

**BOARD OF DIRECTORS**

*Luis Avila, Zone 1 Director
 Anne Stokman, Zone 2 Director
 Ma Traore, Zone 3 Director
 Sylvia Ramirez, Zone 4 Director
 Becky Campo, Zone 5 Director
 PO Box 187, Patterson, CA 95363
 Phone (209) 892-8781 Fax (209) 892-3755*

BOARD OF DIRECTORS MEETING

Monday, January 27, 2025 @ 6:00 PM

City Hall, 1 Plaza Circle, City Council Chambers

PUBLIC COMMENT PERIOD: Matters under the jurisdiction of the Board and not on the posted agenda may be addressed by the general public at the beginning of the regular agenda. If you wish to speak on an item on the agenda, you are welcome to do so during consideration of the agenda item itself. If you wish to speak on a matter that does not appear on the agenda, you may do so during the Public Comment period; however, California law prohibits the Board from acting on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Directors. Persons speaking during the Public Comment will be limited to five minutes. Depending on the number of persons wishing to speak, speaking time may be reduced to allow all public members to address the Board. Public comments must be addressed to the board through the President. Comments to individuals or staff are not permitted.

CONSENT CALENDAR: These matters include routine financial and administrative actions and are identified with an asterisk (*). All items on the consent calendar will be voted on as a single action at the beginning of the meeting under the section titled "Consent Calendar" without discussion. If you wish to discuss an item on the Consent Calendar, please notify the Clerk of the Board prior to the beginning of the meeting or you may speak about the item during Public Comment Period.

REGULAR CALENDAR: These items will be individually discussed and include all items not on the consent calendar, all public hearings, and correspondence.

CLOSED SESSION: Is the portion of the meeting conducted in private without the attendance of the public or press to discuss certain confidential matters specifically permitted by the Brown Act. The public will be provided an opportunity to comment on any matter to be considered in closed session prior to the Board adjourning into closed session.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE BOARD ON A MATTER ON THE AGENDA: Please raise your hand or step to the podium at the time the Board President announces the item. In order that interested parties have an opportunity to speak, any person addressing the Board will be limited to a maximum of 5 minutes unless the President of the Board grants a longer period.

BOARD AGENDAS AND MINUTES: Board agendas and minutes are typically posted on the Internet on Friday afternoons preceding a Monday meeting at the following website: <https://dphealth.specialdistrict.org/board-meetings>.

Materials related to an item on this Agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the District office at 875 E Street, Patterson, CA during normal business hours. Such documents are also available online, subject to staff's ability to post the documents before the meeting, at the following website <https://dphealth.specialdistrict.org/board-meetings>.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Board of Director meetings are conducted in English and translation to other languages is not provided. Please arrange for an interpreter, if necessary.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (209) 892-8781. Notification 72 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Cell phones must be silenced or set in a mode to not disturb District business during the meeting.

DEL PUERTO HEALTH CARE DISTRICT
Board of Directors Meeting
Monday, January 27, 2025 @ 6:00 pm
City Hall, 1 Plaza Circle, City Council Chambers

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Board of Directors Roll Call**
4. **Reading the Vision, Mission, and Value Statements**
*Vision: "A locally cultivated, healthier community."
Mission: "To provide, promote, and partner in quality healthcare for all."
Values: "Compassion – Commitment – Excellence"*
5. **Public Comment Period** *[Members of the public may address the Board on any issues on the Consent Calendar and items not listed on the agenda that are within the purview of the District. Comments on the agenda are made when the Board considers each item. Each speaker is allowed a maximum of five minutes. Board members may not comment or act on items not on the agenda.]*
6. **Declarations of Conflict** *[Board members disclose any conflicts of interest with agenda items]*
7. **Approval of Agenda** **Action**
*[*Directors may request moving any consent calendar item to the regular calendar or change the order of the agenda items.]*
8. **Consent Calendar*** *[Routine committee reports, minutes, and non-controversial items]* **Action**
 - A. *Approve Board Meeting Minutes – Dec 9, 2024
 - B. *Approve Special Board Meeting Minutes – Dec 16, 2024
 - C. *Accept Finance Committee Meeting Minutes – Nov 20, 2024
 - D. *Accept Warrants – Nov 30, 2024
 - E. *Accept Written Department Reports – Admin, Ambulance, Health Center, Human Resources.
 - F. *Approve Special Board Meeting Minutes – Jan 13, 2025
 - G. *Adopt Policy #3471 Language Certification
9. **Regular Calendar**
 - A. *Any Consent Calendar items moved to the Regular Calendar **Action**
 - B. Approve Resolution 2025-05 Approve Financing Rate Lock **Action**
 - C. Presentation by HMA for Ambulance Variable Rate Range Program **Information Only**
 - D. Appointment of Director for Zone 2 to replace Director Stokman **Action**
 - E. Annual Election of Board Officers **Action**
 - F. Committee Appointments by Board President **Appointment**
 - G. Approve Banking Security & Access Resolution 2025-06 **Action**
 - H. Approval of Proposal for Land Use Planning Services **Action**
10. **Closed Session** *[Board of Directors may recess to closed session to discuss certain matters as legally permitted. Any action taken shall be reported in open session.]*
 - A. Health & Safety Code 321069(c)(2) District Health Care Trade Secret (i.e., necessary to initiate a new district service or program or add a district health care facility and, if prematurely disclosed, create a substantial probability of depriving the district of a substantial economic benefit).
11. **Director Correspondence, Comments, Future Agenda Items** Information Only
12. **Upcoming Regular Board and Standing Committee Meeting Date** Information Only

Finance – TBD	Board – Mon, Feb 24 @ 6:00 PM, City Hall
Finance – TBD	Board – Mon, Mar 31 @ 6:00 PM, City Hall
Finance – TBD	Board – Mon, Apr 28 @ 6:00 PM, City Hall
13. **Adjourn**



BOARD OF DIRECTORS
Luis Avila, Zone 1 Director
Anne Stokman, Zone 2 Director
Ma Traore, Zone 3 Director
Sylvia Ramirez, Zone 4 Director
Becky Campo, Zone 5 Director
 PO Box 187, Patterson, CA 95363
 Phone (209) 892-8781 Fax (209) 892-3755

BOARD OF DIRECTORS MEETING MINUTES
Tuesday, December 10, 2024 @ 6:00 PM

1. **Call to order @ 6:01PM** by President, Anne Stokman

2. **Pledge of Allegiance**

3. **Roll Call**

Directors Present: Zone 1 Director, Luis Avila
 Zone 2 Director, Anne Stokman
 Zone 3 Director, Ma Traore
 Zone 4 Director, Sylvia Ramirez
 Zone 5 Director, Becky Campo

Staff Present: CEO, Karin Freese
 Clinical Education Manager, Jim Whitworth
 Health Center Manager, Suzie Benitez
 Health Center Assistant Manager, Jennifer Gurski
 Human Resources Manager, Robert Trefault
 Financial Accounting Manager, Maria Reyes-Palad
 Board Clerk/District Executive Secretary, Jasmine Sanchez

District Legal Council: Dave Ritchie, Cole Huber, LLP

Members of the Public: Jessica Wilkinson, Patterson Irrigator

We have a quorum.

4. **Reading of the District's Vision, Mission, and Value Statements:**

Vision: "A locally cultivated, healthier community."

Mission: "To provide, promote, and partner in quality healthcare for all."

Values: "Compassion – Commitment – Excellence"

5. **Oath of Office:** Anne Stokman, Luis Avila, Ma Traore, Sylvia Ramirez

The Board Clerk administered the Oath.

6. **Public Comment Period** *[Members of the public may address the Board on any issues on the Consent Calendar and items not listed on the agenda that are within the purview of the District. Comments on the agenda are made when the Board considers each item. Each speaker is allowed a maximum of five minutes. Board members may not comment or act on items not on the agenda.]*

None

7. **Declarations of Conflict** *[Board members disclose any conflicts of interest with agenda items]*

Board Director, Becky Campo, acknowledges a potential conflict of interest with item 10G and requests an opportunity to seek clarification from the council at the appropriate time on whether she should participate and vote on the matter.

8. Approval of Agenda:**M/S/C: To approve the agenda as presented.**

Directors Campo/Avila

Ayes: Directors: Avila, Stokman, Ma, Sylvia,
Campo**Nays:** None**Abstain:** None**Motion: Passed****9. Consent Calendar* [Routine committee reports, minutes, and non-controversial items]**

- A. *Approve Board Meeting Minutes – Nov 18, 2024
- B. *Accept Finance Report and Warrants – September 30, 2024
- C. *Accept Finance Committee Meeting Minutes – October 23, 2024
- D. *Accept Finance Report and Warrants – October 31, 2024
- E. *Accept Written Department Reports – Ambulance, Health Center, and Human Resources.

M/S/C. Approve the Consent Calendar.

Directors Avila/Campo

Ayes: Directors: Avila, Stokman, Ma, Sylvia,
Campo**Nays:** None**Abstain:** None**Motion: Passed****10. Regular Calendar**

- A. *Any Consent Calendar items moved to the Regular Calendar* **None**
- B. Accept of FY 2023-24 Financial Audit

Dave Imus provided an overview of the audit process, emphasizing the required communications letter and the importance of financial statement reviews, while noting no significant accounting standard changes will impact the current financial year. Key financial observations include a 14% increase in operating revenue, a stable yet slightly rising accounts receivable trend, and positive overall financial margins driven by tax subsidies. The audit revealed no major internal control deficiencies, disagreements, or difficulties with management, highlighting a cooperative and efficient working relationship. Areas for potential improvement include revenue cycle management and accounts receivable efficiency. Overall, the district's financial health is stable, with controlled costs, adequate liquidity, and a consistent focus on community service rather than profit generation.

M/S/C. Approve the Consent Calendar.

Directors Ramirez/Campo

Ayes: Directors: Avila, Stokman, Ma, Sylvia,
Campo**Nays:** None**Abstain:** None**Motion: Passed-Roll Call Vote**

C. Policy #3441A - PTO Update

The policy aims to strike a balance between managing district liabilities, complying with IRS and state laws, and supporting employee flexibility and financial well-being. Adoption of this policy ensures fiscal responsibility while maintaining employee benefits and operational efficiency.

M/S/C. Approve the Consent Calendar.

Directors Avila/Stokman

Ayes: Directors: Avila, Stokman, Ma, Sylvia, Campo

Nays: None

Abstain: None

Motion: Passed

D. Approve Engagement of HMA for Ambulance Variable Rate Range Program

Discussed & Tabled: Board President asked for specific details as to what the services would be and the price for each service that they would provide.

E. Proposed Salary Scale Policy

Discussed & Tabled: The proposed policy aims to consolidate three existing compensation policies (3401, 3402, and 3417) into a single, streamlined framework for employee compensation. It seeks to establish fair, transparent, and competitive salary ranges, annual cost-of-living adjustments (COLA), incentive payments, and CEO compensation. The policy recommends using an external consultant annually to ensure alignment with market standards, reducing reliance on outdated internal data. COLA would follow the CPI for the Western region, with performance incentives capped at 5% of base salaries. The CEO would oversee individual salary placements, except their own, which would remain under board control. The HR manager is suggested as a key advisor in salary placement decisions. The policy emphasizes maintaining fiscal sustainability, addressing historical salary gaps, and allowing flexibility to adapt to financial or performance-related variations. Further refinements and board feedback are anticipated before final approval.

F. Engagement of Realtor for 1700 Keystone Pacific Pkwy, Bldg C

The board was presented with two brokers proposing listing agreements for the sale of Keystone C. George Mac Master recommends a higher listing price based on the property's revenue potential. While Randy Brekke offers flexible commission structures depending on representation. The board approved moving forward with Randy Brekke.

M/S/C. Approve the Consent Calendar.

Directors Avila/Ramirez

Ayes: Directors: Avila, Stokman, Ma, Sylvia, Campo

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

G. HOST House is asking for \$5,000 in community support for homelessness

Host House requesting \$5,000 to cover operational expenses, but the goal is to support six months' worth of rent and expenses, totaling \$56,000. To make the donation more meaningful, the suggestion is to pay for one month of their expenses, which would amount to approximately \$9,333. This approach would

clearly communicate the intention to sponsor a specific month's worth of operations, rather than just providing a general donation. This plan aligns with the organization's strategic goal of giving back to the community, which is already in the budget for community-focused initiatives this year.

M/S/C. Approve the Consent Calendar.

