PUBLIC MEMBER)
MATT REXROAD, VICE CHAIR (COUNTY MEMBER)
SKIP DAVIES (CITY MEMBER)
DON SAYLOR (COUNTY MEMBER)
BILL KRISTOFF (CITY MEMBER)

ALTERNATE COMMISSIONERS

ROBERT RAMMING (PUBLIC MEMBER)
JIM PROVENZA (COUNTY MEMBER)
CECILIA AGUIAR-CURRY (CITY MEMBER)

CHRISTINE CRAWFORD
EXECUTIVE OFFICER

ROBYN TRUITT DRIVON
COMMISSION COUNSEL

All persons are invited to testify and submit written comments to the Commission. If you challenge a LAFCo action in court, you may be limited to issues raised at the public hearing or submitted as written comments prior to the close of the public hearing. All written materials received by staff 72 hours before the hearing will be distributed to the Commission. If you wish to submit written material at the hearing, please supply 10 copies.

All participants on a matter to be heard by the Commission that have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months must disclose this fact, either orally or in writing, for the official record as required by Government Code Section 84308.

Any person, or combination of persons, who make expenditures for political purposes of \$1,000 or more in support of, or in opposition to, a matter heard by the Commission must disclose this fact in accordance with the Political Reform Act.

CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call

3. Public Comment : Opportunity for members of the public to address the Yolo County Local Agency Formation Commission (LAFCo) on subjects not otherwise on the agenda relating to LAFCo business. The Commission reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

CONSENT AGENDA

4. Approve LAFCo Meeting Minutes of May 23, 2013.
5. Receive and file the May 2013 CALAFCO Quarterly Newsletter
6. Approve selection of CALAFCO 2013 Achievement Award Nominations.
7. Information regarding the 2013 CALAFCO Annual Conference.

REGULAR AGENDA

8. Consider and Adopt an Update to the Yolo LAFCo Shared Services Strategic Plan to add Broadband to its List of Shared Service Areas and remove other miscellaneous items that are no longer applicable.

EXECUTIVE OFFICER'S REPORT

9. A report by the Executive Officer on recent events relevant to the Commission and an update of Yolo LAFCo staff activity for the month. The Commission or any individual Commissioner may request that action be taken on any item listed.
 - Staff Activity Report - May 20 to June 21, 2013
 - Dunnigan Specific Plan Update

COMMISSIONER COMMENTS

10. Opportunity for any Commissioner to comment on issues not listed on the agenda. No action will be taken on off-agenda items unless authorized by law.

CLOSED SESSION

11. Public Employee Performance Evaluation
(GC Section 54957)

Position Title: Executive Officer

ADJOURNMENT

12. Adjournment

Next meeting scheduled for: July 25, 2013

I declare under penalty of perjury that the foregoing agenda was posted by 5:00 p.m. on June 21, 2013, at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California.
- On the LAFCo website at: www.yololaftco.org.

Terri Tuck, Clerk
Yolo County LAFCo

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Commission Clerk for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Commission Clerk as soon as possible and at least 24 hours prior to the meeting. The Commission Clerk may be reached at (530) 666-8048 or at the following address:

Yolo County LAFCo
625 Court Street, Room 203
Woodland, CA 95695

Note: Audio for LAFCo meetings will be available directly following conclusion of the meeting at www.yololaftco.org.



Consent **4.**

LAFCO

Meeting Date: 06/27/2013

Information

SUBJECT

Approve LAFCo Meeting Minutes of May 23, 2013.

Attachments

Item 4-May 23, 2013 Minutes

Form Review

Form Started By: Terri Tuck
Final Approval Date: 06/17/2013

Started On: 06/17/2013 01:12 PM

LOCAL AGENCY FORMATION COMMISSION of YOLO COUNTY

MEETING MINUTES

May 23, 2013

The Local Agency Formation Commission of Yolo County met on the 23rd day of May 2013, at 9:00 a.m. in the Yolo County Board of Supervisors Chambers, 625 Court Street, Room 206, Woodland CA. Members present were Chair and Public Member Olin Woods, County Members Matt Rexroad and Don Saylor, and City Members Skip Davies and Bill Kristoff. Others present were Executive Officer Christine Crawford, Clerk Terri Tuck and Counsel Robyn Truitt Drivon.

Item No 1 and 2 Call to Order, Pledge of Allegiance and Roll Call

Chair Woods called the Meeting to order at 9:10 a.m.

Commission Clerk Terri Tuck led the Pledge of Allegiance

PRESENT: Kristoff, Rexroad, Saylor, Woods ABSENT: Davies

Item No 3 Public Comments

None.

CONSENT

Item No 4 Approve LAFCo Special Meeting Minutes of April 25, 2013

Item No 5 Receive and File the Spring 2013 C & L Newsletter by Colantuono & Levin, A Professional Corporation

Item No 6 Amend the Yolo LAFCo Administrative Policies and Procedures to add a new policy regarding audits

Minute Order 2013-17: The recommended actions were approved on Consent.

Approved by the following vote:

MOTION: Rexroad SECOND: Saylor
AYES: Kristoff, Rexroad, Saylor, Woods
NOES: None
ABSTAIN: None
ABSENT: Davies

PUBLIC HEARING

Item No 7 Consider and adopt the Final Yolo LAFCo Budget for Fiscal Year 2013-14

Minute Order 2013-18: After a report by staff the Chair opened the Public Hearing. No one came forward and the recommended action was approved.

Approved by the following vote:

MOTION: Rexroad SECOND: Kristoff
AYES: Kristoff, Rexroad, Saylor, Woods
NOES: None
ABSTAIN: None
ABSENT: Davies

Commissioner Davies arrived on the dais at 9:14 a.m.

REGULAR

Item No 8 Election of Chair and Vice Chair for 2013/14 term

Minute Order 2013-19: Commissioners Woods and Rexroad were elected to another term as Chair and Vice Chair, respectively, ending May 2014.

Approved by the following vote:

MOTION: Saylor SECOND: Kristoff
AYES: Davies, Kristoff, Rexroad, Saylor, Woods
NOES: None
ABSTAIN: None
ABSENT: None

Item No 9 Consider CALAFCO 2013 Achievement Award Nominations

Minute Order 2013-20: By consensus, the Commission directed Chair Woods and Executive Officer Christine Crawford to choose nominees, if any, and assign each candidate to the appropriate Achievement Award.

Item No 10 Consider CALAFCO 2014 Board of Director Nominations

No action was taken.

Item No 11 Executive Officer's Report

The Commission was given a report of the staff's activities for the period of April 22 through May 17, 2013 and was verbally updated on recent events relevant to the Commission.

Staff reported that the first of several shared services public outreach meetings for the Yolo County Animal Services (YCAS) was held April 29th.

Staff was asked by Chair Woods to inform the Commission that there have been some recent updates regarding the Dunnigan Specific Plan (Plan). The applicant submitted three to four of the draft sections of the Plan to County staff. The Plan updates, which have already been presented to the Planning Commission, will be heard at the June 4, 2013 Board of Supervisors meeting. LAFCo staff was directed to attend the meeting and report back to the Commission at its next meeting.

Additionally, staff updated the Commission on the Yolo Leaders Forum held May 22nd entitled *Yolo Broadband Coalition*. A need was identified in the community to form a coalition to advance broadband issues in the County and to possibly hire a consultant to prepare a plan of what assets the County has and where there may be gaps so that, collectively as a County, there can be more effective lobbying for the County's needs and potentially getting grant funding. It was suggested during the Forum that LAFCo might step up to take the lead on the countywide broadband issue as part of its Shared Services Program.

