

APPENDIX 5.10B

Records of Conversation

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Gay Costa
Administrative Assistant Mountain House Elementary
School District

Phone No.: 209-835-2283 **Date:** January ??, 2009

Call From: Ashraf Shaqadan **Time:** ??:?? AM

Message

Taken By: Ashraf Shaqadan

Subject: School facilities and Fees- overcrowded?

I called to find out if the Mountain House Elementary school (One school in the District) were currently overcrowded. Gay informed thatalthough they are not overcrowded they are close to the limit. However, there are plans in place that are aimed at modernizing the facilities. Also, if more room is needed, the school district can always bring in more portable classrooms since by law they are required to provide space to all students living within their district.

I asked Gay in a previous call about the fees assessed for new developments, and she promised to find out this information for this call.

About the Fees, Gay suggested to contact Jeff Potter (jpotter@acoe.org) who is the Director II of School District Controller Services.

Gay Costa E-mail is: mtnHouseSchool@yahoo.com

From: Jeff Potter [jpotter@acoe.org]
Sent: Tuesday, January 27, 2009 10:22 AM
To: Shaqadan, Ashraf/SAC
Subject: RE: School District Fees Information
Ashraf,

Regarding your questions below, I believe your reference to "school impact fees" is what we actually refer to as "developer fees". These are fees required of developers when building new facilities, or expanding existing structures, within the school district's boundaries. These fees are set by the school district's board of trustees and are used for the purpose of expanding the school to accommodate the additional students resulting from the business development.

For Mountain House Elementary School District, the current fee structure is as follows:

How much is owed to the district? Residential fee is \$2.24 per square foot / Commercial fee is \$0.36 per square foot. Note that in both instances, Mountain House ESD splits the revenue with Tracy USD, as they serve the students for high school. Mountain House serves only grades K-8. The split is 75% of the fee to Mountain House ESD, and 25% of the fee to Tracy USD.

When should the fee be paid? Before building can begin, Alameda County must provide the proper building permit(s). For this to occur, the County (of Alameda, not the Office of Education) must first verify that the developer has paid the necessary developer fees to the school district. Hence, the payment should occur before the contractor breaks ground.

Where should the developer pay the fee? The fee should be paid directly to the Mountain House School District, and delivered to the district office.

The charges are one-time, assuming no additional development is done. As far as any other fees affecting new businesses, I can't think anything beyond the standard property taxes and parcel taxes (where applicable) that would need to be paid. Note that there is a separate fee structure and process for areas that undergo redevelopment, but this applies more commonly to urban areas that need renovating, rather than rural areas such as Byron, CA (where Mountain House ESD is located).

Hope this answers your questions.

Jeffrey B. Potter
Director, District Business Services
Alameda County Office of Education
313 West Winton Avenue
Hayward, CA 94544-1198
ph. (510) 670-4277
fx. (510) 670-3277
www.acoe.k12.ca.us

From: Ashraf.Shaqadan@CH2M.com [mailto:Ashraf.Shaqadan@CH2M.com]
Sent: Monday, January 26, 2009 4:21 PM
To: DBAS
Subject: School District Fees Information

Dear Mr. Potter,

I need to update some information for a survey study on economic development in Alameda County,

For Mountain House Elementary School District:

How much does the School District charge new businesses as "School Impact Fees"? Is this charge one time?

Is there other fees directly taken by school districts that can affect new businesses?

Thanks for your time and Help

Ashraf Shaqadan

CH2M HILL	Tel 916.920.0300
2485 Natomas Park Drive	Direct 916.920.0212 (x34586)
Suite 600	Mobile 435.881.8565
Sacramento, Ca 95833-2937	Fax 916.614.3431

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Gary Linney

Phone No.: (925) 423-1810

Date: April 09, 2009

Call From: John J. Putrich/SAC

Time: 11:43 AM

Message

Taken By:

Subject: Hazardous Materials Response Team - Alameda County

I spoke with Battalion Chief Gary Linney from Alameda County Fire Department Station 20. There are three Hazardous Materials Teams in Alameda County, located at Stations 4, 12 and 20. The first responding HazMat team to the MEF site would be the team from Station 20, located at 7000 East Avenue in Livermore. Station 20 has 2 engines and 1 HazMat truck, with 2 Specialists and 6 Technicians staffing the equipment. The Battalion Chief is trained to an Incident Response Commander level. All the HazMat teams and equipment are Type I/Level A. Expected response time to an incident from Station 20 would be approximately 18-20 minutes.