Directors Stokman/Avila

Ayes: Directors: Avila, Stokman, Ma, Sylvia

Nays: None

Abstain: Campo

Motion: Passed-Roll Call Vote

H. LDA Site Master Plan Engagement

LDA Partners, having worked with the district since 2017, is well-suited to provide the necessary services for meeting the City of Patterson's requirements for a site master plan. The contract proposal, totaling \$415,000 (approximately \$0.425 per square foot), includes comprehensive site planning services, including boundary and topography surveys. However, the district is separately responsible for contracting an environmental survey, ALTA survey, and traffic study. Additional costs are anticipated for the CEQA report (\$10,000 to \$65,000), traffic study (\$15,000 to \$50,000), property survey (\$5,000 to \$15,000), and environmental and utilities engineering (\$20,000 to \$50,000). The total estimated planning costs range from \$465,000 to \$645,000.

M/S/C. Approve the Consent Calendar.

Directors Campo/Stokman

Ayes: Directors: Avila, Stokman, Ma, Sylvia, Campo

Nays: None

Abstain:

Motion: Passed-Roll Call Vote

I. MA 2023 Incentives

The Health Center has hourly and salaried staff, with providers on a productivity bonus schedule. Medical assistants play a key role in patient intake and meeting payer requirements. Incentive payments from payers have decreased significantly, with \$52,660 received in 2023. Staff recommend distributing 12.5% of this amount among 18 hourly staff members, with full, three-quarter, and half shares based on tenure. The total distribution is \$6,583.

M/S/C. Approve the Consent Calendar.

Directors Avila/Campo

Ayes: Directors: Avila, Stokman, Ma, Sylvia, Campo

Nays: None

Abstain:

Motion: Passed-Roll Call Vote

J. New Logo Installation

CEO presented the quote for the installment of the new logo for the district.

M/S/C. Approve the Consent Calendar.

Directors Ramirez/Traore

Ayes: Directors: Avila, Stokman, Ma, Sylvia, Campo

Nays: None

Abstain:**Motion: Passed-Roll Call Vote**

- K. Resolution 2024-24-11 Update or New BCHIP Grant Authorization
BCHIP grant related to the Prop 1 behavioral health program, which was approved by California voters in March 2024 with \$6.6 billion in available infrastructure grants. The proposal was developed with input from grant consultants and staff, and a grant application to be submitted by December 13. The resolution will authorize applying for the grant and entering into a funding agreement. The agreement includes funding for the project, responsibility for cost overages, and a 30-year lien on the property for behavioral health use. The initial request for \$15 million has increased, with a current estimate around \$18–20 million. There will be two grant phases, with a second round for unmet needs in the Central Valley. Even if the current competition is tough, the opportunity to apply again in the second round remains.

M/S/C. Approve the Consent Calendar.

Directors Campo/Stokman

Ayes: Directors: Avila, Stokman, Ma, Sylvia, Campo**Nays:** None**Abstain:****Motion: Passed-Roll Call Vote**

- L. 6th Amendment to Administrative Director / CEO Employment Agreement
This is to finalize the CEO evaluation and employment agreement, which was not yet been signed. The purpose of this item is to approve the agreement amount, which was not determined at the time of previous discussions. The contract amendment was prepared and provided. This amendment will take effect on the same date previously approved by the board. The board authorized the board president to sign the agreement, but that step was missed.

M/S/C. Approve the Consent Calendar.

Directors Avila/Campo

Ayes: Directors: Avila, Stokman, Ma, Sylvia, Campo**Nays:** None**Abstain:****Motion: Passed-Roll Call Vote****Adjourned to Closed Session @ 8:10 PM**

11. **Recess to Closed Session** *[Board of Directors may recess to closed session to discuss certain matters as legally permitted. Any action taken shall be reported in open session.]*
- A. Health & Safety Code 321069(c)(2) District Health Care Trade Secret (i.e., necessary to initiate a new district service or program or add a district health care facility and, if prematurely disclosed, create a substantial probability of depriving the district of a substantial economic benefit).
12. **Returned to Open Session @ 8:47 PM - Report of Closed Session – No reportable action, directions were given to staff.**
13. **Continuation of Regular Calendar**
None

14. Director Correspondence, Comments, Future Agenda Items

Director Avila asked about Director Stokmans term for Oath of Office. CEO stated the bylaws, and that the county Board of Supervisors appointed Anne Stokman.

CEO requested to consider a tentatively to schedule a special meeting on January 13th. Also to cancel the December 18th Finance meeting.

15. Upcoming Regular Board and Standing Committee Meeting Dates Information Only

Finance – Wed, Nov 20 @ 6:00 PM	Board – Mon, Nov 18 @ 6:00 PM
Finance – Wed, Dec 18 CANCELLED	Board – Mon, Dec 9 @ 6:00 PM
Finance – Wed, Jan 22 @ 6:00 PM	Board – Mon, Jan 27 @ 6:00 PM

16. Adjourned



BOARD OF DIRECTORS BOARD OF DIRECTORS

Anne Stokman, RN, President
 Becky Campo, Secretary
 Luis Avila, Treasurer
 Ma Traore, Zone 3
 Sylvia Ramirez, Zone 4
 PO Box 187, Patterson, CA 95363
 Phone (209) 892-8781 Fax (209) 892-3755

**SPECIAL BOARD OF DIRECTORS MEETING MINUTES
 CLOSED SESSION**

Monday, December 16, 2024 @ 5:30 PM

1. **Call to order closed session @ 5:35 PM** by President, Anne Stokman
2. **Pledge of Allegiance**
3. **Roll Call**
 - Directors Present:** President, Anne Stokman
 Treasurer, Luis Avila
 Secretary, Becky Campo
 Zone 4, Sylvia Ramirez
 Zone 3, Ma Traore
 - Staff Present:** CEO, Karin Freese
 - District Legal Council:** Dave Ritchie, Cole Huber, LLP

We have a quorum.
4. **Reading of the District's Vision, Mission, and Value Statements:**
 - Vision:* "A locally cultivated, healthier community."
 - Mission:* "To provide, promote, and partner in quality healthcare for all."
 - Values:* "Compassion – Commitment – Excellence"
5. **Public Comment Period**
None
6. **Declarations of Conflict** [Board members disclose any conflicts of interest with agenda items]
None
7. **Recess to Closed Session** [Board of Directors may recess to closed session to discuss certain matters as legally permitted. Any action taken shall be reported in open session.]
 - A. Health & Safety Code 321069(c)(2) District Health Care Trade Secret (i.e., necessary to initiate a new district service or program or add a district health care facility and, if prematurely disclosed, create a substantial probability of depriving the district of a substantial economic benefit).
8. **Report of Closed Session – No reportable action, directions were given to staff.**

Adjourned @ 5:45 PM

DEL PUERTO HEALTH CARE DISTRICT
875 E Street, Patterson, CA 95363
FINANCE MEETING
MINUTES November 20, 2024

- 1. Call to order/Attendance**
The meeting was called to order by Luis Avila 6:00 PM
Other Board Members Present: Becky Campo
Staff Members Present: Karin Freese, Administrative Director/CEO; Maria Reyes-Palad, Financial Accounting Manager; Suzie Benitez, Health Center Manager; and Danae Skinner, Administrative Staff Accountant.
- 2. Public Participation –** there were no comments.
- 3. Acceptance of Agenda**
M/S/C Becky Campo/Luis Avila to accept the agenda as presented.
- 4. Finance Report Review**
 - A. Review for Approval: October 23, 2024, Finance Meeting Minutes**
M/S/C Becky Campo/Luis Avila to accept the minutes for October 23, 2024, as presented.
 - B. Review Financial Reports for September 2024**
Maria Reyes-Palad reviewed the Financial Reports for September 2024 and answered all questions regarding the reports.
M/S/C Becky Campo/Luis Avila approved to recommend that the Board accept the September 2024 Financial Reports as presented.
 - C. Review for Recommendation September 2024 Warrants**
Maria Reyes-Palad reviewed the report and answered all questions regarding the Warrants.
M/S/C Becky Campo/Luis Avila approved to recommend that the Board accept the Warrants as presented.
 - D. Review Financial Reports for October 2024**
Maria Reyes-Palad reviewed the Financial Reports for October 2024 and answered all questions regarding the reports.
M/S/C Becky Campo/Luis Avila approved to recommend that the Board accept the October 2024 Financial Reports as presented.
 - E. Review for Recommendation October 2024 Warrants**
Maria Reyes-Palad reviewed the report and answered all questions regarding the Warrants.
M/S/C Becky Campo/Luis Avila approved to recommend that the Board accept the Warrants as presented.
- 5. Old Business – NONE**
- 6. New Business – NONE**
- 7. Accounting and Finance Manager Report**
 - A. Asset Replacement Fund Update** **No Update**
 - B. E Street Land & Building Details** **No Update**
 - C. Set Schedule for Committee Review of Account Reconciliations**
Becky Campo and Luis Avila reviewed the account Reconciliations for August and September 2024.
- 8. Meeting adjourned: 06:27 PM**
Respectfully submitted,

Luis Avila, Treasurer

1:09 PM
01/17/25
Accrual Basis

Del Puerto Health Care District
Warrants by Bank Account
November 2024

Type	Date	Num	Name	Credit	Notes
101.000 - Cash and cash equivalents					
101.010 - Tri Counties Bank					
101.011 - TCB-Operating Checking 1739					
Check	11/30/2024			55.00	
Bill Pmt -Checl	11/08/2024	ACH	Data Path, Inc	7,169.94	
Bill Pmt -Checl	11/08/2024	ACH	Pacific Records Management	333.60	
Bill Pmt -Checl	11/08/2024	ACH	Staples Advantage	319.00	
Bill Pmt -Checl	11/20/2024	ACH	Beta Healthcare - Workers Comp	7,492.83	
Bill Pmt -Checl	11/20/2024	ACH	Beta Healthcare Group	17,913.08	
Bill Pmt -Checl	11/20/2024	ACH	Kaiser Permanente	937.50	
Bill Pmt -Checl	11/08/2024	EFT	DeliverHealth	237.00	
Bill Pmt -Checl	11/12/2024	EFT	ABW Medical, LLC	8,990.40	Addition to contract
Bill Pmt -Checl	11/07/2024	EFT	Umpqua Bank	10,241.50	
Bill Pmt -Checl	11/18/2024	EFT	City Of Patterson-H2O, sewer, garbag	837.15	
Bill Pmt -Checl	11/18/2024	EFT	DeliverHealth	79.00	
Bill Pmt -Checl	11/18/2024	EFT	TID Turlock Irrigation District +06	1,709.11	
Bill Pmt -Checl	11/19/2024	EFT	FP Mailing Solutions	300.00	
Bill Pmt -Checl	11/20/2024	EFT	Athena Health, Inc.	21,081.53	
Bill Pmt -Checl	11/20/2024	EFT	Comcast - Other	192.72	
Bill Pmt -Checl	11/20/2024	EFT	Comcast Business Voice Edge	2,264.13	
Bill Pmt -Checl	11/20/2024	EFT	PG&E	102.49	
Bill Pmt -Checl	11/20/2024	EFT	ABW Medical, LLC	11,562.00	
Check	11/04/2024	Wire	Chicago Title	100,000.00	Project Purple
Bill Pmt -Checl	11/01/2024	33232	GreenWorks Janitorial Services	4,145.00	
Bill Pmt -Checl	11/01/2024	33233	MD - Rodriguez, Jose	38,188.33	
Bill Pmt -Checl	11/01/2024	33234	Mission Linen Supply	596.88	
Bill Pmt -Checl	11/01/2024	33235	Stanislaus County EMS Agency	112.00	
Bill Pmt -Checl	11/01/2024	33236	Verizon Wireless	594.66	
Bill Pmt -Checl	11/04/2024	33237	Soroptimist	60.00	
Bill Pmt -Checl	11/08/2024	33238	American Academy of Family Physicia	859.00	
Bill Pmt -Checl	11/08/2024	33239	AMR-American Medical Response	7,306.60	
Bill Pmt -Checl	11/08/2024	33240	Bound Tree Medical LLC	495.10	
Bill Pmt -Checl	11/08/2024	33241	CA Occupational Physicians	1,556.00	
Bill Pmt -Checl	11/08/2024	33242	CSDA-California Special Dist Assoc	9,495.00	Prepays
Bill Pmt -Checl	11/08/2024	33243	Everon / ADT / Protection One	325.19	
Bill Pmt -Checl	11/08/2024	33244	Language Line	100.00	
Bill Pmt -Checl	11/08/2024	33245	Life-Assist	933.07	
Bill Pmt -Checl	11/08/2024	33246	McAuley Ford	982.51	
Bill Pmt -Checl	11/08/2024	33247	McKesson Medical Surgical Inc.	3,744.22	
Bill Pmt -Checl	11/08/2024	33248	O'Reilly Auto Parts	95.14	
Bill Pmt -Checl	11/08/2024	33249	Patterson Irrigator	30.00	
Bill Pmt -Checl	11/08/2024	33250	Paul Oil Co., Inc.	3,077.33	
Bill Pmt -Checl	11/08/2024	33251	Physicians Service Bureau	340.58	
Bill Pmt -Checl	11/08/2024	33252	Rush Truck Center Ceres	3,691.04	
Bill Pmt -Checl	11/08/2024	33253	Stanislaus County EMS Agency	250.00	
Bill Pmt -Checl	11/15/2024	33254	Papapolloni Bistro	500.00	
Bill Pmt -Checl	11/18/2024	33255	Airgas USA, LLC	102.30	
Bill Pmt -Checl	11/18/2024	33256	Bound Tree Medical LLC	771.64	
Bill Pmt -Checl	11/18/2024	33257	City Of Patterson-H2O, sewer, garbag	524.26	
Bill Pmt -Checl	11/18/2024	33258	Crescent Supply	222.11	
Bill Pmt -Checl	11/18/2024	33259	Frontier-3755	345.29	
Bill Pmt -Checl	11/18/2024	33260	Graphic Print Stop	62.43	
Bill Pmt -Checl	11/18/2024	33261	Hospital Biomedical Services	669.00	
Bill Pmt -Checl	11/18/2024	33262	Liquid Spring	105.31	
Bill Pmt -Checl	11/18/2024	33263	McKesson Medical Surgical Inc.	719.41	
Bill Pmt -Checl	11/18/2024	33264	Mission Linen Supply	1,178.56	
Bill Pmt -Checl	11/18/2024	33265	MO-CAL Office Solutions	109.74	
Bill Pmt -Checl	11/18/2024	33266	Monique Whitworth	600.00	
Bill Pmt -Checl	11/18/2024	33267	NARHC	450.00	
Bill Pmt -Checl	11/18/2024	33268	Patterson Tire	300.88	