Staff was directed to meet with the County's Administrative Officer and City Managers to discuss LAFCos potential involvement with countywide broadband issues and the County and cities commitment if any to funding the project under the Shared Services Program; create an inventory of countywide broadband including any gaps there may be; implement a 90-120 day plan of action for next steps; and, present preliminary timeline at the next Commission meeting.

Item № 12 Commissioner Comments

Commissioners Kristoff and Woods complimented staff on the new format of the Agenda, including tabs for each item, which makes it a little easier for viewing.

Commissioner Davies reported that the cities of Woodland and Davis, with Commissioner Saylor's assistance, testified both at the Senate and Assembly Budget Sub-Committees to receive matching funds for the water intake of the Woodland-Davis Clean Water Agency. It was successful in both sub-committees and resources were identified for the requested amount. It has now moved forward to the Governor for his decision.

Item № 13 Adjournment

Minute Order 2013-22: By order of the Chair, the meeting was adjourned at 10:10 a.m. to the next regular meeting on June 27, 2013.

Olin Woods, Chair
Local Agency Formation Commission
County of Yolo, State of California

ATTEST:

Terri Tuck
Clerk to the Commission



Consent **5.**

LAFCO

Meeting Date: 06/27/2013

Information

SUBJECT

Receive and file the May 2013 CALAFCO Quarterly Newsletter

Attachments

Item5-CALAFCO Quarterly

Form Review

Form Started By: Terri Tuck
Final Approval Date: 06/17/2013

Started On: 06/17/2013 01:15 PM

News from the Board of Directors

CALAFCO QUARTERLY

May 2013



2013 Staff Workshop Is A Success

Beautiful downtown Davis was the perfect venue for the staff workshop in April, with a program full of interesting and informative general sessions and an awesome mobile workshop. There were 104 paid attendees with 39 LAFcos and 9 associate member organizations represented, and 6 sponsors. Evaluation results showed a very positive overall rating of 5.3 on a 6.0 scale. Participants mentioned the quality of the session topics and speakers, the location, some formatting changes, and the value of networking opportunities as some of the highlights. Financially the workshop exceeded the goals established by the Board. Our thanks to Yolo LAFco for hosting, Steve Lucas (Butte) as Program Chair, all of the Program Committee, and those who took the time to attend. A full report will be provided to the Board at their July meeting.



2013 Annual Conference Update

The Planning and Host Committees, under the leadership of Josh Susman, SR Jones, Kris Berry, José Henríquez, and Sam Martinez, are busy creating a value-added program and experience for this year's conference, and we look forward to seeing everyone there. This year's theme is "Clarity of Vision: The Golden Age of LAFco", to celebrate LAFco's 50th anniversary. There will be an exciting Mobile Workshop, program full of hot and relevant topics, and a number of invited special guests. Details are located on the CALAFCO website, and registration packets will be made available by June 1.



2013 CALAFCO Board Elections and Awards Nominations Packets Distributed

Packets for the 2013 CALAFCO Board of Directors elections and Achievement Awards were distributed to all LAFcos. Please note the deadlines for submission for these important documents. Both packets are also available in the members section of the CALAFCO website.



CALAFCO U Course June 6th

There is still space in the June 6th session on *Performance Measures and Other MSR Strategies* in San Luis Obispo. Registration information and session details are on the CALAFCO website. Don't delay...register today!



2013 – 2015 Strategic Plan Updates

The Board adopted the CALAFCO 2013-2015 Strategic Plan and amended the 2013 CALAFCO Legislative Policies to align with the Strategic Plan. The emphasis of the plan is continued member services and advocacy of LAFcos role in orderly growth, preservation of agricultural

and open space lands and efficient municipal services, and continued commitment to educational opportunities. Strategy highlights include gaining greater membership participation in hosting, planning, executing and attending conferences and workshops; continue to increase communication among member organizations; increase awareness and effectiveness in local legislative advocacy; continue upgrades to the CALAFCO website; expand associate membership; and increase revenue through creative and value-added sponsorship opportunities.

CALAFCO Board Actions

During their regular meeting on May 3, the Board took a number of other actions and received updates as follows:

- ◆ The quarterly financial reports were reviewed and the budget is on track for the year. All financial reports are located on the website.
- ◆ The Board approved renewal of the contract with Alta Mesa Group and Mr. James Gladfelter for CPA services to CALAFCO.
- ◆ The Board adopted the FY 2013/2014 budget, which is available on the CALAFCO website.
- ◆ GC§56133 – The Board received an update that the subcommittee appointed by Chair Ted Novelli is still working on amended language and will provide a report and recommendation to the Board at their July 12 meeting.

Legislative Activities

The legislature is in full swing as the Assembly and Senate wrap up passing bills out of their respective houses. By now many of the bills CALAFCO has been tracking have dropped off as either dead or a two-year bill. As of this writing, here is an update on CALAFCO bills of importance:

- * **AB 453** (Mullin) CALAFCO Sponsored bill. Would allow LAFcos to apply directly for grants that support the preparation of sustainable community strategies and other planning efforts. Made it out of Assembly Appropriations suspense file and onto the Assembly floor for passage.
- * **AB678** (Gordon) As amended, requires Health Care Districts that do not operate their own hospital facilities to create every 5 years, an assessment of the community health needs and requires LAFcos to include in a MSR the Health Care District's 5-year assessment. Passed Assembly now in Senate awaiting committee assignment.
- * **AB 743** (Logue) Amended to eliminate the January 1, 2014 sunset date on annexation of island areas, and changes the effective island creation date to 01/01/14. Passed Assembly now in Senate scheduled for a June 5 hearing in Senate Gov. & Finance Committee.
- * **AB 1427** (ALGC Omnibus) CALAFCO Sponsored bill. Passed Assembly now in Senate awaiting committee assignment.
- * **SB 56** (Roth) Reinstates revenues through ERAF (backfilled by the state general Fund) for cities incorporating after 2005 and annexations of inhabited territories. Held in SLG&F Committee.



Consent **6.**

LAFCO

Meeting Date: 06/27/2013

Information

SUBJECT

Approve selection of CALAFCO 2013 Achievement Award Nominations.

RECOMMENDED ACTION

Recognize and approve the following recommended nominations made by subcommittee members Chair Woods and Executive Officer Christine Crawford:

- a) Lifetime Achievement Award – Former Public Member H. Peter Faye
- b) Distinguished Service Award and/or Outstanding LAFCo Professional – Amador LAFCo Executive Officer Roseanne Chamberlain
- c) Outstanding LAFCo Clerk – Terri Tuck

FISCAL IMPACT

None

REASONS FOR RECOMMENDED ACTION

CALAFCO provided the background information and forms for Achievement Award nominations to each LAFCo in the State. We were invited to use the opportunity to nominate as many individuals, groups and/or agencies that we feel deserve recognition this year.

At its May 23, 2013 meeting, the Commission appointed Chair Woods and Executive Officer Christine Crawford to consult and solicit possible candidate(s) for nomination in the available award categories.

BACKGROUND

Each year, during the Awards Banquet at its Annual Conference, CALAFCO recognizes outstanding achievements by dedicated and committed individuals and organizations that go above and beyond in their work to advance the principles and goals of Cortese-Knox-Hertzberg (CKH) and LAFCO. We were invited to use this opportunity to nominate as many people and agencies that we felt deserved recognition this year.

This year's conference, hosted by the El Dorado, Nevada and Placer LAFCOs, will take place August 28th through 30th. Staff received the 2013 Achievement Awards nomination packet on May 6th and CALAFCO requested that nominations be sent to the nominating committee by July 9th. On May 30th staff received the attached letter from CALAFCO announcing a new award category, the Lifetime Achievement Award.