Battalion Chief Gary Linney
Alameda County Fire Department
Station 20
7000 East Avenue
Livermore, CA 94551
(925) 423-1810
gary.linney@acgov.org

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Captain Alan Evans

Phone No.: (925) 447-6611

Date: April 06, 2009

Call From: John J. Putrich/SAC

Time: 11:38AM

Message

Taken By:

Subject: MEF: Responding Fire Station

I spoke with Captain Alan Evans from Alameda County Fire Station #8 regarding fire response to the MEF project site. Captain Alan confirmed that Station #8 would be the primary responding station.

Station #8 is located at 1617 College Ave in Livermore. It is approximately 12 miles from the project site. Estimated response time according to Captain Evans is between 15-20 minutes.

Station #8 is a 24 hour a day full time station and has 4 uniformed firefighters at all times. They have 2 engines and a patrol truck.

Mutual aid for the MEF project site would come from Alameda County Station #20 and from Tracy Fire.

The Unicorporated Fire Prevention Bureau Headquarters is located at 339 Elmhurst St. in Hayward.

Construction and Operation will not impact response for the Station.

Captain Alan Evans
Alameda County Fire Station #8
1617 College Ave.
Livermore, CA 94551
(925) 447-6611
alan.evans@acgov.org

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Alina Cruz
Snr. Administrative Assistant
Sweetwater union High School District

Phone No.: 619-691-5553

Date: August 02, 2007

Call From: Fatuma Yusuf

Time: 11:25 AM

Message

Taken By: Fatuma Yusuf

Subject: School facilities - overcrowded?

I called to find out if the schools in the Sweetwater Union HS District were currently overcrowded. Alina informed that although they are not overcrowded they are close to the limit. However, there are plans in place that are aimed at modernizing the facilities. Also, if more room is needed, the school district can always bring in more portable classrooms since by law they are required to provide space to all students living within their district.

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Angelica S.

Phone No.: (510) 272-3787

Date: April 09, 2009

Call From: John J. Putrich/SAC

Time: 02:16 PM

Message

Taken By:

Subject: Alameda County Assessor's Office - Property Tax Rate

I spoke with Angelica S., a technician in the Alameda County Assessor's Office. After giving her the APN for the MEF site, she was able to determine the property's tax rate to be 1.1058 this year.

Angelica S.
Technician – Alameda County Assessor's Office
(510) 272-3787

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Barry Luboviski

Phone No.: (510) 430-8664

Date: April 13, 2009

Call From: John J. Putrich/SAC

Time: 12:08 PM

**Message
Taken By:**

Subject: Alameda County BTC

I exchanged messages with Barry Luboviski of the Alameda County Building Trades Council. In our exchange, he assured me the BTC could meet the demands of the proposed project.

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Gay Costa

Phone No.: (209) 835-2283

Date: April 10, 2009

Call From: John J. Putrich/SAC

Time: 10:54 AM

Message

Taken By:

Subject: Mountain House Elementary School and School District

I spoke with Gay Costa, Administrator at the Mountain House Elementary School and School District. Mountain House Elementary School is a Kindergarten through 8th Grade one school district in Alameda County. There are currently 42 total students enrolled, which is not considered overcrowded from a facilities standpoint. Maximum capacity would 75 approximately 75 students. No expected rises in student enrollment is expected to bring the school into an overcrowding situation.

Gay Costa
Administrator
(209) 835-2283
mtnhouseschool@yahoo.com

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Fernando Galicia

Phone No.: 209-832-6066

Date: April 10, 2009

Call From: John J. Putrich/SAC

Time: 10:34 AM

Message

Taken By:

Subject: Sutter Tracy Community Hospital Staffing

I spoke with Fernando Galicia, HR Coordinator at the Sutter Tracy Community Hospital regarding staffing at the hospital. At the time of the call, there are 580 total staff working at the hospital. There are 91 active physicians on staff.

Fernando Galicia
HR Coordinator
209-832-6066
galicifg@sutterhealth.org

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Bonnie Carter

Phone No.: (209) 830-3245

Date: April 21, 2009

Call From: John J. Putrich/SAC

Time: 01:58 PM

Message

Taken By:

Subject: Tracy Unified School District - Developer Fees and Enrollment

I spoke with Bonnie Carter, Facilities Planner with the Tracy Unified School District regarding developer fees and school enrollment.

Developer Fees for Tracy Schools are \$0.20 per square foot.

Exact school enrollment information for the current school year are posted online with the California Department of Education. In a more general sense, current schools are "extremely overcrowded". To curb this issue, a new high school is currently under construction, 75 modular classrooms are in use and modernization plans for other facilities are underway.