1:09 PM
01/17/25
Accrual Basis

**Del Puerto Health Care District
Warrants by Bank Account
November 2024**

Type	Date	Num	Name	Credit	Notes
Bill Pmt -Checl	11/18/2024	33269	Petty Cash	130.35	
Bill Pmt -Checl	11/18/2024	33270	Ramirez, Silvia - REIMB (Board)	189.12	
Bill Pmt -Checl	11/18/2024	33271	Sanofi Pasteur, Inc	4,971.72	
Bill Pmt -Checl	11/18/2024	33272	Stanislaus Co. Tax Collector	3,361.62	
Bill Pmt -Checl	11/18/2024	33273	Stericycle / Shred-it	116.46	
Bill Pmt -Checl	11/18/2024	33274	Stericycle / Shred-it	337.76	
Bill Pmt -Checl	11/18/2024	33275	West Side Storage Baldwin	216.00	
Bill Pmt -Checl	11/18/2024	33276	Westside Landscape & Concrete	302.00	
Bill Pmt -Checl	11/18/2024	33277	WIPFLI LLP	30,773.96	
Bill Pmt -Checl	11/18/2024	33278	Zoll	853.96	
Total 101.011 - TCB-Operating Checking 1739				316,709.51	
101.012 - TCB-Payroll Account 2999					
Liability Check	11/01/2024		Payroll Direct Deposit	18,081.70	
Liability Check	11/06/2024		Payroll Direct Deposit	108,221.84	
Liability Check	11/20/2024		Payroll Direct Deposit	111,277.05	
Liability Check	11/07/2024	EFT	Corebridge / AIG / VALIC	18,084.71	
Liability Check	11/21/2024	EFT	Corebridge / AIG / VALIC	17,201.56	
Liability Check	11/26/2024	EFT	AFLAC	1,254.44	
Liability Check	11/26/2024	EFT	CA Choice	54,148.35	
Liability Check	11/26/2024	EFT	Principal Life Insurance Co	8,160.22	
Liability Check	11/07/2024	E-pay	EDD State of California	8,338.19	
Liability Check	11/07/2024	E-pay	Internal Revenue Service	39,700.51	
Liability Check	11/21/2024	E-pay	EDD State of California	8,792.42	
Liability Check	11/21/2024	E-pay	Internal Revenue Service	41,844.72	
Paycheck	11/07/2024	25855	Employee Payroll	3,422.72	
Paycheck	11/07/2024	25856	Employee Payroll	776.60	
Paycheck	11/07/2024	25857	Employee Payroll	1,072.44	
Liability Check	11/07/2024	25858	United Steelworkers	440.88	
Liability Check	11/07/2024	25859	Franchise Tax Board	653.22	
Liability Check	11/07/2024	25860	Stanislaus County Sheriff - Garn 37	100.00	
Paycheck	11/21/2024	25861	Employee Payroll	3,488.72	
Paycheck	11/21/2024	25862	Employee Payroll	1,372.90	
Liability Check	11/21/2024	25863	Franchise Tax Board	662.11	
Liability Check	11/21/2024	25864	Stanislaus County Sheriff - Garn 37	100.00	
Liability Check	11/21/2024	25865	United Steelworkers	404.15	
Liability Check	11/26/2024	25866	LegalShield	600.40	
Total 101.012 - TCB-Payroll Account 2999				448,199.85	
101.015 - TCB - Keystone C 8641					
Bill Pmt -Checl	11/18/2024	EFT	TID Turlock Irrigation District +06	487.60	
Bill Pmt -Checl	11/18/2024	10419	Chapman & Patton	9,500.00	Appraisal of Keystone C
Bill Pmt -Checl	11/18/2024	10420	City Of Patterson-H2O, sewer, garbag	226.30	
Bill Pmt -Checl	11/18/2024	10421	Gilberto Arroyo-06	380.00	
Bill Pmt -Checl	11/18/2024	10422	Stanislaus Co. Tax Collector	3,808.19	
Total 101.015 - TCB - Keystone C 8641				14,402.09	
Total 101.010 - Tri Counties Bank				779,311.45	
Total 101.000 - Cash and cash equivalents				779,311.45	
103.000 - Restricted Funds					
103.100 - TCB-USDA Debt Reserve 7237					
Check	11/15/2024	eft	USDA Rural Development Loan-EFT	10,060.00	
Total 103.100 - TCB-USDA Debt Reserve 7237				10,060.00	
Total 103.000 - Restricted Funds				10,060.00	
TOTAL				789,371.45	
Less: Irregular Items (highlighted above)				127,985.40	
NET WARRANTS ISSUED - NOVEMBER 2024				661,386.05	

Del Puerto Health Care District

CEO's Report by Karin Freese

January 2025

Financial Summary:

The organization's financial position improved significantly, with total assets increasing by 20% from \$10.7M to \$12.8M. Key drivers included a 33% rise in current assets, fueled by a 270% increase in CLASS Investments and a 26% growth in Patient Accounts Receivable. Fixed assets also grew by 8%, supported by a 305% increase in Construction Work-in-Progress for key projects. Liabilities rose by 8%, driven by a 97% increase in current liabilities, including higher accounts payable and accrued payroll. Long-term liabilities decreased by 8%, reflecting strong debt management. Equity grew by 23%, supported by a 64% increase in unrestricted assets and a 173% rise in restricted funds for building projects. Despite a decline in net income, strategic investments and debt reduction highlight strong financial management and a focus on future growth.

	Dec 31, 24	Dec 31, 23	% Change
ASSETS			
Current Assets			
Checking/Savings	5,627,837	3,803,931	48%
Accounts Receivable	1,099,671	1,082,185	2%
Other Current Assets	1,217,099	1,178,972	3%
Total Current Assets	7,944,607	6,065,088	31%
Fixed Assets	5,263,862	4,871,074	8%
Other Assets	208,111	273,263	(24%)
TOTAL ASSETS	13,416,580	11,209,425	20%
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	89,928	22,639	297%
Credit Cards	1,500		100%
Other Current Liabilities	695,772	468,287	49%
Total Current Liabilities	787,200	490,926	60%
Long Term Liabilities	1,561,231	1,693,123	(8%)
Total Liabilities	2,348,431	2,184,049	8%
Equity	11,068,148	9,025,376	23%
TOTAL LIABILITIES & EQUITY	13,416,579	11,209,425	20%

Building Projects:

Over the next 90 days, the following will be accomplished:

Prepare project directory	California Environmental Quality Act (CEQA) Determination and required Technical Studies. Discussion also includes defining the City's CEQA process (e.g., third party contract, sub-consultants for preparation of technical studies, etc.); Impact Fees – obtain rough impact fee estimates based on preliminary square footages of project. JBAP to download the City's fee schedule; Setup meeting with City's Transportation Consultant AMG to discuss traffic related concerns (e.g., AM and PM Peak Hour school traffic). Update website to add project update section
Define project risks and risk mitigation strategies	
Determine long list of firms to receive RFQ	
Hire Survey firm	
Hire Soils Exploration firm	
Hire Environmental Assessment firm	
Hire Traffic Planning Firm	
Hire Civil Engineering firm	
Scrub title reports	
Prepare list of potential progressive design/build candidates	
Entitlement processing strategy	

Del Puerto Health Care District

CEO's Report by Karin Freese

January 2025

Legislation/Advocacy Activities:

The new legislative session is open, but no bills relevant to health care districts have been submitted.

Behavioral Health – Prop 1 Bond Funding Grant Application

Working with health plans to promote the availability of counseling services at our clinic.

Regional Activity

West Side Community Healthcare District Ad Hoc Committee for Sustainability. The committee is responsible for evaluating the West Side Community Healthcare District's financial position, operational expenses, and income to ensure alignment with its mission, values, and strategic goals. The committee will analyze historic financial performance, report findings, and recommend sustainable strategies to the Board of Directors to provide timely quality EMS service to the WSCHD residents. The goal is to use the collected data by February 25, 2025, to create a long-term, viable business plan for the district's EMS services for the WSHCD Board to review and decide their next steps. The DPHCD Board of Directors has offered our CEO experience and services to assist with this short-term project.

Training and Conference Opportunities:




DPHCD Board member orientation was conducted on January 7 (see attached outline).

Event	Dates/Location	Who should go?
Special District Leadership Academy	Southern: April 21 - 24, 2025 / La Quinta Northern: October 5 - 8, 2025 / Redding Coastal: Nov. 16 – 19, 2025 / Monterey	1st-year board members Returning attendees
Special Districts Legislative Days	May 20 – 21, 2025 / Sacramento	Legislative Ad Hoc CEO
General Manager Leadership Summit	June 29 – July 1, 2025 / Lake Tahoe area	CEO
CSDA Annual Conference & Exhibitor Showcase	August 25 – 28, 2025 / Monterey	Board Staff
Special District Board Secretary/Clerk Conference	October 27 – 29, 2025 / Sonoma County	Clerk of the Board

Year in review 2024

Jan 01 - Dec 31, 24

Social Networks

-  Del Puerto Health Care District
-  Del Puerto Health Center
-  Patterson District Ambulance