Nominations and supporting materials for the candidates will be forwarded to the CALAFCO Achievement Awards Committee before the July 9th deadline.

Attachment

CALAFCO Announcement Letter

Attachments

Item 6-ATT

Form Review

Inbox

Christine Crawford
Form Started By: Terri Tuck
Final Approval Date: 06/18/2013

Reviewed By

Christine Crawford

Date

06/18/2013 02:14 PM
Started On: 06/17/2013 01:19 PM

Date: 30 May 2013



2013
Board of Directors

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Amador LAFCo

Vice Chair

MARY JANE GRIEGO
Yuba LAFCo

Secretary

JOHN LEOPOLD
Santa Cruz LAFCo

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STEPHEN TOMANELLI
Riverside LAFCo

JULIE ALLEN
Tulare LAFCo

MATTHEW BEEKMAN
Stanislaus LAFCo

ROBERT BERGMAN
Nevada LAFCo

LOUIS CUNNINGHAM
Ventura LAFCo

LARRY R. DUNCAN
Butte LAFCo

JERRY GLADBACH
Los Angeles LAFCo

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Napa LAFCo

GAY JONES
Sacramento LAFCo

MICHAEL KELLEY
Imperial LAFCo

MICHAEL R. MCGILL
Contra Costa LAFCo

EUGENE MONTANEZ
Riverside LAFCo

JOSH SUSMAN
Nevada LAFCo

To: LAFCo Commissioners and Staff
CALAFCO Members
Other Interested Organizations

From: Matthew Beekman, Co-Chair
Michael McGill, Co-Chair
CALAFCO Achievement Awards Committee

RE: SPECIAL ANNOUNCEMENT – NEW CALAFCO Achievement Award

We are pleased to announce the formalization of the CALAFCO *Lifetime Achievement Award*. In the past, this award has been only been presented to two individuals (P. Scott Browne in 2012, and John T. “Jack” Knox in 2007). Until now, the award has not been included as a potential category for nomination by the general membership.

As we celebrate the 50th anniversary of the creation of LAFCo, it is a fitting time to memorialize this very special award. The criteria for this award has been carefully considered, and is included below. Any LAFCo or individual nominating someone for this award should use this criteria and write on the nomination form that this is for the *Lifetime Achievement Award*. As this is CALAFCO’s highest honor, the Achievement Awards Committee will exercise the highest discretion when considering nominations.

Lifetime Achievement Award – Criteria

Considered to be CALAFCO’s most prestigious award, the *Lifetime Achievement Award* recognizes any individual who has made extraordinary contributions to the LAFCO community in terms of longevity of service, exemplary advocacy of LAFCO-related legislation, proven leadership in approaching a particular issue or issues, and/or demonstrated support in innovative and creative ways of the goals of LAFCOs throughout California. At a minimum, the individual should be involved in the LAFCO community for at least ten years. Examples in this award nomination must be specific in nature, thoroughly demonstrating the criteria.

PLEASE SEND YOUR NOMINATION IN ON THE REGULAR NOMINATION FORM PREVIOUSLY PROVIDED. *Nominations and supporting materials must be received no later than 5:00 p.m., Tuesday, July 9, 2013.* Send nominations via e-mail, fax, or U.S. mail to:

Marjorie Blom
Stanislaus LAFCo
1010 Tenth Street, 3rd Floor
Modesto, CA 95354
Phone: (209) 525-7660 Fax (209) 525-7643 E-mail: blomm@stancounty.com

1215 K Street, Suite 1650
Sacramento, CA 95814

Voice 916-442-6536
Fax 916-442-6535

Staff

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Executive Officer

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Legal Counsel

MARJORIE BLOM
Deputy Executive Officer

STEPHEN LUCAS
Deputy Executive Officer

SAMUEL MARTINEZ
Deputy Executive Officer

JENI TICKLER
Executive Assistant



Consent 7.

LAFCO

Meeting Date: 06/27/2013

Information

SUBJECT

Information regarding the 2013 CALAFCO Annual Conference.

RECOMMENDED ACTION

Receive information regarding the 2013 CALAFCO Annual Conference.

FISCAL IMPACT

The LAFCO budget includes appropriations to pay room, registration, travel and food costs for Commissioners and staff. The early registration cost for members is \$405. Hotel room rates for the conference are \$169 per night. Please note that registration fees and hotel rates will increase after July 29th and there are a limited number of rooms held.

REASONS FOR RECOMMENDED ACTION

The CALAFCO Annual Conference will be held at the Resort at Squaw Creek in Squaw Valley from August 28 to 30, 2013. The deadline for early registration at the Annual Conference is July 29th. Staff can make the reservations for the conference, as needed, if you plan to attend. Please contact staff at your earliest convenience, preferably by July 5th, if you wish to attend.

BACKGROUND

The CALAFCO Annual Conference is held for LAFCO Commissioners and staff to educate themselves on current statewide issues and activities. It also provides the opportunity to meet other LAFCO peers and discuss policy and approaches to improve practices, policies and procedures.

Attachment

2013 CALAFCO Conference Program

Attachments

Item 7-CALAFCO Conference

Form Review

Inbox

Christine Crawford
Form Started By: Terri Tuck
Final Approval Date: 06/18/2013

Reviewed By

Christine Crawford

Date

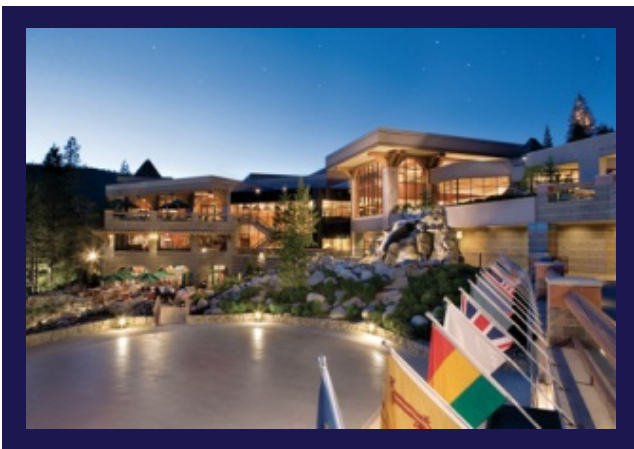
06/18/2013 02:15 PM
Started On: 06/17/2013 01:26 PM



2013 CALAFCO ANNUAL CONFERENCE

August 28-30, 2013

AT LAKE TAHOE



Clarity of Vision:
**THE GOLDEN AGE
OF LAFCO**

Hosted by: Placer, Nevada, and El Dorado LAFCOs

Save \$55! Early bird registration discounts for members available until July 29th

POWERFUL EDUCATIONAL SESSIONS

Wednesday, August 28th

General Session – 2:00 p.m.

LAFCo Through the Years: Celebrating LAFCos Golden Anniversary

To cherish and celebrate the past 50 years of LAFCo – this session will take everyone back to when it all started and how it has evolved through the years.

- Panel:
- Kathleen Rollings-McDonald, Executive Officer, San Bernardino LAFCo (Moderator)
 - Peter Detwiler, Former Chief Consultant to the Senate Governance and Finance Committee (formerly Local Government Committee)
 - Tom Willoughby, Former Chief Consultant to John Knox
 - Bob Braitman, Executive Officer, San Benito LAFCo

General Session – 3:15 p.m.

CEQA Reform and General Plan Updates

Hear from the Director of the Governor's Office of Planning and Research on recent changes in State law regarding CEQA and General Plan Updates.

Moderator: Julie Allen, Commissioner, Tulare LAFCo
Guest Speaker: Ken Alex, Director, OPR



Ken Alex

Breakout Sessions – 4:30 p.m.