Bonnie Carter
Facilities Planner
1875 W. Lowell St.
Tracy, CA 95376
(209) 830-3245
bcarter@tusd.net

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Norman Mallillin 1221 Oak Street, Rm 145
Real Estate Appraiser Oakland, CA 94612
Alameda County Assessor's Office
Phone No.: 510-272-3777 **Date:** May 21, 2009
Call From: Norman Mallillin **Time:** 11:15 AM

Message

Taken By: Fatuma Yusuf

Subject: Property tax rate and Williamson Act

Norman Mallillin returned my call from earlier in the morning. I provided him with the APN and he informed that the tax rate on this property was 1.0614%.

I asked him about how the 10 acres that were to be leased for MEP were going to be assessed? Would the same property tax rate apply? He informed that typically the property owner would need to check on any applicable limitations placed on the property by the Williamson Act contract. Some of these limitations may not allow the leasing the land for industrial uses. I informed him that I thought that Mr. Lee had already checked on this and so assuming that this property did not have any restrictions placed on it by the Williamson Act, what would be the property tax rate. He told me that the leased portion of the property would need to be reassessed and a tax rate set. The power plant would also be assessed property taxes on the basis of the income generated.

According to Norman, Alameda Planning and Zoning Department needs to be informed in addition to the Board of Equalization.

Norman's email: Normal.Mallillin@acgov.org

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Gary Linney

Phone No.: (925) 423-1810

Date: April 09, 2009

Call From: John J. Putrich/SAC

Time: 11:43 AM

Message

Taken By:

Subject: Hazardous Materials Response Team - Alameda County

I spoke with Battalion Chief Gary Linney from Alameda County Fire Department Station 20. There are three Hazardous Materials Teams in Alameda County, located at Stations 4, 12 and 20. The first responding HazMat team to the MEF site would be the team from Station 20, located at 7000 East Avenue in Livermore. Station 20 has 2 engines and 1 HazMat truck, with 2 Specialists and 6 Technicians staffing the equipment. The Battalion Chief is trained to an Incident Response Commander level. All the HazMat teams and equipment are Type I/Level A. Expected response time to an incident from Station 20 would be approximately 18-20 minutes.

Battalion Chief Gary Linney
Alameda County Fire Department
Station 20
7000 East Avenue
Livermore, CA 94551
(925) 423-1810
gary.linney@acgov.org

May 26, 2009

Called to speak to Battalion Chief Gary Linney about the presence/absence of paramedics at Stations 4, 12 and 20. Got Ken Rinnar, firefighter, who informed me that all 3 stations have firefighters who are trained paramedics and that all three stations have full Advanced Life Support (ALS) gear. Station 20 has an ambulance but since it is dedicated to the Laurence Livermore Laboratory, it does not leave the lab. All ambulance service in the county are handled by AMR.

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Stephanie Garcia
Administrative Assistant
Tracy Fire Dept., 835 Central Ave.,
Tracy, CA 95376

Phone No.: 209-831-6700
Date: May 08, 2009

Call From: Fatuma Yusuf
Time: 03:56 PM

Message
Taken By: Fatuma Yusuf
Subject: Fire dept - mutual aid

I spoke to Stephanie Garcia and she informed me that Tracy Fire Department has Station 98 (located at 911 Traditions Way in Mountain House) contracted out to Mountain House. This is part of the mutual aid agreement that Tracy Fire has with Mountain House.

Station 98 is a full service 24/7 station. It has 1 captain, 1 engineer, and 1 firefighter (also a medic) for every 48-hr shift. The firefighters stationed at this station are all trained to deal with Hazmat.

Typically, a call from Mountain House will result in the Dispatch Center sending it first to Station 98 and if there is need for additional help, the Dispatch Center will call up Station 94, followed by Station 91, Station 96, Station 92, and Station 97.

Station No. 98 has all necessary hazmat equipment with the exception of the hazmat van which is located at Station 96.

Email: Stephanie.garcia@ci.tracy.ca.us

May 18, 2009

Called and spoke to Stephanie again and explained that the project was located in Alameda County (south of Kelso Road and east of Bruns Road). Stephanie informed me that the mutual aid agreement between the Tracy Fire and Alameda County Fire calls for a response from Station 98 as the first station to respond to a request for assistance. If either Station 98 is unavailable or more resources are required by Alameda County Fire, Tracy Fire will respond by dispatching Station 94 followed by Station 91, Station 96, Station 92, and Station 97.

Stephanie had Steve Hanlon, Captain, call me back with the average response time to a request for help from Alameda County Fire to a fire at the proposed project site. Captain Hanlon said that based on the project location I had provided (south of Kelso and east of Bruns Road) which he assumed was close to 16650 Kelso Road the average response time to a mutual aid request from Alameda County would be 12 minutes for Station 98. Station 98 is located 4.2 miles from the project location.