1

Year in review 2024

Jan 01 - Dec 31, 24

Posts

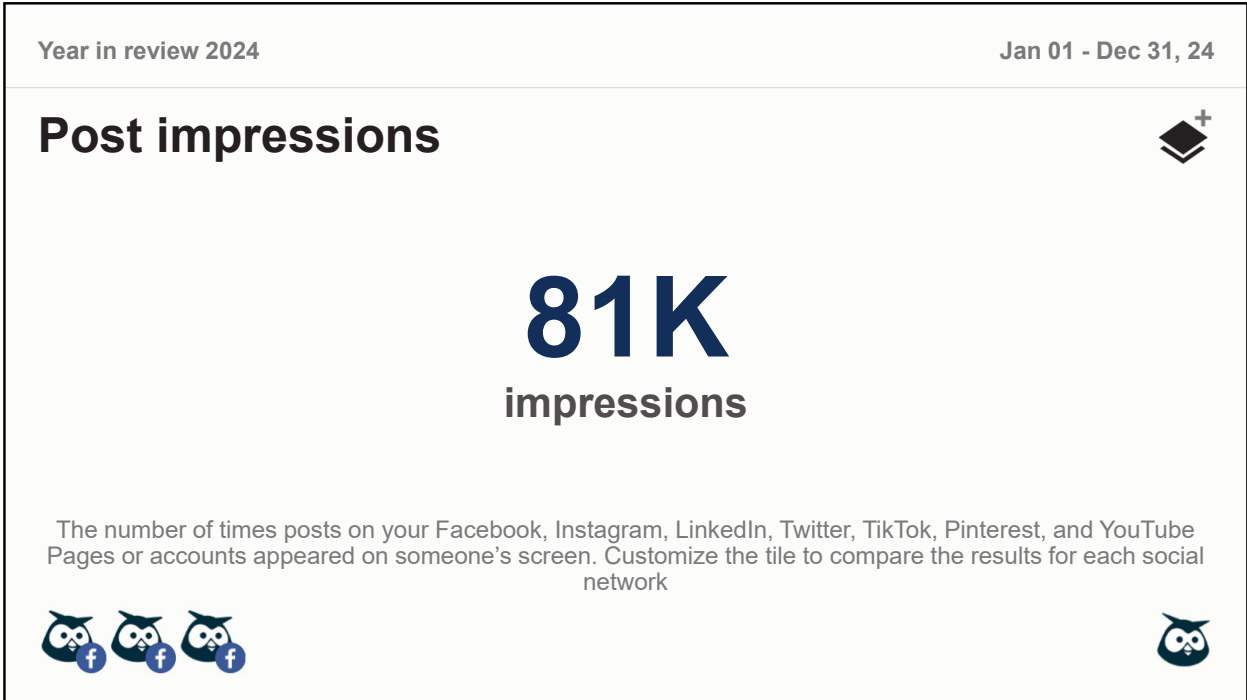


344
posts

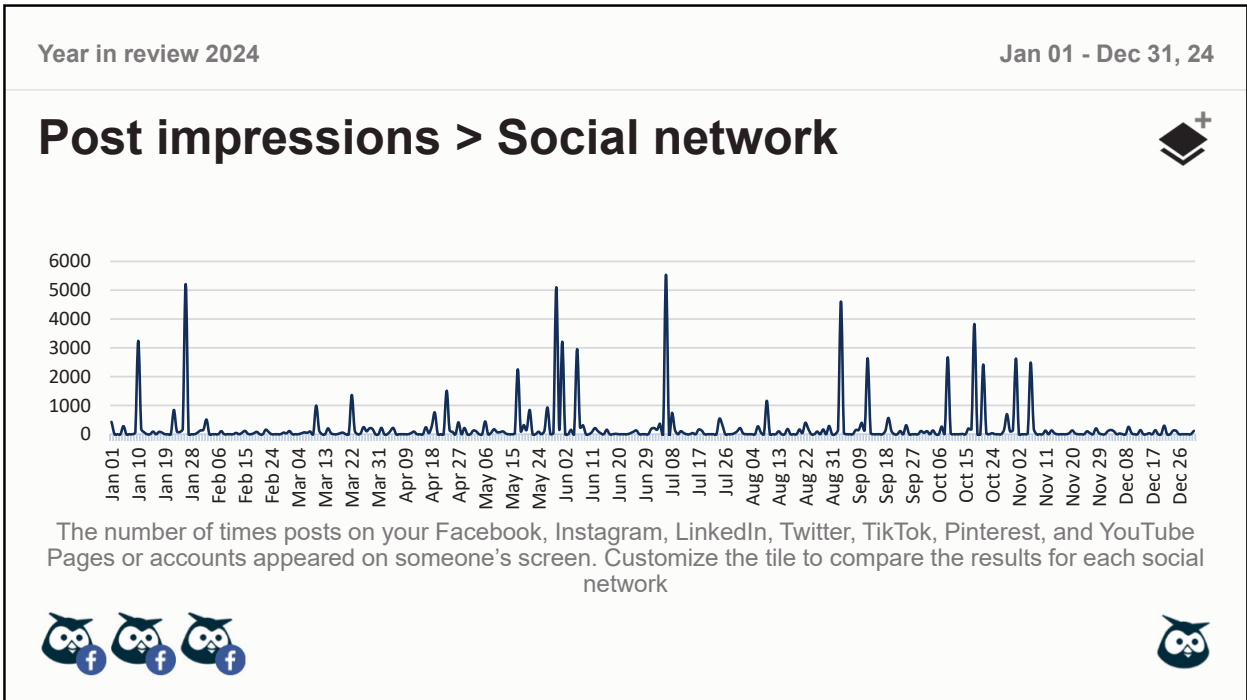
The number of posts you published to your Pages or accounts during the time frame. Customize the tile to compare the results for each social network