Roundtable Discussions by Region

Breakout sessions by region to go over current LAFCo issues and trends.

Thursday, August 29th

General Session – 10:15 a.m.

California's Liquid Gold: What are the Prospects?

Water is what makes our cities and towns livable and makes harvesting of crops and raising livestock possible. We wrestle with sharing and using water in a fair and equitable manner. We struggle to develop new supplies while the population

continues to increase and our agricultural lands are less productive. This session will focus on the Delta and its critical role in California's overall water supply, other alternative water supplies, water management issues, and the challenges



Jerry Meral



Rich Atwater

facing today's water providers.

- Panel:
- Dr. Gerald Meral, Deputy Secretary, Natural Resources Agency
 - Richard Atwater, Executive Director, Southern California Water Committee
 - Tim Quinn, Executive Director, Association of California Water Agencies (ACWA)



Tim Quinn

Luncheon General Session – 12:00 noon

Ethics, Ethics Laws and the FPPC: The Good, the Bad, and the Ethical

There is a renewed demand for more transparency and oversight in local government. However, ethics laws have their limits in determining ethical conduct. This session reviews the special ethical dimensions of being in public service, as well as the distinction between ethics and ethics laws. Hear from the FPPC's Chief of Enforcement how to handle unique situations as public servants and how to avoid potentially problematic situations. Learn where the FPPC is heading in terms of both regulations and enforcement under California's Political Reform Act.

- Panel:
- Christine Crawford, AICP, Executive Officer, Yolo LAFCo (Moderator)
 - JoAnne Speers, Executive Director, Institute for Local Government
 - Gary S. Winuk, Chief, Enforcement Division, FPPC



JoAnne Speers



Gary Winuk

Breakout Sessions – 1:15 p.m.

◆ **Issues Related to Resort Communities**

Resort communities have to deal with increased service demands to accommodate influx of its tourist population during peak weekends or during peak seasons. This session looks at how different service providers in resort communities respond to the increased demand for services.

- Panel:
- Kris Berry, AICP, Executive Officer, Placer LAFCo (Moderator)
 - John McLaughlin, Community Development Director, Town of Truckee

◆ **Land Use Patterns: Current Conditions and Future Trends**

LAFCos goals are to promote orderly, logical development, discourage urban sprawl and preserve agriculture and open space. This session will explore

the current land use patterns seen in our communities, our changing demographics and markets, and what future trends we might expect, including a discussion of the elements and causes of urban sprawl and ways to discourage it.

- Panel:
- David Church, AICP, Executive Officer, San Luis Obispo LAFCo (Moderator)
 - Judy Corbett, Executive Director, Local Government Commission
 - Don Weden, Retired Senior Planner, Santa Clara County

◆ California's Healthcare Districts Without Hospitals: Challenges and Opportunities

Some healthcare districts used to operate hospitals that have since been sold or closed, while others have never operated one. Roughly 30 healthcare districts do not operate hospitals but provide a range of other services. Some programs include comprehensive medical clinics, ambulance services, assisted living facilities, childhood obesity prevention, chronic disease management, grant making, nutritional counseling, physical education, and substance abuse programs. This session provides attendees with an understanding of the role, programs, and services offered by healthcare districts which do not operate hospitals.

- Panel:
- Paul Novak, Executive Officer, Los Angeles LAFCo (Moderator)
 - Susan M. Burden, CEO, Beach Cities Health District
 - Graig H. Stephens, Board Member, Soledad Community Health Care District
 - Marjorie Blom, Executive Officer, Stanislaus LAFCo
 - David H. McGhee, CEO, Association of California Healthcare Districts

General Session – 2:30 p.m.

Rosenberg's Rules of Order for Commissioners

Learn how to facilitate proper debate protocol in your Commission; the rights and obligations of the Commission and those of the public during a Commission Meeting.

Moderator: Terri Tuck, Commission Clerk, Yolo LAFCo

Guest Speaker: David Rosenberg, Superior Court Judge of Yolo County



Judge Rosenberg

Breakout Sessions – 3:45 p.m.

◆ The Governor's Office of Planning and Research and what it means to LAFCOs in 2013 and 2014

This session will focus on the Senate Bill 244: Land Use, General Plans and Disadvantaged Communities Technical Advisory released by OPR in February 2013 and how LAFCOs can incorporate this guidance into

their decision making process. The panel will also discuss the SB226 CEQA guidelines related to the statewide standards for infill projects and other major OPR initiatives of interest to LAFCOs.

- Panel:
- Michael McCormick, AICP, Senior Planner, OPR (Moderator)
 - Seth Litchney, GPG Update Manager, OPR
 - Scott Morgan, Deputy Director of Administration, OPR
 - Louise Bedsworth, PhD, Senior Researcher, OPR

◆ Breaking Up is Hard to Do: Commission-Initiated Consolidations, Dissolutions, and Mergers

State Law empowers LAFCOs with the authority to initiate the consolidation, dissolution, or merger of special districts. Commission-initiated reorganizations are, however, relatively infrequent due largely to cumbersome requirements in State Law and resistance from the governing bodies and staff of special districts. In some instances, there exists a lack of political will and resources on the part of LAFCOs to undertake these reorganizations. This session will focus on three recent examples of Commission-Initiated consolidations, dissolutions, and mergers.

- Panel:
- Paul Novak, Executive Officer, Los Angeles LAFCo (Moderator)
 - Lou Ann Texeira, Executive Officer, Contra Costa LAFCo
 - Peter Banning, Executive Officer, Marin LAFCo

◆ Being an Effective Legislative Advocate: A Look From the Inside Out

As LAFCo Commissioners and Staff, you are in a position to influence and affect state legislation through positive relationship management and effective advocacy. This session offers diverse perspectives on how to best use those relationships for your LAFCo and CALAFCO. Learn from veterans who have the inside track. This fireside-chat style format led by Bill Chiat promises to be insightful, lively, and interactive.

- Panel:
- Harry Ehrlich, Local Government Consultant, San Diego LAFCo (Moderator)
 - Bill Chiat, Dean & Program Manager, CSAC Institute
 - Simón Salinas, 3rd District Supervisor, Monterey County
 - Eugene Montanez, Council Member, City of Corona
 - Kathleen "Casey" Kaneko, Retired Lobbyist

Friday, August 30th

General Session – 9:00 a.m.

LAFCo Today and Tomorrow

This session showcases current LAFCo efforts from across the state to encourage the orderly formation of local

governmental agencies, preserve agricultural and open space land resources, and discourage urban sprawl. We will also explore LAFCo's future direction for the next 50 years.

Panel: • *Sblend Sblendorio, Commissioner, Alameda LAFCo (Moderator)*

- *Mary Jane Griego, Commissioner, Yuba LAFCo*
- *Pete Constant, Commissioner, Santa Clara LAFCo*
- *John Withers, Commissioner, Orange LAFCo*
- *Matt Beekman, Commissioner, Stanislaus LAFCo*
- *Frank Mecham, Commissioner, San Luis Obispo LAFCo*

General Session – 10:30 a.m.

Legislative Update

This session highlights the new laws and legislation affecting LAFCo.

- Panel: • *Harry Ehrlich, Co-Chair, CALAFCO Legislative Committee*
- *Kris Berry, Co-Chair, CALAFCO Legislative Committee*
 - *Pamela Miller, Vice Chair, CALAFCO Legislative Committee*
 - *Misa Yokoi-Shelton, Associate Consultant, Assembly Local Government Committee*

SPECIAL WORKSHOPS & NETWORKING ACTIVITIES

Tuesday, August 27th

Golf Tournament – 1:00 p.m.