I had a follow up call from Chris Bosch, Fire Chief, who said that the assistance by Tracy Fire Department is contingent on the availability of resources.

May 26th, 2009

Left a vm message for Captain Steve Hanlon about the presence/absence of paramedics at Station 96 and 98 and asked him to call me back.

May 28th, 2009

Captain Steve Hanlon returned my call. He said that both Station 96 and 98 have firefighters who are trained paramedics. The equipment used for emergency medical assistance is that required by the San Joaquin County Medical Emergency Services Agency – Advanced Life Support (ALS) gear.

Captain Hanlon registered his frustration with me on the burdens placed on his agency due to TFD's proximity to several facilities in Alameda County that need service. TFD has generally not been included in any reimbursements that Alameda County Fire Department receives from these facilities even though TFD bears the burden.

Station 94 located at 16502 West Schulte Rd is the next nearest fire station to the project after Station 98. Station 94 is 7.7 miles from the project site (Captain Hanlon assumed that the project site was close to 16650 Kelso Road) and the response time is 16 min.

Station 96 is approximately 8.9 miles from the project site and the emergency response time from this station is 19 minutes. Station 96 is located at 301 W. Grant Line Rd.

Station 91, located at 1701 W. 11th St., is 8.4 miles from the project site and the response time to an emergency from the project site is 19 minutes.

As above in the conversation with Stephanie, TFD's response to a fire from the project site, assuming that the resources are available, will first come from Station 98 followed by Station 94, Station 91, Station 96, Station 92, and Station 97. Station 98 and 96 are the ones with trained hazmat personnel and equipment.

Steve's email address: steve.hanlon@ci.tracy.ca.us

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Lt. Dave Brady

Phone No.: (510) 667-3600

Date: April 10, 2009

Call From: John J. Putrich/SAC

Time: 02:19 PM

**Message
Taken By:**

Subject: Alameda County Sheriff Department Response

I spoke with Lieutenant Dave Brady of the Alameda County Sheriff's Department regarding law enforcement response to the MEF project site.

The Alameda County Sheriff's office main headquarters is located at 1401 Lakeside Drive in Oakland. There are two patrol stations – the primary responding station for the MEF project site is the Tri-Valley Station located at 100 Civic Plaza in Dublin. There are 17 full time uniformed officers at that station and response time to the MEF would average between 10 and 15 minutes.

The construction and operation of MEF would have no impact on the Sheriff's ability to provide service to the area.

Lieutenant Dave Brady
Alameda County Sheriff's Department
(510) 667-3600
dbrady@acgov.org

Sergeant Steve Lenthe
Commanding Officer – Tri-Valley Station
100 Civic Plaza
Dublin, CA 94568
(925) 803-7915

May 29th, 2009

Left a vm message for Lt. Brady to call me back with information on mutual aid agreement that ACSD may have with other law enforcement areas.

June 1, 2009

Called Lt. Brady. Receptionist informed me that today was off duty today. She put me through to a Sergeant Mike Toms. His outgoing message indicated that he's in the office Tue-Fridays. Left him a vm message requesting mutual aid information.

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Lt. David Alviy

Phone No.: (510) 667-3600

Date: June 3, 2009

Call From: Fatuma Yusuf/SAC

Time: 9:50 AM

Message

Taken By:

Subject: Law Enforcement – mutual aid agreements

I spoke with Lt. David Alviy of the Alameda County Sheriff's Office (ACSO) about mutual aid agreements that ACSO has with other law enforcement agencies. Lt. Alviy informed that ACSO has mutual aid agreements with all neighboring counties – this is something that all jurisdictions throughout the state have. Assuming other law enforcement agencies have the resources available, ACSO can get the aid it needs during emergencies. Lt. Alviy said that there were no specifics on exactly what or which station would respond – it's whoever was available at the time.

Lt. David Alviy
Alameda County Sheriff's Office
(510) 667-3600
dalviy@acgov.org

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Battalion Chief James Watkins
Phone No.: (925) 423-1810 **Date:** June 3, 2009
Call From: Fatuma Yusuf/SAC **Time:** 9:38AM

**Message
Taken By:**

Subject: MEF: Responding Fire and Hazmat Station

I spoke to Battalion Chief James Watkins who informed me that although Station 8 serves the project site (I gave him the address of 4901 Bruns Rd) Station 20 also responds to calls from the project site. Of the two stations, Station 20 is closer to the project site – it's a little more than 20 miles from the project site and the response time to the project site from this station is approximately 25 minutes. Station 8 is about 25 miles from the project site and the response time from this station is about 30 minutes.

Of the two stations, Station 20 is the designated Hazmat station.

Battalion Chief
Alameda County Fire

(925) 423-1820
james.watkins@acgov.org