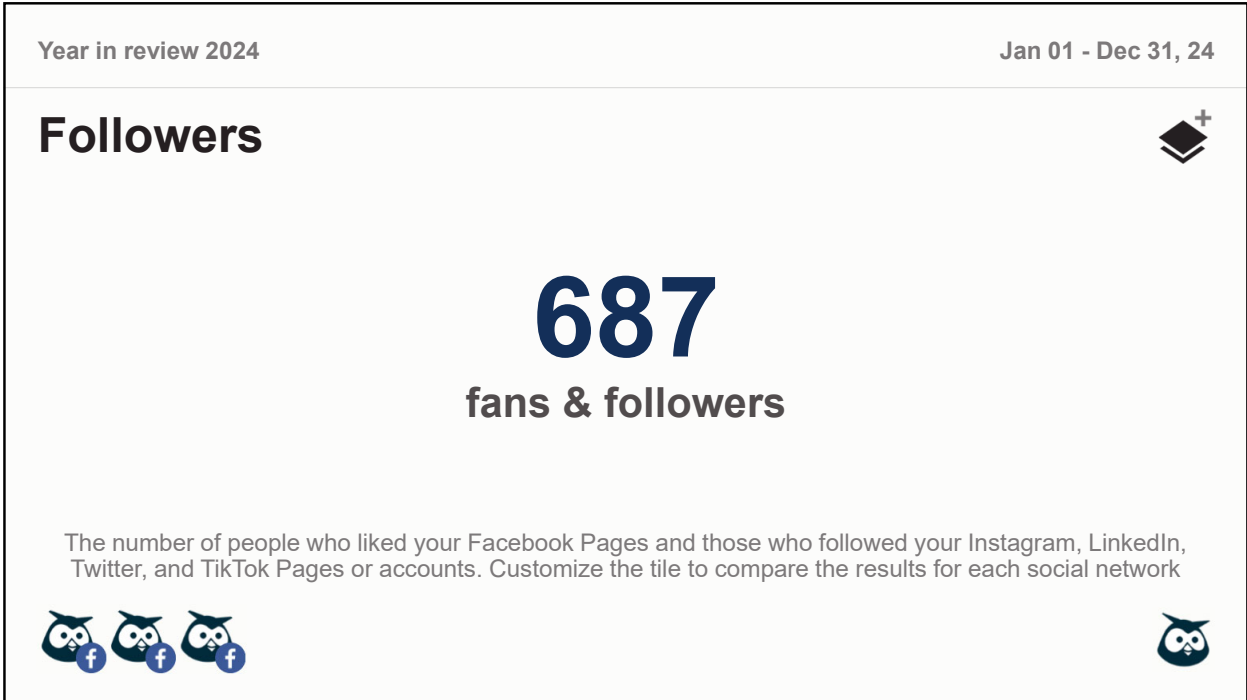
2



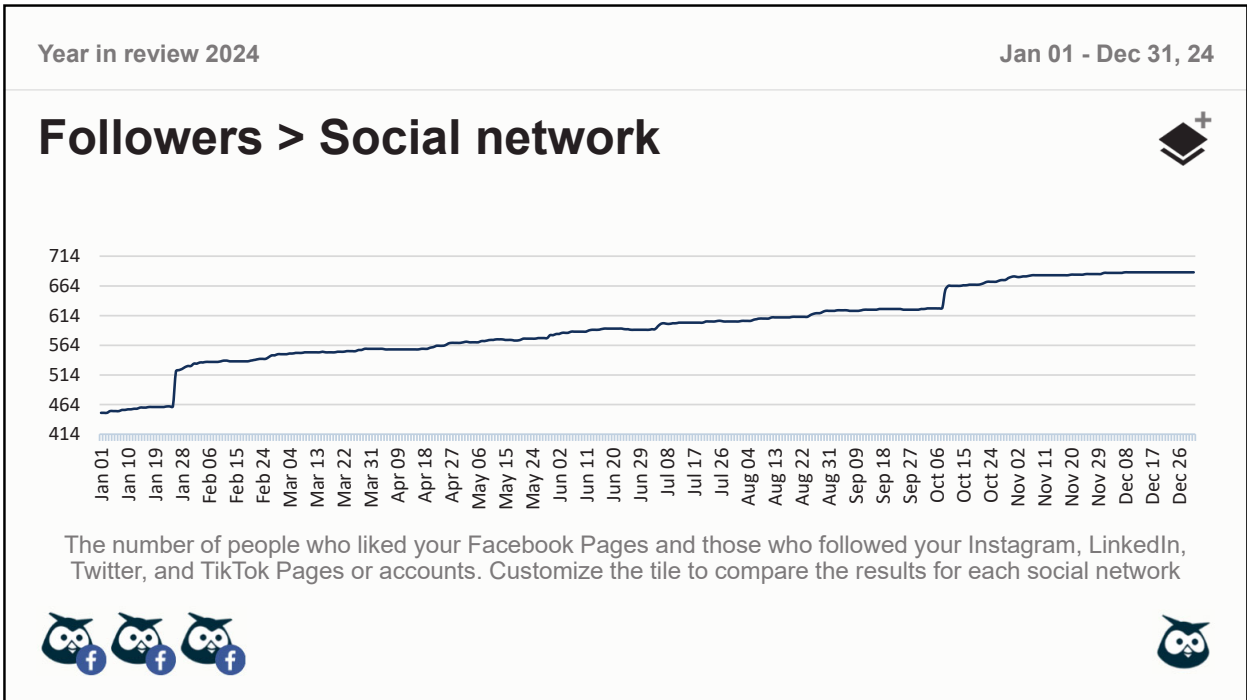
3



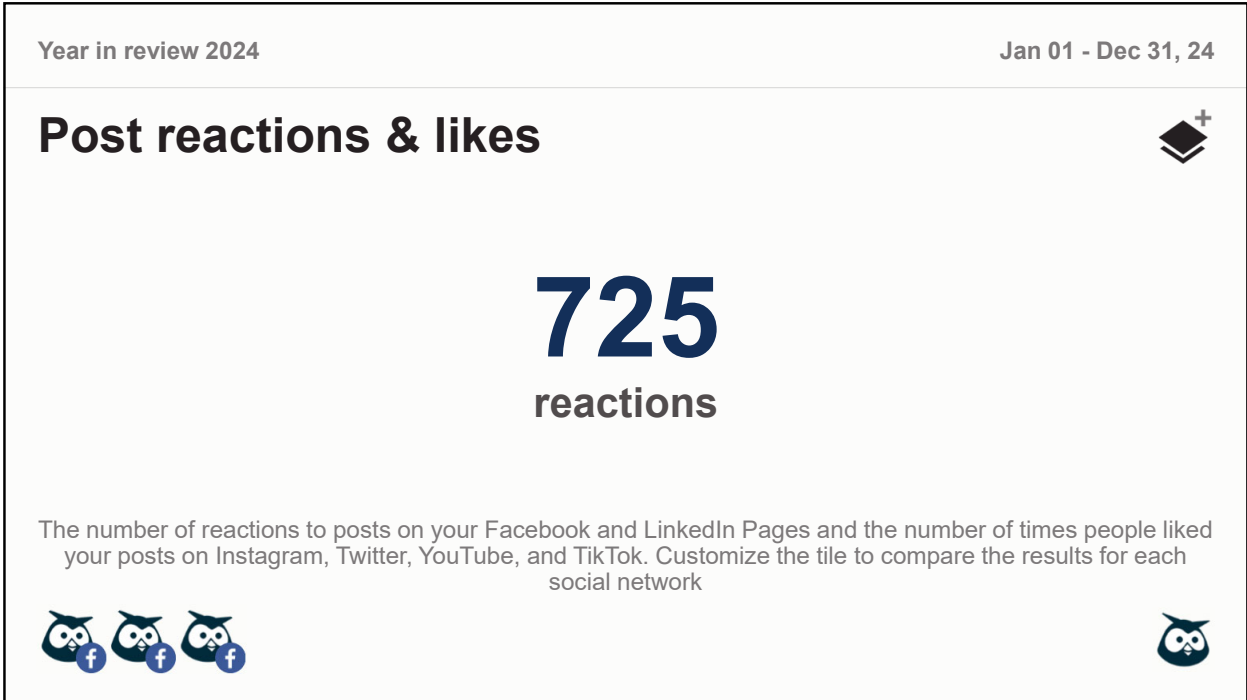
4



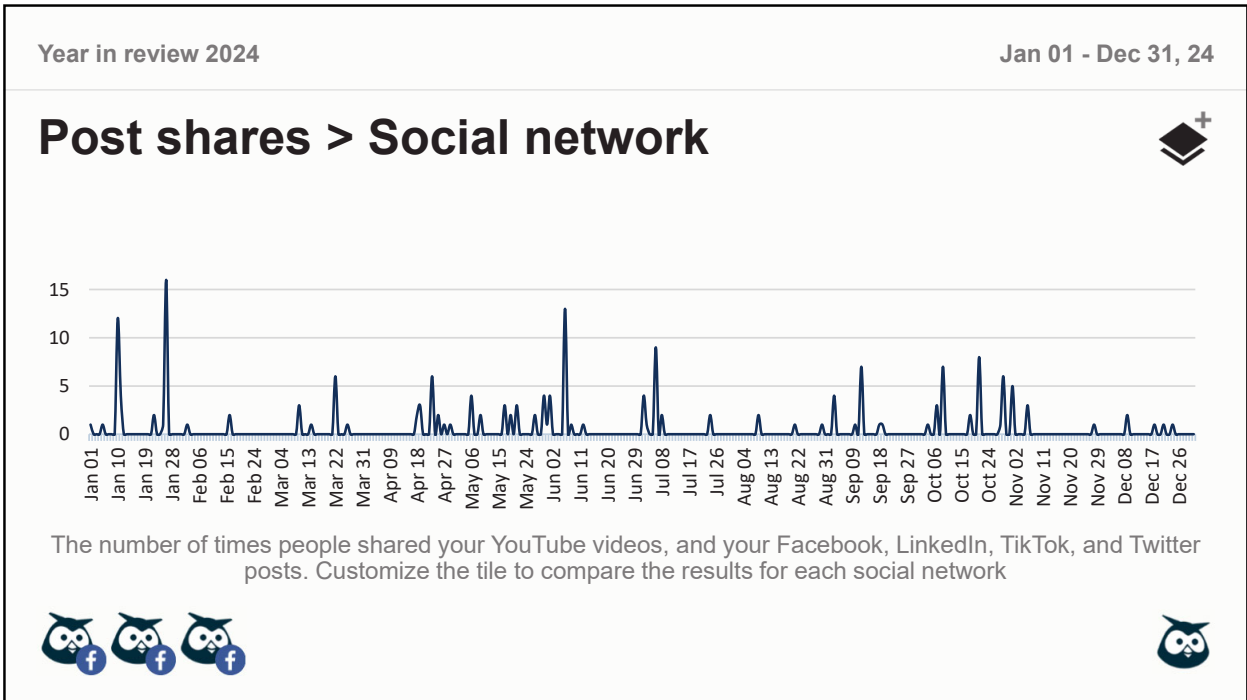
5



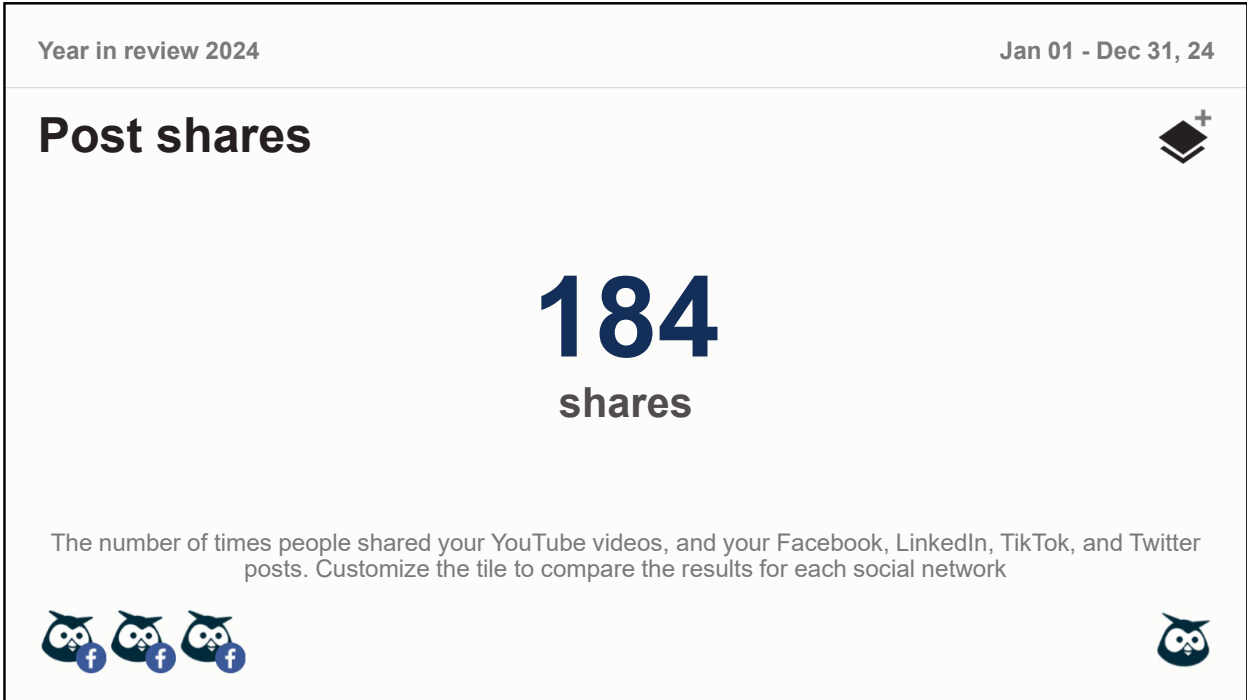
6



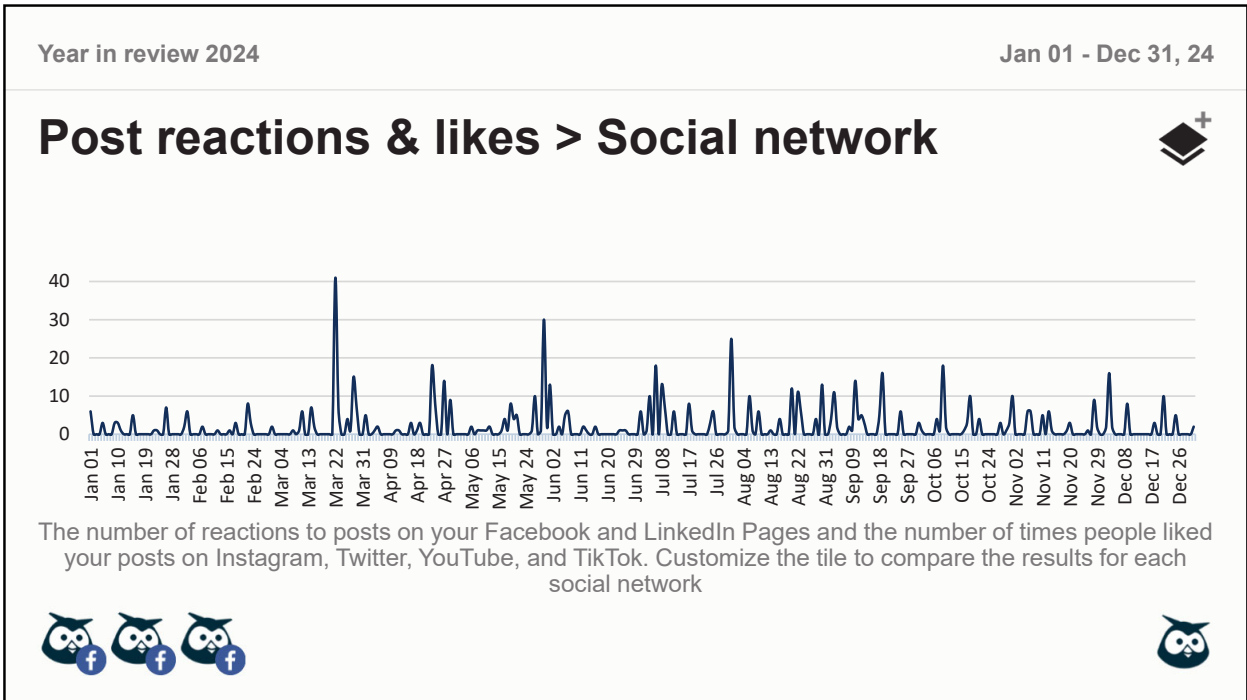
7



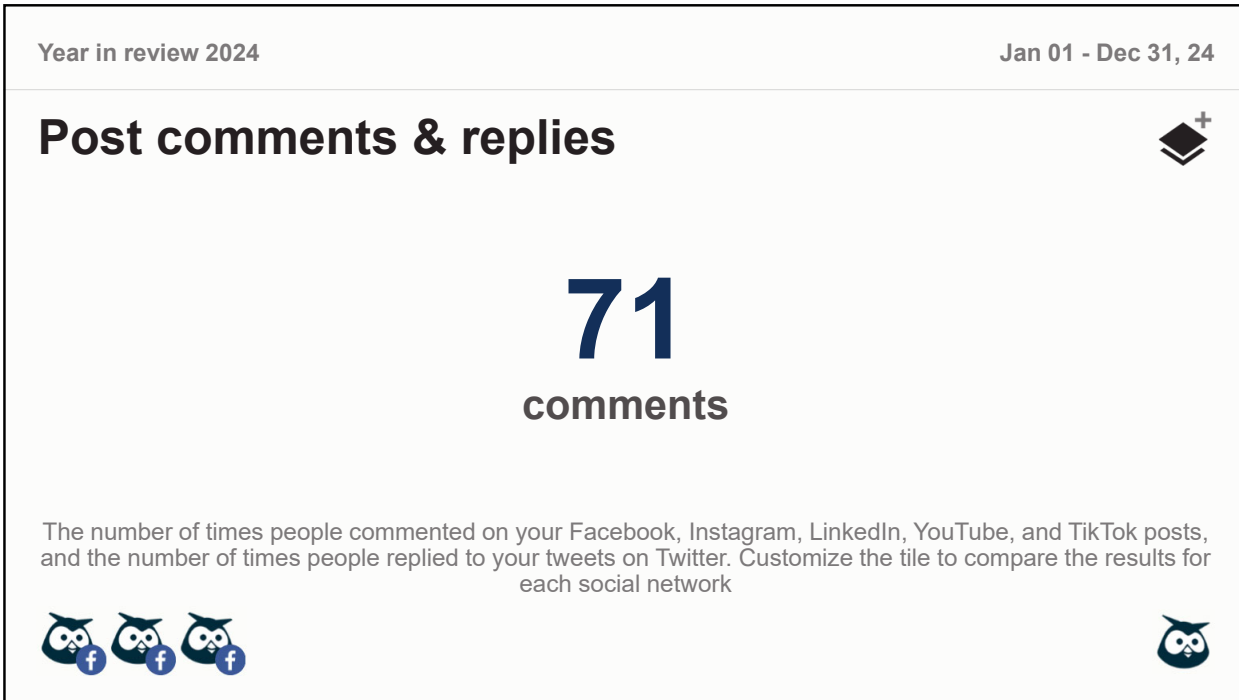
8



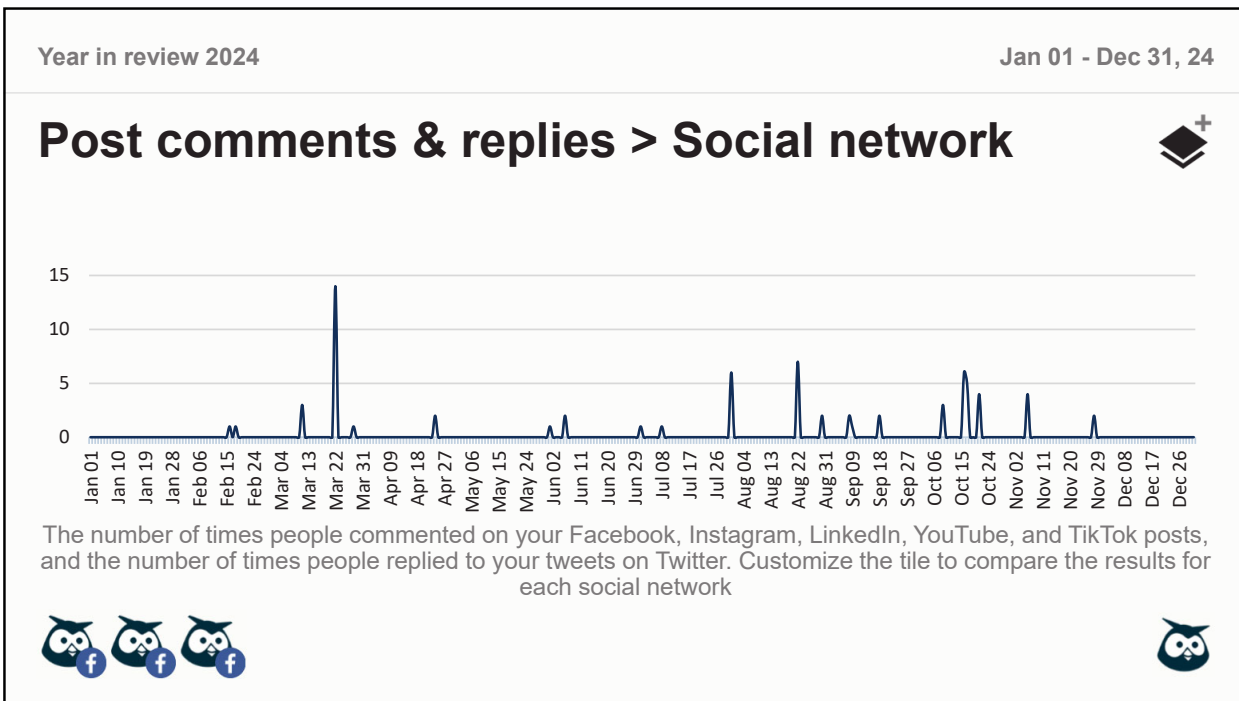
9



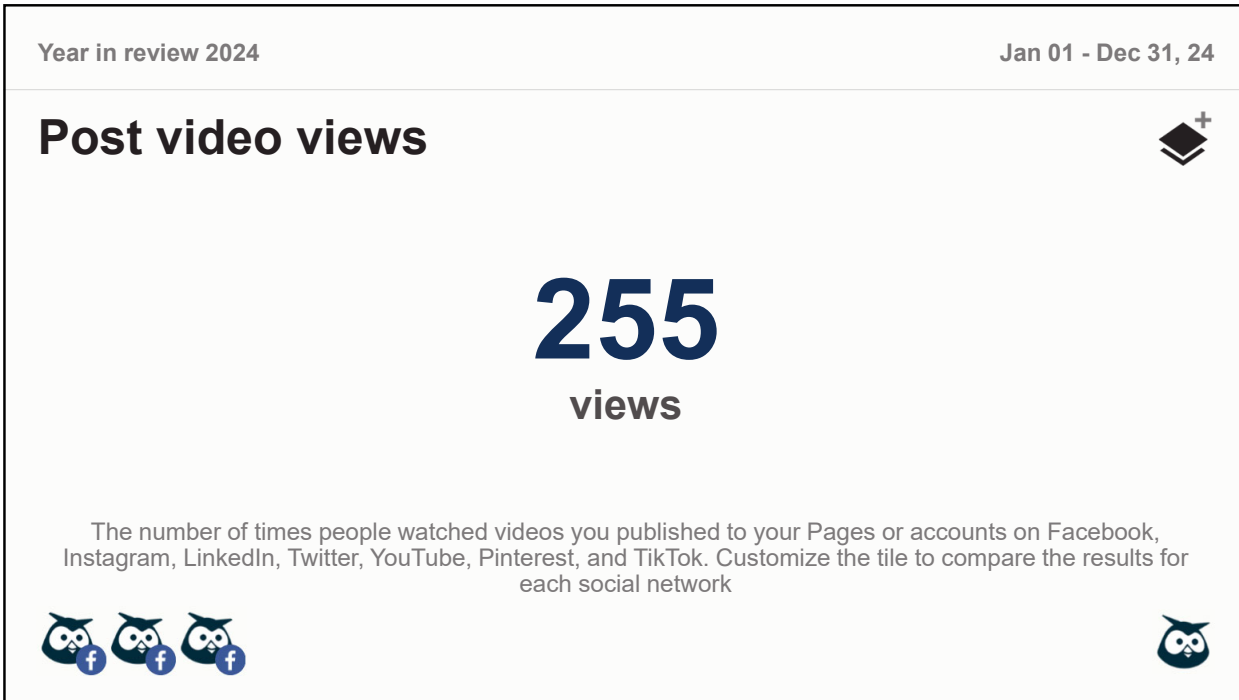
10



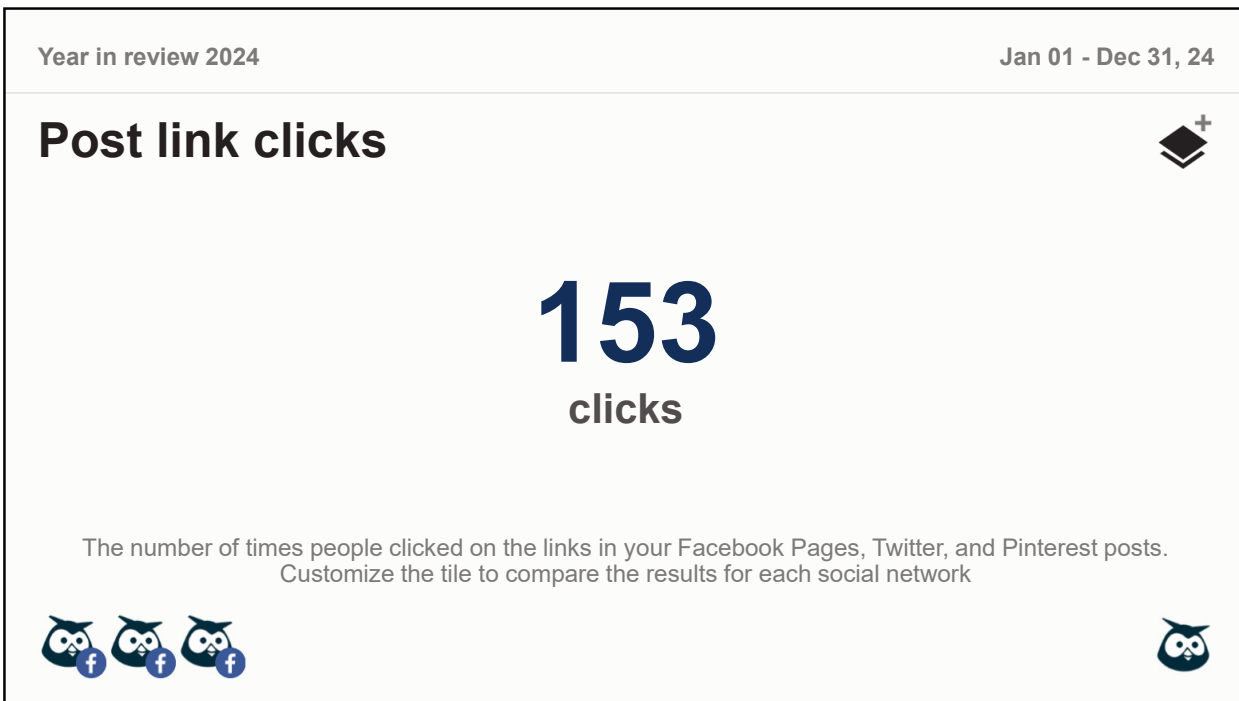
11



12



13



14

Del Puerto Health Care District Board Member Orientation

Duration: 4 Hours

Goal: Equip new board members with the knowledge, skills, and resources to contribute effectively to governance and decision-making processes.

Hour 1: Welcome and Introduction

- **15 minutes: Welcome and Opening Remarks**
 - Introduction by the Board Chair and General Manager.
 - Overview of the District's mission, vision, and strategic goals.
- **15 minutes: Board Roles and Responsibilities**
 - Presentation on governance vs. management.
 - Key responsibilities of board members (accountability, oversight, and strategy).
- **30 minutes: Overview of the Health Care District**
 - History, services provided, and community impact.
 - Organizational structure, including key staff and their roles.

Hour 2: Governance Framework

- **30 minutes: Clear Governance Structures and Policies**
 - Review of governance policies, bylaws, and procedures.
 - Explanation of decision-making processes and voting protocols.
- **30 minutes: Understanding Financial Oversight**
 - Overview of budgeting, financial reporting, and fiduciary responsibilities.
 - Key performance metrics and funding sources for the district.

Hour 3: Building Effective Governance Teams

- **30 minutes: Communication and Relationship Building**
 - Strategies for transparent communication and collaboration.
 - Importance of trust, conflict resolution, and teamwork within the board.
- **30 minutes: Structured Onboarding and Continuing Education**
 - Overview of available training and educational resources.
 - Scheduling mentorship or pairing with experienced board members.

Hour 4: Strategic Planning and Community Engagement