CALAFCO 3rd Annual Golf Tournament

Come join your fellow LAFCo professionals and guests at the Golf Course at Squaw Creek, rated by Golf Magazine as one of the "Top Ten Courses You can Play." CALAFCO has secured spots for up to 20 golfers for the low, low price of \$90 per golfer! See the Golf Tournament flyer for more information.

Bike Ride – 1:00 p.m.

Truckee River Bike Ride

This free bike ride is a leisurely tour that starts at the Resort towards Tahoe City along the scenic Truckee River. This scenic route is mostly flat and the ride is approximately 13 miles to the Lake and back. See the Bike Ride flyer for more information.

Wednesday, August 28th

Mobile Workshop – 7:30 a.m.

A Visual and Virtual Tour of the Tahoe Region

Lake Tahoe, where California meets Nevada, is renowned for the clarity of its water and the stunning panorama of surrounding mountains. The Lake's beauty and the region's winter and summer recreational opportunities attract millions of visitors each year.

Learn about the history of the Tahoe region and the challenges of community development in an area of great beauty and environmental sensitivity.

Special guest speakers will include:

- *Dr. Geoffrey Schladow, Founding Director, UC Davis Tahoe Environmental Research Center*
- *Carolyn Wallace Dee, Mayor, Town of Truckee*
- *Tony Lashbrook, Town Manager, Town of Truckee*
- *Paul Thompson, Deputy Planning Director, Placer County*
- *Kim Boyd, Director of Programs, Tahoe Resource Conservation District*



The tour will include lunch. See the Mobile Workshop flyer for more information. Cost: \$48 per person.

Pre-Conference Session – 10:30 a.m.

LAFCo 101: A Good Foundation

This informative session covers LAFCo basics and is ideal for new commissioners and staff as well as experienced attendees seeking a refresher.

- Panel: • *David Church, AICP, Executive Officer, San Luis Obispo LAFCo (Moderator)*
- *Bob Braitman, Executive Officer, San Benito LAFCo*
 - *Carol Cooper, Assistant Executive Officer, Sonoma LAFCo*
 - *Marsha Burch, Attorney*

CONFERENCE REGISTRATION & ALL THE DETAILS

Conference Registration

Registration includes: all conference sessions and materials; the opening reception on Wednesday; breakfast, lunch and dinner on Thursday; and breakfast on Friday. Dinner on Wednesday is on your own. *LAFCo and associate members who register by July 29th save \$55 off the full registration rate.* One-day registration is available and includes the meals for that day. Registration may be made by check or credit card. Visit www.calafco.org for registration forms and on-line credit card registration (service charges apply). Cancellation and refund information is on the registration form.

Guest Registration

Guests are welcome at meals and receptions but must purchase a meal package. An "All Meal" and a "Reception and Banquet only" package are available. Price is based on CALAFCO cost. *Please note:* Meals purchased with a conference registration are not transferable to guests.

Lodging

The Resort at Squaw Creek is the location of the Conference. CALAFCO has a special \$169/night rate for single or double occupancy. A limited number of rooms are also available prior to the Conference. Reservations deadline is July 30th. Rates go up after the deadline. Make your reservations now using the direct link to the resort at <http://resweb.passkey.com/go/CALAFCO2013>.

Credits

CALAFCO offers professional credits for participation in the conference. Any accredited planner may earn AICP credit hours for participation. There is no additional cost for the credits. LAFCo counsel may earn MCLE credits for their participation. An additional \$50 registration fee is required. Only LAFCo counsel may attend the attorney sessions.

For everything from restaurants to things to do, visit the following:

Placer County: www.visitplacer.com

Nevada County: www.gonevadacounty.com

El Dorado County: www.visit-eldorado.com

Also visit Lake Tahoe's Visitor Bureaus:

North Lake Tahoe: www.gotahoenorth.com

South Lake Tahoe: www.tahoessouth.com

SPONSORSHIP

Conference sponsors support the educational mission of CALAFCO. Visit www.calafco.org to download the conference sponsorship package. Thank you for your support!

Tips to Get the Most Out of the CALAFCO Conference

BEFORE

- * Review the conference program and determine which sessions, discussions and activities will directly benefit you and your LAFCo.
- * At a Commission meeting explain the return on investment for conference participation. LAFCo is a significant and complex responsibility. Training commissioners and staff to be effective leaders and decision makers is an investment that benefits the entire community.
- * Designate a representative to prepare a written or verbal summary report to the entire Commission following the conference.

DURING

- * Question - List specific questions you want answered during sessions. If speakers don't satisfy your needs, ask questions during or after the presentation. Take notes.
- * Collect material to share with commissioners who did not attend, including handouts relevant to your LAFCo.
- * Network - Talk with colleagues during breaks and networking events. You gain a great deal by networking with colleagues from LAFCos confronting similar challenges you face.

AFTER

- * Share highlights of the conference and your observations at a Commission meeting.
- * Be available to media inquiries and interview requests. Be prepared, informed and direct in your response.
- * Be positive and well-informed about the conference and its importance to LAFCo. Commissioners and staff must have access to best practices and current information to serve the community effectively.

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Regular 8.

LAFCO

Meeting Date: 06/27/2013

Information

SUBJECT

Consider and Adopt an Update to the Yolo LAFCo Shared Services Strategic Plan to add Broadband to its List of Shared Service Areas and remove other miscellaneous items that are no longer applicable.

RECOMMENDED ACTION

1. Receive staff presentation regarding updates to the formation of a Yolo Broadband Coalition since the May 23, 2013 meeting.
2. Consider and adopt an update to the Yolo LAFCo Shared Services Strategic Plan to add Broadband to its list of Shared Service Areas and remove other miscellaneous items that are no longer applicable.

FISCAL IMPACT

Advancing the concept of a Yolo Broadband Coalition to implementation will require Executive Officer staff time which has already been budgeted for. However, as shared services takes more staff time, other LAFCo responsibilities such as municipal service reviews may need to be contracted out as a result. Although these costs are currently not well known, any additional costs and consultant contracts would be approved by the Commission.

In addition, the tasks required to advance broadband in Yolo County will likely require the hiring of a consultant to validate our broadband coverage maps and prepare a strategic plan. The contract would presumably be with LAFCo similar to how the other shared services contracts were administered. The cost of a broadband consultant contract is estimated to be between \$50,000 - \$75,000 but such costs would be funded by the agencies. Any such contract would require approval by the Commission.

REASONS FOR RECOMMENDED ACTION

In accordance with the Shared Services Strategic Plan adopted in December 2012, the ultimate authority and direction regarding LAFCo shared services activities rests with the Commission.

BACKGROUND

Original Initiatives

The Commission originally authorized staff to develop a Shared Services Program for agencies within Yolo County in December 2011. In consultation with the city managers and County Administrative Officer, the initial shared service areas identified for development included: animal services, housing/Community Development Block Grant (CDBG) administration, and training. The status of each initiative is described below.

Animal Services

As the Commission is well aware, animal services continues to be an involved work effort. LAFCo is currently working on its second study to assist the agencies in identifying what staff and program levels are recommended for the service needs in the County. Staff anticipates this study will be completed in July and the goal is to present any recommended next steps to the city councils and Board of Supervisors this fall.

Housing/CDBG Administration

The concept with sharing resources with regard to housing/CDBG (Community Development Block Grant) Administration was that each agency had a staff person assigned this responsibility on a part time basis. Yolo County Housing is highly specialized in this niche work and indicated a willingness to provide housing and CDBG related support services to the cities and the County. It was thought that better affordable housing projects might also be achieved by leveraging these resources collectively. LAFCo staff scheduled and attended meetings in January - February 2012 between the Yolo County Housing (YCH) Executive Director and the City Managers of Davis, West Sacramento, Winters and Woodland, and the Deputy CAO for Yolo County. The next steps were for YCH to provide the agencies with an SOQ or menu of service options for their consideration. However subsequent to these initial meetings, YCH was asked to take on the 10-Year Plan to End Homelessness and has been working through those issues but was able to enter into a contract to provide CDBG services to the City of Winters. Therefore, it is anticipated that YCH will now be better positioned to move this shared services item forward with the remaining agencies.