- **30 minutes: Strategic Goals and Current Initiatives**
 - Review of ongoing and planned projects.
 - Alignment of board responsibilities with strategic priorities.
- **30 minutes: Community Engagement and Advocacy**
 - Importance of stakeholder engagement and representing community interests.
 - Tools and techniques for effective communication with the public.

Closing

- **15 minutes: Q&A Session**
 - Open floor for questions and clarifications.
- **15 minutes: Next Steps**
 - Summary of key takeaways.
 - Schedule for future meetings and continued education opportunities.

This schedule incorporates the study's findings, emphasizing communication, structured governance, and the importance of ongoing education to mitigate the challenges posed by turnover and ensure effective governance.



Ambulance Report December 2024

Patterson responses in December: 266 responses resulting in 187 transports. Our BLS unit P294 had 3 responses and 1 transport. This unit is staffed when we are unable to staff a third paramedic unit (P93). There were 240 responses in the Patterson District Ambulance response area resulting in 170 transports. PDA units responded to 230 of 240 (95.83%) EMS calls in our district and transported 164 of 170 (96.47%) of all patients transported from our district. AMR responded into the district 3 times in December resulting in 1 transport and Westside had 7 responses yielding 4 transports. PDA responded into the Westside District 25 times which resulted in 13 transports and 12 responses in AMR response area with 10 transports.

December was a busy month for EMS calls but not so much for EMS meetings.

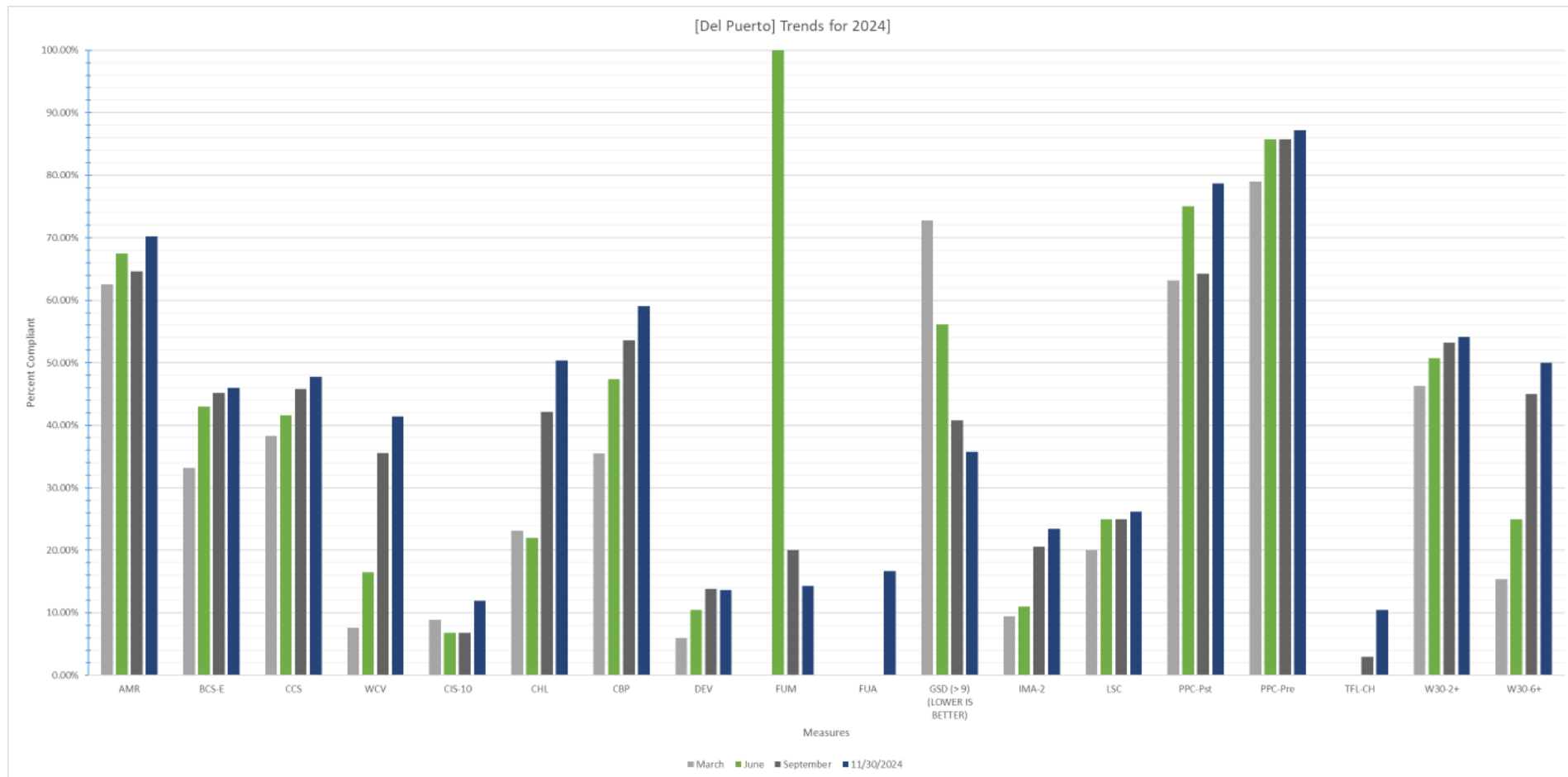
Jim and I spent a fair amount of time working to get all of our fleet of ambulances rotated through Rush Ford in Ceres for routine maintenance with a special preventative maintenance focus. The goal is to have a reliable ambulance fleet for the end of the year. We did have one of our older ambulances, the 2009, had a check engine light event before its turn. It had an elusive problem to identify and resolve so we just got that ambulance back last week.

Health Center Report December 2024/ Suzie Benitez

Encounter December 2024		
<i>Primary Care Vacation/Sick/CME time off</i>		
Provider	Hours worked	Encounters
Rodriguez	88	285
Singh	136	424
Barragan	132	331
Mercado	128	277
Primary Total	484	1,317
<i>Mental Health Encounters</i>		
Herrera		89
<i>Saturday Clinics</i>		0
HC Total Encounters		1,406
Urgent Care Clinic Encounters (Tuesday and Thursday)		
Date	Time	Encounters
February	5:00pm-9:00pm	170
March	5:00pm-9:00pm	134
April	5:00pm-9:00pm	133
May	5:00pm-9:00pm	82% Medi-cal 18% Private =136
June	5:00pm-9:00pm	91
July	5:00pm-9:00pm	66% Medi-cal 34% Private = 98
August	5:00pm-9:00pm	163
September	5:00pm-9:00pm	126
October	5:00pm-9:00pm	89
November	5:00pm-9:00pm	96
December	5:00pm-8:00pm	73 due to holiday closures
<ul style="list-style-type: none"> • Chart audits completed for Central Valley Med Group and Allcare. Pending results. • Monthly Health Plan Meeting (HEDIS MEASURES SUPPORT). • Front office training for x-ray registration. 		



HPSJ Trend Report for December 2024



Column1	Column2
2024 Measures	2024 Measure Description
IHA	Initial Health Appointment
DEV	Developmental Screening in the First Three Years of Life
TFL-CH	Topical Fluoride for Children
BCS	Breast Cancer Screening
CCS	Cervical Cancer Screening
CIS10	Childhood Immunization Status-Combination 10
IMA	Immunizations for Adolescents-Combination 2
LSC	Lead Screening in Children
W30_1	Well-Child Visits in the First 0 to 15 Months-Six or More Well-Child Visits
W30_2	Well-Child Visits in the First 15 Months to 30 Months-Two or More Well-Child Visits
WCV	Child and Adolescent Well Care Visits
CBP	Controlling High Blood Pressure
HBD	Hemoglobin A1C Control for Patients With Diabetes-HbA1C Poor Control (>9%)
COL	Colorectal Cancer Screening
CHL	Chlamydia Screening Women
PPC_Pre	Timeliness of Prenatal Care
PPC_Post	Timeliness Postpartum Care
FUM	Follow-Up After ED Visits for Mental Illness-30 days
FUA	Follow-Up After ED Visits for Substance Abuse-30 days
AMR	Asthma Medication Ratio
WCV REL	Child and Adolscent WCV-Black or White REL Cohort

Human Resources Status Report January 2025

By Robert Trefault, Human Resources Manager

The Del Puerto Health Care District's Human Resources Department welcomes the new year and is actively involved in the District's growth and employee engagement. We are still recruiting a Pediatrician and an Advanced Practice Provider (e.g., NP, PA). We are also currently recruiting for Clinical Medical Assistants and Patient Service Representatives. We have rehired one Patient Service Representative and two Paramedics, one of which being in late December.

We are ensuring all employees are updating their 2025 Tax Withholdings this year. This will both help ensure all employees are updated and that we are in compliance when audited. We are also going to work on moving all hard copy files on active employees to electronic files by mid-year. This will save space and make locating documents on more experienced employees easier when needed.

We have arranged with Language Line to have some employees take the Interpreter Skills Test for certification. This meets the requirements should we be audited for State compliance. The cost for testing is \$200 per employee for the first 49 staff members, we also offer this certification to the Ambulance team. We will report on its progress once we have had a few individuals take the test. A policy has been written and is prepared for Board reviewal tonight.



Employee Anniversaries

1 Year Anniversary



Jessica Cancino

HC Referral Coordinator
Del Puerto Health Center



Erica Mercado

Physician Assistant
Del Puerto Health Center



Andy Mercado

Paramedic
Patterson District Ambulance

2 Year Anniversary



Jennifer Nicole Gurski

HC Assistant Manager
Del Puerto Health Center



Nelson C Arellano

EMT
Patterson District Ambulance

875 E Street | P.O. Box 187
Patterson, CA 95363
(209) 892-8781



Ambulance • (209) 892-2618
Health Center • (209) 892-9100
www.dphealth.org

21st Anniversary



Eneida Barrera
HC MA Administrative-Level II
Del Puerto Health Center

Welcome our New Hires!



Veronica Marie Vasquez
X-Ray Technician
Del Puerto Health Center



Gabriela Hover
Paramedic
Patterson District Ambulance



Andrew Warren
Paramedic
Patterson District Ambulance



BOARD OF DIRECTORS
 Luis Avila, Zone 1-Director
 Anne Stokman, Zone 2-Director
 Ma Traore, Zone 3-Director
 Sylvia Ramirez, Zone 4-Director
 Becky Campo, Zone 5-Director

PO Box 187, Patterson, CA 95363
 Phone (209) 892-8781 Fax (209) 892-3755

SPECIAL BOARD OF DIRECTORS MEETING MINUTES
Monday, January 13 2025 @ 6:00 PM

1. **Call to order @ 6:00PM** by Zone 2 Director, Anne Stokman

2. **Pledge of Allegiance**

3. **Roll Call**

Directors Present: Zone 1 Director, Luis Avila
 Zone 2 Director, Anne Stokman
 Zone 3 Director, Ma Traore
 Zone 4 Director, Sylvia Ramirez
 Zone 5 Director, Becky Campo

Staff Present: CEO, Karin Freese
 Ambulance Director, Paul Willette
 Clinical Education Manager, Jim Whitworth
 Health Center Manager, Suzie Benitez
 Health Center Assistant Manager, Jennifer Gurski
 Human Resources Manager, Robert Trefault
 Financial Accounting Manager, Maria Reyes-Palad
 Board Clerk/District Executive Secretary, Jasmine Sanchez

District Legal Council: Dave Ritchie, Cole Huber, LLP

Members of the Public: Jessica Wilkinson, Patterson Irrigator
 Reyna Gomez

We have a quorum.

4. **Reading of the District's Vision, Mission, and Value Statements:**

Vision: "A locally cultivated, healthier community."
Mission: "To provide, promote, and partner in quality healthcare for all."
Values: "Compassion – Commitment – Excellence"

5. **Public Comment Period**

The HR manager gave a brief announcement about the Grand Opening of the Imaging Center scheduled for January 29th. Del Puerto Health Care Center will now be providing x-ray services.

6. **Declarations of Conflict** [Board members disclose any conflicts of interest with agenda items]

None

7. **Approval of Agenda:**

M/S/C: To approve the agenda as presented.

Directors Campo/Avila

Ayes: Directors: Avila, Stokman, Traore, Ramirez,
Campo

Nays: None

Abstain: None

Motion: Passed

8. **Consent Calendar*** *[Routine committee reports, minutes, and non-controversial items]*

- A. *Approve Finance Committee Minutes – Oct 28, 2024

Director Campo pulled this item for discussion.

- B. *Accept Written Department/Committee Reports – Ambulance (including
Legislation), Ambulance, Health Center, Human Resources.

M/S/C. Approve the Consent Calendar.

Directors

Ayes: Directors: Avila, Stokman, Traore, Ramirez,
Campo

Nays: None

Abstain: None

Motion: Passed

9. **Regular Calendar**

- A. *Any Consent Calendar items for discussion*

Item 8A. pulled for discussion.

- B. Declaration of Exempt Surplus Property Resolution APN 021-088-010

In California, public entities must follow the Surplus Land Act or meet exemptions when disposing of property, notifying the Housing and Community Development Department accordingly. Special districts have more flexibility if the land is used for purposes aligned with their mission, such as healthcare.

M/S/C. Approve the Consent Calendar.

Directors Avila/Stokman

Ayes: Directors: Avila, Stokman, Traore, Ramirez,
Campo

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

- C. Resolution 2025-02: Sale of District Property – APN 021-088-010

Consistent with board direction, staff has worked with a realtor and received an offer of \$2 million for the purchase price.

M/S/C. Approve the Consent Calendar.

Directors Ramirez/Campo

Ayes: Directors: Avila, Stokman, Traore, Ramirez,
Campo

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

- D. Property Purchase Resolution – APNs 048-047-028-000 & 048-047-027-000 & 048-047-018-000 & 048-047-007-000 & 048-047-008-000 & 048-047-012-000

The district plans to purchase 27.5 acres at the corner of Ward Ave. and 9th Ave. for \$7.2 million, funded through a short-term loan until a long-term construction loan is secured from the California Health Agency. The loan will be backed by the district's property tax revenue, and the district is working with municipal advisors to ensure it meets the financial requirements. This land will be used to develop a medical park to support the growing healthcare needs of the Patterson and Westside community.

M/S/C. Approve the Consent Calendar.

Directors Traore/Stokman

Ayes: Directors: Avila, Stokman, Traore, Ramirez, Campo

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

E. Property Purchase Resolution – APN 048-048-007-000

The district is purchasing 10.2 acres on the north side of Las Palmas for \$3,113,233, funded partly by the sale of district property recently approved by the board and from district reserves. This project will complement the medical park by including amenities like mixed-use commercial and residential spaces, as well as independent senior living.

M/S/C. Approve the Consent Calendar.

Directors Campo/Traore

Ayes: Directors: Avila, Stokman, Traore, Ramirez, Campo

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

F. HMA Proposal for Ambulance Variable Rate Range Program

Health Management Associates (HMA) proposes to assist Del Puerto Health Care District in determining eligibility and facilitating participation in the 2024 Voluntary Rate Range Program (VRRP). Their work will involve assessing available funding, engaging with managed care plans (HPSJ and Health Net), and supporting the submission of required documentation. If the district is not eligible, it will only incur costs for the initial investigation, but if successful, the program could generate an additional \$300,000 annually from Medi-Cal transports. The risks include potential rejection by the managed care plans or a lack of available program funds, but no extra costs would be incurred if the program isn't viable. HMA's total fee for this service is capped at \$35,000.

M/S/C. Approve the Consent Calendar.

Directors Campo/Traore

Ayes: Directors: Avila, Stokman, Traore, Ramirez, Campo

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

G. Director Resignation, Promotion of Open Seat and Appointment Process

The CEO announced the resignation of Zone 2 Board Director Anne Stokman, effective February 1, 2025. She also stated the opening seat and the process of

appointing a new board member. An Ad Hoc committee of selecting the new board member was put into place. Director Luis Avila and Ma Traore will be responsible for the interviews and selection of a candidate.

H. Imaging Services Update – Tentative Grand Opening

Grand opening will be held Wednesday, January 29, 2025 at 12:00 PM at the Health Center.

10. Director Correspondence, Comments, Future Agenda Items

None

11. Upcoming Regular Board and Standing Committee Meeting Dates Information Only

Finance – Wed, Jan 22 @ 6:00 PM	Board – Mon, Jan 27 @ 6:00 PM City Hall Chambers
Finance – Wed, Feb 19 @ 6:00 PM	Board – Mon, Feb 24 @ 6:00 PM City Hall Chambers
Finance – Wed, Mar 26 @ 6:00 PM	Board – Mon, Mar 31 @ 6:00 PM City Hall Chambers

12. Adjourned @ 6:36 PM

BOARD OF DIRECTORS OF DEL PUERTO HEALTH CARE DISTRICT

Board Meeting – January 27, 2025

?? 3471 Language Certification Training Policy

Department: Human Resources

CEO Concurrence: Yes

Consent Calendar: Yes

4/5 Vote Required: No

SUBJECT: 3471 Language Certification Training Policy

STAFF REPORT: The proposed Language Certification Training Policy aims to meet California’s 2024 Language Access Plan (LAP) and provide better care for our community. This minimizes any economic hardship for employees to meet the standard and provides professional growth for all staff.