Training

The concept with sharing training resources was that some agencies have more robust training opportunities than others and that agencies could save money taking classes from another agency rather than some private offering, or worse not completing the training at all. Yolo County has a robust training academy initially created for internal users and LAFCo staff got hung up trying to address how to provide a shared website where such training offerings could be advertised to outside County users. In addition, County staff indicated that they had tried to share their offerings before with other agencies without success. Therefore, progress was not being made. However, staff realized recently that there is a low tech and simpler way to approach this issue - staff will simply provide PDF copies of the County's training academy offerings to each city manager and human resources director and leave it to them to negotiate and implement directly with the County Training Academy staff. The course offerings for the year are published in August and will be provided at that time.

New Initiatives

As discussed at the May 23, 2013 Commission meeting, the need for a Yolo-wide broadband strategic plan came to the forefront at the Yolo Leaders Forum and LAFCo has been requested to take this on as a shared service area. This topic was brought up and discussed under the Executive Officer's report and the Commission generally supported by consensus that LAFCo add this to their shared service responsibilities. Staff was directed to meet with the city/county managers to discuss LAFCo's potential involvement with county wide broadband issues and present a preliminary time line at the next Commission meeting.

Preliminary Time Line - Yolo Broadband Coalition

Task	Time Frame
LAFCo Commission approval	June 27, 2013
Agency buy in	June 2013
Confirm agency funding for consultant	June-July 2013
Release RFP for Yolo Broadband Strategic Plan	July 2013
Create steering committee	July-August 2013

Hire consultant for Strategic Plan	September 2013
Strategic planning project term (est. 6-month process)	April 2014

At the time of publishing this report, staff has met with most representatives of each city and the County individually since the May Commission meeting (and will meet with them collectively at the June 21st Yolo Managers' Meeting). So far, each agency has indicated an interest in collectively hiring a consultant to implement key next steps to advance broadband, specifically to validate and correct the broadband coverage maps administered by the California Public Utilities Commission and create a county wide broadband strategic plan. Staff will provide an update of most recent discussions at the meeting. For more detail about broadband issues, please see the attached Yolo Broadband Coalition White Paper/FAQ.

Broadband is yet another issue that has surfaced in the county that could benefit from agencies working together toward a solution. LAFCo seems well positioned to take this on as another shared service area. The trajectory of broadband efforts will continue to evolve and staff will keep the Commission updated regarding its progress.

Other Miscellaneous Updates to the Strategic Plan

Oversight of existing JPAs was an issue that was at the forefront last December and the potential existed for LAFCo to be involved in the oversight solution. However, it has since been decided that as an interim solution oversight regarding financial accountability would best be handled by the County Auditor-Controller. The concept is still out there that a long term solution may be that a shared services JPA if created could also provide oversight of existing JPAs. Therefore, the recommended updates to the Shared Services Strategic Plan as attached clean up this language accordingly.

Attachments

- A. Yolo Broadband Coalition Statement of Need/FAQ, dated June 18, 2013
- B. Yolo LAFCo Shared Services Strategic Plan, dated December 2012

Attachments

Item 8-ATT A-Statement of Need

Item 8-ATT B-SS Strategic Plan

Form Review

Inbox	Reviewed By	Date
Christine Crawford	Christine Crawford	06/20/2013 01:22 PM
Christine Crawford	Christine Crawford	06/20/2013 01:22 PM
Christine Crawford	Christine Crawford	06/20/2013 01:53 PM
Form Started By: Christine Crawford		Started On: 06/17/2013 01:00 PM
Final Approval Date: 06/20/2013		

Yolo Broadband Coalition Statement of Need/FAQ

Broadband is a necessary 21st century infrastructure which is becoming equally as important as other traditional infrastructure provided by public agencies, such as road, water and sewer service. But unlike these other traditional fixed-line infrastructure systems, broadband is multi-dimensional and constantly evolving as the demand for speed of information transfer escalates rapidly.

While there is growing awareness of the importance of broadband for economic competitiveness, public safety, securing employment, e-government, remote access to healthcare and education, and reducing transportation-related greenhouse gas emissions – significant gaps exist both with access to broadband infrastructure, and with overcoming barriers to adopting and using broadband. Providing more government services virtually to our residents and outlying areas through e-government reduces vehicle miles travelled and produces other environmental benefits. Access must be expanded to allow more constituents to go “online” instead of standing “in line”.

The State of California seeks 98% broadband deployment and 80% broadband adoption by 2015. The California Public Utilities Commission reported in 2012 that over 50,000 households in the rural areas of the Sacramento region with low density or difficult terrain have yet to be served by broadband, and parts of the urban core have adoption rates as low as 30%. The Sacramento region has taken action to address these disparities. Through the efforts of a four-county broadband consortium, and the use of maps showing broadband availability, broadband infrastructure deployment priorities have been identified and we have developed a diverse coalition of partners and stakeholders, including the jurisdictions. But the consortium alone is not enough to close the digital divide and advance Yolo’s broadband objectives.

What is the problem?

1. There are gaps in coverage where it is not cost effective for the private companies to provide service. Communities within our jurisdictions will get left behind if we do not advocate for them.
2. It’s not commonly understood where these gaps all are because:
 - Private providers overstate their actual coverage to better market their service.
 - CPUC maps are largely based on private provider data because it’s what’s available.
 - Therefore, CPUC maps are not accurate and overstate actual coverage. The CPUC maps create eligibility for grant funding.
3. We collectively need to advance the broadband agenda because it is the underpinning of all our economic development efforts and it is a necessary infrastructure to remain competitive at all levels.

Why do we need a Yolo focused effort in addition to the four-county consortium?

The consortium is serving in a supportive and connecting role to:

- Identify priority broadband infrastructure investments and support and encourage infrastructure grant applications;
- Develop and implement marketing and outreach strategies aimed at increasing broadband adoption in two pilot communities;

- Promote the importance of broadband with policymakers and civic leaders; and
- Identify and remove barriers to advancement of wireless broadband deployment.

The Yolo-specific focus will take these initial efforts to a more technical level and identify a long-term planning mechanism such that broadband planning and strategic priorities will be institutionalized within our agencies.

How do we best determine our need?

Our need can be defined by our broadband coverage gap via correcting the CPUC maps to define this accurately. But there is also interest in setting higher standards and vision for faster broadband speeds than the baseline standard. This can be accomplished through a strategic planning process with the support of our economic development, public safety, IT, GIS staff and private service providers, documenting what we know through experience to be the coverage gaps and identifying the resources, objectives and creating a road map for implementing solutions.

What is the total cost and time line of a strategic plan?

A consultant would be needed to complete a countywide strategic plan that would provide a macro analysis with specific recommendations for individual communities. Initial ball park estimates are \$50,000-\$75,000 for a strategic plan as further described below and would take approximately six months to complete.

What does the analysis (and cost) get us?

A strategic plan would identify the need, resources and objectives to address our economic development, social justice and government broadband needs. It would strategically refine and prioritize our options to solving these coverage gaps. The current thinking is that the strategic plan would create a road map for achieving our objectives while implementation of specific projects would be taken on by each agency.

An accurate coverage map on file with the CPUC will also allow those areas with service gaps that we all anecdotally know about but are not accurately represented as such to become eligible for grant funding. It will also allow us to identify the extent of the service gaps, the availability and providers of infrastructure around the gap so that strategic solutions can be focused on those targeted areas.

Who will manage this process?

LAFCo has taken this on as a shared service because a countywide broadband strategic plan has the potential to create significant value within the region.

Is there a real commitment to do this?

Let's find out - tell us!



Yolo Local Agency Formation Commission Shared Services Strategic Plan December 2012

This Shared Services Strategic Plan was adopted by the Yolo LAFCo Commission on December 3, 2012. The Commission directed that this Plan be periodically reviewed and updated as needed or at least every two years.

Shared Services Vision

Yolo LAFCo is a valued, county-wide regional agency, aggressively promoting efficient high-quality government services through collaboration and sharing of resources **as illustrated in the attached radial diagram.**

Shared Services Values

1. Yolo LAFCo has been requested to lead the Shared Services Initiative by Yolo County and the four cities and will continue to develop shared service improvements with this collective support.
2. A “culture of collaboration” is key to fostering the trust required for shared services to be successful. It is worthwhile for LAFCo to invest its resources in fostering collaboration among our partner agencies.
3. Shared Services is a voluntary effort. LAFCo recognizes that each agency will determine what level of commitment and implementation is appropriate for them.
4. Staff will consult and collaborate with the executive managers of other agencies on shared service issues while ultimate authority and direction regarding LAFCo activities will come from the Commission.
5. LAFCo will assist other agencies in “teeing-up” shared service opportunities; however detailed implementation must be handed off to individual agencies. LAFCo can best assist agencies by keeping its eye on the big picture by analyzing new opportunities without getting over-involved in detailed implementation.
6. LAFCo participation in the review of oversight issues of joint powers agencies is needed in order to maintain quality performance and public trust.
7. LAFCo will utilize its existing tools and processes to evaluate new opportunities for shared services and improved government efficiencies such as the municipal service review (MSR).
8. LAFCo will proactively exercise its statutory mission and authority to initiate agency consolidations and/or dissolutions where appropriate and understands that such change will bring adaptive challenges that must be delicately handled.
9. Effective government service delivery will involve partnerships with agencies at numerous levels: the Sacramento Area Council of Governments (SACOG), school districts, UC Davis, the Yocha Dehe Wintun Nation, special districts, non-profits and potentially agencies in other counties.

Shared Services Goals and Action Items

Goal 1 - LAFCo promotes the most effective forms of government for the common good.

Action 1.1 LAFCo is proactive with its Municipal Service Review process to review an agency's financial ability to provide services and opportunities for shared services and facilities, including possible consolidation of government agencies.

Action 1.2 LAFCo will use the Municipal Service Review process to identify government efficiencies and initiate agency consolidations and/or dissolutions where necessary to "right size" public agencies.

Action 1.3 Following completion of the MSR process, staff aggressively follows up with agencies requiring status updates as necessary regarding their implementation of/compliance with LAFCo recommendations.

Goal 2 - LAFCo actively works to promote shared services that will save agencies money and allow them to either maintain services levels during difficult financial times or even improve service delivery.

Action 2.1 LAFCo evaluates new shared service areas for their potential to maintain or improve services at a reduced cost in order to determine the value of implementation.

Action 2.2 LAFCo leverages its independent status to assist agencies to provide third-party independent analysis in evaluating existing conditions and studying new shared opportunities, such as discussions between the City of Woodland and Yolo County regarding potentially sharing building maintenance and other services.

Action 2.3 Staff facilitates next steps as determined by the Commission to implement shared service opportunities, such as contracting for a transition plan to improve the Yolo County Animal Services program at the most efficient cost to partner agencies.

Goal 3 – LAFCo assists the agencies in providing a framework and/or platform to facilitate shared services.

Action 3.1 – Staff creates agreement framework(s) (JPA, MOU, contract templates, etc.) as appropriate to facilitate shared services among government agencies.

Action 3.2 – LAFCo promotes the creation of a web-based platform to foster information sharing, communication and a clearinghouse for shared services activities.

Goal 4 - Yolo LAFCo fosters and promotes agency collaboration at all levels.

Action 4.1 Yolo LAFCo organizes and promotes regular Yolo Leaders forums with agenda topics/speakers that are of interest and value to elected leaders in all geographic areas of the county and at all agency levels.

Action 4.2 LAFCo promotes shared services at any and all levels, speaking at and coordinating with CALAFCO, the SACOG shared services ad hoc committee, Yolo Non-

Profit Leaders, and others to coordinate and compliment each others' shared service efforts.

Goal 5 - LAFCo acts as a facilitator/convener as requested for appropriate Yolo intra-agency issues.

Action 5.1 Yolo LAFCo acts as a convener for multi-agency joint projects in a coordinating role as appropriate such as the potential agricultural distribution hub project with the City of Winters and Yolo County.

Goal 6 – LAFCo participates in the oversight of existing shared service partnerships implemented through joint powers agreements (JPAs) as needed.

~~**Action 6.1** — LAFCo staff assists the County Auditor's office in developing an inventory of JPAs, member agencies and the date of last audit performed and facilitates oversight as needed.~~

Action 6.2 A draft Shared Services JPA for agency consideration will be structured to allow for consolidation and oversight of existing JPAs as deemed appropriate by the member agencies.

Action 6.3 Training should be provided to newly appointed JPA board members regarding their oversight role and responsibilities.





Executive Officer Report **9.**

LAFCO

Meeting Date: 06/27/2013

Information

SUBJECT

A report by the Executive Officer on recent events relevant to the Commission and an update of Yolo LAFCo staff activity for the month. The Commission or any individual Commissioner may request that action be taken on any item listed.

- Staff Activity Report - May 20 to June 21, 2013
 - Dunnigan Specific Plan Update
-

Attachments

[Item 9-StaffActivityReport](#)

[Item 9-Dunnigan Specific Plan Update](#)

Form Review

Form Started By: Terri Tuck
Final Approval Date: 06/18/2013

Started On: 06/18/2013 02:16 PM

LAFCo Activity Report May 20 through June 21, 2013

Date	Meeting/Milestone	Comments
05/20/2013	Meeting w/County – David Morrison	Dunnigan Specific Plan Update
05/20/2013	Phone Meeting with Carrie Teiken, USDA-NRCS	Questions regarding LAFCo's application of Land Evaluation and Site Assessment (LESA) policies
05/20/2013	Shared Services – Meeting w/Cecilia Aguiar-Curry	Yolo Leaders Action Items
05/20/2013	Shared Services – Phone meeting w/Tara Thronson (Valley Vision)	Yolo Leaders Forum check-in
05/21/2013	Shared Services – Meeting w/Yolo County (Matt Rexroad, Patty Wong)	Yolo Leaders - Broadband
05/21/2013	Shared Services – Phone meeting w/Dr. Delany (UCD Koret Shelter Medicine Program)	Yolo County Animal Services
05/22/2013	Shared Services – Yolo Leaders Forum	Topic-Yolo Broadband Coalition
05/23/2013	Meeting w/Twyla Thompson (Yolo-Zamora Water District)	Water District MSR/SOI
05/23/2013	Conference call w/CALAFCO Program Committee Meeting	CALAFCO Conference
05/29/2013	Shared Services – Meeting w/City of Davis & Animal Advocates (Steve Pinkerton) (Lorraine MacDonald, Lori Lubin, Evelyn Dale)	Yolo County Animal Services
05/30/2013	Shared Services – Lunch meeting w/ Lisa Baker (Yolo County Housing)	Networking
06/04/2013	Board of Supervisors Meeting	Attended – Dunnigan Specific Plan Update
06/04/2013	Shared Services – Meeting w/County & Valley Vision (Kevin Yarris, Patty Wong) (Tara Thronson)	Yolo Broadband Next Steps
06/06/2013	Shared Services – Conference call w/Patrick Blacklock, Dr. Hurley, Dr. Delany, Vicky Fletcher	Yolo County Animal Services-UCD Study

Date	Meeting/Milestone	Comments
06/07/2013	Davis/County 2x2	Shared Services
06/11/2013	Monthly Meeting w/Olin Woods	LAFCo Agenda Review
06/13/2013	Conference Call w/CALAFCO Program Committee	CALAFCO Conference
06/13/2013	Meeting w/Cecilia Aguiar-Curry	Broadband
06/13/2013	Phone Call w/Diane Parro	Broadband, Nishi, misc.?
06/14/2013	Monthly Meeting w/Don Saylor	Yolo Leaders, Broadband, misc.
06/14/2013	Shared Services – Meeting w/City of West Sacramento (Carol Richardson, Diane Richards, Aaron Laurel)	Yolo Broadband Coalition
06/18/2013	Shared Services – Phone call w/Tellus Venture Associates (Steve Blum)	Yolo Broadband Coalition
06/19/2013	Shared Services – Meeting w/City of Davis & Valley Vision (Rob White) (Tara Thronson)	Yolo Broadband Coalition
06/20/2013	Shared Services – Meeting w/Adam Sutkus (CSUS-Center for Collaborative Policy)	Yolo County Animal Services – Public Outreach
06/20/2013	Shared Services – Meeting w/City of Woodland (Paul Navazio)	Yolo Broadband Coalition
06/20/2013	Shared Services – Winters/County 2x2	Broadband, Future Annexation Projects
06/21/2013	Shared Service – Yolo Managers Meeting	Broadband
06/21/2013	Nishi Property in Davis	Project planning meeting with UCD, City and County staff

Supervisors: Job creation is the key to Dunnigan development

By Anne Ternus-Bellamy

From page A1 | June 06, 2013 | Leave Comment

<http://www.davisenterprise.com/local-news/county-government/supervisors-job-creation-is-the-key-to-dunnigan-development/>

If they build the houses, will the jobs follow?

That was the central question Tuesday when county supervisors held a public workshop on the proposed Dunnigan Specific Plan, which, if implemented, would be the largest land-use development proposal undertaken in Yolo County since the Southport Area Plan in 1982.

The proposal, which has been in the works for more than a decade, would transform the small town of Dunnigan — population 1,400 — into the county's fourth-largest city by adding more than 9,000 new homes and it's hoped more than 11,000 new jobs.

But whether those jobs would accompany all the new "rooftops" is the million-dollar question supervisors said they would like an answer to before they give the plan the green light.

Under the county's existing General Plan, new developments like the Dunnigan Specific Plan are required to produce a balance of 1.2 jobs per household. Those jobs are also supposed to produce wages that match the local home prices.

As each phase of the new development is completed, the General Plan requires monitoring to ensure that the jobs-housing ratio is being achieved.

"If, at the end of any phase, the required jobs/housing relationships are not achieved," the General Plan states, "the county shall require immediate and effective actions to be taken by the developer to ensure that the required jobs/housing relationship is achieved as a part of any subsequent phase."

And while there is nothing new about the language in the General Plan, proponents of the Dunnigan Specific Plan, led by developer Elliott Homes, have reservations about its achievability.

According to county staff, proponents are concerned that economic development will be challenging in Dunnigan, particularly in the early phases and until there is a large enough population of consumers and workers who would attract potential businesses. The problem is compounded by the weak economy.

If the county is allowed to halt development if the 1.2 jobs-to-houses ratio is not achieved in the first phases of the development, the whole project may have trouble attracting financing, staff said.

But the fact that proponents are expressing doubts about achieving the jobs-to-housing ratio before even breaking ground gave several supervisors pause during Tuesday's workshop.

"My concern is if we build a couple thousand homes and the jobs aren't going to be there, there's still going to be pressure to keep building," said Supervisor Jim Provenza of Davis. "Can we really do this... and not have the nightmare of a bunch of houses and people getting on the freeway to drive 50 miles to go to work?"

According to county staff, if sufficient jobs are not created in Dunnigan, residents will indeed “likely commute to Woodland, Davis or Sacramento to work.”

That, in turn, would impact both air quality and traffic in the county, not to mention the county budget.

Revenues needed

According to the county, residential construction generally results in negative revenues for the county, as the cost of services provided exceeds the property tax generated.

Without supplemental revenues provided by economic development — such as sales tax revenue — “Dunnigan will likely be a drain on county finances, requiring subsidy that would have to be paid from contingencies or cuts in existing programs and/or service levels,” county staff said.

And then there is the whole reason behind Dunnigan residents’ desire to grow their town.

The tight-knit community has worked hard to see the goal of a future Dunnigan complete with schools, parks, stores and businesses come to fruition. In addition to the Dunnigan Advisory Committee working with county staff on the specific plan for a number of years, residents banded together in the past year to fight a plan to locate a large truck stop at the gateway to their city — a truck stop that would have been adjacent to what residents hoped would be the town’s first school.

But without jobs to go with the housing, county staff said, “Dunnigan would simply develop as another commuter suburb and would lack the vitality that is crucial to eventually create a self-sustaining community.”

“I think the jobs/housing balance is the keystone,” said David Morrison, assistant director of planning and public works. “Without that, none of this is going to work.”

Supervisor Mike McGowan of West Sacramento agreed.

“I have strong reservations about whether the project can be done in a way that meets all the (hopes and dreams) of the people,” he said. “Odds are we’re going to end up with a large suburban area where people have to drive (miles to work).

“I will not be voting for a project that waters down the standards we set out,” he added.

Ag mitigation

Meeting the jobs/housing ratio requirement wasn’t the only concern expressed Tuesday.

Proponents of the project also seek relief from the county’s agricultural mitigation rules.

The Dunnigan Specific Plan would involve building on 2,300 acres of existing farmland, costing the developer about \$23 million in mitigation. Rather than the current requirement of an acre of mitigation for each acre of farmland to be developed, proponents suggested a 0.5-to-1 ratio, or a half-acre of mitigation for each acre of farmland developed.

And while proponents received support from a couple of supervisors — Matt Rexroad of Woodland and Duane Chamberlain of the rural 5th District — who appeared amenable to relief on ag mitigation, other supervisors were adamantly opposed.

“That’s a non-starter,” Provenza said. “I’m not willing to go there. Agricultural land is fundamental to our General Plan and county policy.”

Provenza said he remains undecided on the plan itself, but said the fact that proponents seek relief on the jobs/housing ratio requirement is “a red flag.”

Rexroad, meanwhile, said that while the bottom line is the jobs/housing balance, “I would like this to continue and I would like to be a part of the discussion. It’s an exciting thing to be able to go through.”

Rexroad recalled discussions that set the Dunnigan Specific Plan in motion years ago when then-Supervisors Helen Thomson and Mariko Yamada both supported the idea.

“This seemed like a community that wanted this,” he said. “We could have put rooftops anywhere and any number of people would have stepped forward and built those out. We chose Dunnigan because we were trying to create a community, not just rooftops. We chose Dunnigan because we were trying to do something better.”

Move forward

Proponents of the project, meanwhile, urged supervisors on Tuesday to allow them to proceed.

“We would like to stress that we allow this process to go forward rather than stopping it,” said Neil Busch, chairman of the Dunnigan Advisory Committee.

In the end supervisors chose to do just that — hold off on any action for now, pending further information, including a fiscal analysis of the project that has yet to be completed. The matter was continued to a later date.