- Provides for other languages to be learned as needed.
- Financial incentives are included

DISTRICT PRIORITY: Maintain accreditation in all areas. Provide benefits that attract and retain employees

FISCAL IMPACT: Testing cost is \$200 per employee for first 49 employees, Training cost differs between \$445 and \$575 for 1-4 employees depending on modality

STAFFING IMPACT: Minimal, , testing is 20 – 30 minutes and training is 40 – 60 minutes

CONTACT PERSON: Robert Trefault

ATTACHMENT(S): 3471 Language Certification Training Policy DRAFT
3471 Request for Language Certification Training Form SAMPLE

RECOMMENDED BOARD ACTION:

ROLL CALL REQUIRED: YES / NO

RECOMMENDED MOTION: *I move the Board of Directors to adopt policy 3471 Language Certification Training Policy effective January 27, 2025.*

Motion Made By	Motion	Second
Director Avila		
Director Campo		
Director Ramirez		
Director Traore		
[vacant]		

Roll Call Vote	Aye	No	Abstain	Absent
Director Avila				
Director Campo				
Director Ramirez				
Director Traore				
[vacant]				

DEL PUERTO HEALTH CARE DISTRICT
POLICY AND PROCEDURE

SECTION: PERSONNEL
POLICY NUMBER: 3461

LANGUAGE CERTIFICATION TRAINING AND TESTING	EFFECTIVE DATE
	01/2025
REVIEW DATE:	REVISION DATE:
POLICY SOURCE: CA Law, Past Practice	

Purpose: To better serve our community and comply with California’s 2024 Language Access Plan, Del Puerto Health Care District (DPHCD) is committed to ensuring meaningful access to information, programs, benefits, and services for individuals with limited English proficiency (LEP). This includes removing language barriers to accessing vital health and social services.

Any employee who regularly provides translation for an LEP patient (e.g., translating for a provider or engaging in one-on-one patient conversations exceeding 15 minutes) must be certified in medical translation for the primary language of the LEP.

DPHCD also recognizes the benefit that conversational language speakers provide to our patients and for certain positions may pay an incentive to conversational speakers.

Policy:

- **Health Center:**
 - **Patient-Facing Employees:** Current employees in patient-facing roles (e.g., clinical medical assistants, x-ray technicians, patient service representatives, patient engagement specialists) must complete medical language translator certification within one year. New hires in patient-facing roles must begin training and testing within 90 calendar days of employment.
 - **Non-Patient-Facing Employees:** Certification is encouraged but not required for employees in non-patient-facing roles (e.g., front desk, records, referral coordinators). Training and testing are available for those seeking professional growth.
 - **MDs, DOs, and APCs are not required to be certified translators.** If a DPHC licensed medical provider does not speak the patient’s primary language, a certified translator must be used, and this usage must be documented.
- **Ambulance:**
 - Ground medical transportation (i.e., paramedics and EMTs) are not considered “patient-facing positions” for the purpose of the California’s 2024 Language Access Plan.
 - However, PDA staff wishing to become certified will be fully supported.
 - Paramedics and EMTs who speak a second language will be compensated in accordance with the most recent MOU.
 - **Conversational:** Verified by a certified medical translator.

DEL PUERTO HEALTH CARE DISTRICT
POLICY AND PROCEDURE

SECTION: PERSONNEL
POLICY NUMBER: 3461

LANGUAGE CERTIFICATION TRAINING AND TESTING	EFFECTIVE DATE
	01/2025

- **Certified Medical Translator:** Requires passing national board testing standards and maintaining certification.

Procedure:

- **Recruiting:** Job applications will include questions about foreign language skills, including language(s) spoken and proficiency levels.
- **Processing:** Human Resources will arrange training and/or testing and ensure records are updated.
- **Training:**
 - DPHCD will provide training and testing opportunities for employees through a preferred organization that meets the National Board of Certification for Medical Interpreters (national board) standards.
 - DPHCD will cover the cost of one training package and the initial certification testing session per employee per language.
 - Employees who fail to pass must cover the cost of additional attempts.
- **Testing:**
 - Testing for certification is recommended only after a certified medical translator verifies medical foreign language proficiency.
 - Employees may request certification testing without training by using the designated form, with supervisor approval, and submitted to HR.
- **Incentive Pay:** Pay changes for conversational or certification levels will take effect in the next full pay period after passing the appropriate screening or test.
- **Recertification:** Employees must comply with recertification requirements. Human Resources will monitor certifications and notify employees as needed. Failure to recertify will result in the loss of pay incentives and for patient-facing positions may lead to disciplinary action up to and including termination.

BOARD OF DIRECTORS OF DEL PUERTO HEALTH CARE DISTRICT

Board Meeting – January 27, 2025

9B. Res 2025-05 Approve Short Period Finance Terms

Item # TitlePage 1 of 2

Department: Chief Executive Office

CEO Concurrence: Yes

Consent Calendar: No

4/5 Vote Required: No

SUBJECT: **Approval of Resolution No. 2025-05 to Short Period Finance Terms for Property Acquisition**

STAFF REPORT: The Del Puerto Healthcare District is proposing to acquire approximately 37.5 acres of land near downtown Patterson, CA. This land is intended for future development, including constructing an ambulance / administration center. To finance the land acquisition prior to construction, the District solicited proposals from institutional investors to purchase revenue bonds. Tri Counties Bank, the District's current primary bank, submitted the lowest interest rate proposal.

Approval of the resolution allows the Board to accept Tri Counties Bank's proposal and prepare to issue the necessary bonds. The Board will act again to affect the financing before the bonds are issued.

DISTRICT PRIORITY: Supports strategic goals of expanding healthcare facilities and services.

FISCAL IMPACT: The project will be financed via revenue bonds issued to Tri Counties Bank, with terms outlined in their proposal.

STAFFING IMPACT: None

CONTACT PERSON: Karin Freese

ATTACHMENT(S): Draft Resolution No. 2025-05
Tri Counties Bank Proposal (Exhibit A)

RECOMMENDED BOARD ACTION:

ROLL CALL REQUIRED: YES / NO

RECOMMENDED MOTION: *I move the Board of Directors to adopt Resolution No. 2025-05 approving the Tri Counties Bank proposal to finance the land purchase and authorizing appropriate officers to prepare required documents.*

<i>Motion Made By</i>	<i>Motion</i>	<i>Second</i>
<i>Director Avila</i>		
<i>Director Campo</i>		
<i>Director Ramirez</i>		
<i>Director Stokman</i>		
<i>Director Traore</i>		

BOARD OF DIRECTORS OF DEL PUERTO HEALTH CARE DISTRICT

Board Meeting – January 27, 2025

9B. Res 2025-05 Approve Short Period Finance Terms

Item # TitlePage 2 of 2

<i>Roll Call Vote</i>	<i>Aye</i>	<i>No</i>	<i>Abstain</i>	<i>Absent</i>
<i>Director Avila</i>				
<i>Director Campo</i>				
<i>Director Ramirez</i>				
<i>Director Stokman</i>				
<i>Director Traore</i>				

I, Jasmin Sanchez, the undersigned Clerk of the Board of Directors of the Del Puerto Healthcare District, hereby certify that the foregoing is a full, true and correct copy of a resolution duly adopted by the Board at a meeting thereof on the 27th day of January, 2025, by the following vote of the members thereof:

Jasmine Sanchez, Clerk of the Board

Del Puerto Health Care District

RESOLUTION NO. 2025-05

RESOLUTION APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A PROPOSAL FROM TRI COUNTIES BANK TO FINANCE THE COST OF PURCHASING APPROXIMATELY 37.5 ACRES OF LAND NEAR DOWNTOWN PATTERSON, CALIFORNIA, APPROVING CERTAIN OTHER ACTIONS

RESOLVED, by the Board of Directors (the “Board”) of the Del Puerto Health Care District (the “District”), as follows:

WHEREAS, the District proposes to acquire approximately 37.5 acres of land near downtown Patterson, California, to be used, in part, for the construction of an ambulance/administration center (the “Project”);

WHEREAS, in order to finance the Project, the District solicited several institutional investors to propose to purchase revenue bonds of the District (the “Bonds”) and received five qualifying proposals: Tri Counties Bank, EverBank, Banner Bank, Flagstar Bank and Western Alliance Bank;

WHEREAS, the lowest interest rate proposal was received from Tri Counties Bank (attached as Exhibit A) which is the District’s current primary bank (the “Bank”); and

WHEREAS, in order to lock in the interest rate, it is necessary for the District to agree and accept the Bank’s proposal;

NOW, THEREFORE, it is hereby ORDERED and DETERMINED, as follows:

Section 1. The Board hereby approves the Bank’s proposal and authorizes the Board President, the District Chief Executive Officer to agree and accept the Bank’s proposal.

Section 2. The Board hereby authorizes the Chief Executive Officer of the District to proceed with the preparation of the necessary documents in connection with the issuance of the Bonds, subject to the final approval thereof by the Board at a subsequent meeting.

Section 3. This resolution shall take effect immediately upon its passage.

RECOMMENDED BOARD ACTION:

ROLL CALL REQUIRED: YES

RECOMMENDED MOTION: *I move the Board of Directors to adopt Resolution 2025-05, accepting Tri-Counties Bank's terms.*

Motion Made By	Motion	Second
<i>Director Avila</i>		
<i>Director Campo</i>		
<i>Director Ramirez</i>		
<i>Director Stokman</i>		
<i>Director Traore</i>		

Roll Call Vote	Aye	No	Abstain	Absent
<i>Director Avila</i>				
<i>Director Campo</i>				
<i>Director Ramirez</i>				
<i>Director Stokman</i>				
<i>Director Traore</i>				

I, the undersigned Clerk of the Board of Directors of the Del Puerto Healthcare District, hereby certify that the foregoing is a full, true and correct copy of a resolution duly adopted by the Board at a meeting thereof on the 27th day of January, 2025, by the following vote of the members thereof:

Jasmine Sanchez, Clerk of the Board

EXHIBIT A
TRI COUNTIES BANK PROPOSAL

Vanessa Ryan
SVP, Director of Public Sector Banking
 vanessaryan@tcbk.com
 (916) 865-2690 ext.87690

Ben Lindstedt
AVP, Senior Portfolio Manager
 benlindstedt@tcbk.com
 (916) 873-2900 ext.07551



January 15, 2025

Del Puerto Health Care District Series 2025 Revenue Bonds

Tri Counties Bank (the “Lender”) is pleased to provide the following loan terms and conditions for discussion purposes. This Term Sheet is not a loan commitment and should not be treated as a definitive commitment. The terms outlined reflect a loan structure that the Lender is willing to consider, subject to additional due diligence, final underwriting, and formal credit approval. The Lender informs you and your advisors, if any, that it requires that the documentation and additional information to complete its underwriting is subject to the Lender’s review and approval and such approval is in its sole discretion.

- Borrower:** Del Puerto Healthcare District (the “Borrower” or the “District”)
- Purpose:** Fund the purchase of approximately 37.5 acres of land near downtown Patterson, California and pay costs of issuance.
- Amount:** Not to exceed \$10,600,000
- Security:** The Series 2025 Bond will be secured by a first lien on the Operating Tax Revenues of the District. The Operating Tax Revenues will flow from the County directly to the Trustee who will then “lock box” the revenue for payment on the Series 2025 Bond. The priority of money in the lock box will go to pay the semi-annual interest payment on the Series 2025 Bond first and then any remaining funds will be released to the District.
- In addition to the pledge of the Operating Tax Revenues, the Series 2025 Bond will be secured by a gross revenue pledge of the District.
- Maturity:** 03/15/2028
- Interest Rate:** Indicative Rate of 4.39%, Tax-Exempt, Non-Bank qualified as of 1/8/2025. 30/360 Interest Accrual.
- Tax Status:** Exempt from Federal and California State Income Tax as to be opined upon by Bond Counsel to the District.
- Rate Lock:** Quoted rate will be held until the projected closing date of 3/15/2025.

Vanessa Ryan
SVP, Director of Public Sector Banking
 vanessaryan@tcbk.com
 (916) 865-2690 ext.87690

Ben Lindstedt
AVP, Senior Portfolio Manager
 benlindstedt@tcbk.com
 (916) 873-2900 ext.07551



Loan Fees: \$0, Waived due to existing banking relationship

Payments: Semi-annual interest payments until proposed maturity.

Call Feature: Noncallable until October 1, 2025. Callable at a 1% premium between October 1, 2025 – December 31, 2025. Callable at par without penalty beginning January 1, 2026.

Rate Floor: 4.39%

Expenses: The Borrower will be required to pay all fees, expenses and charges in connection with this request as are reasonably incurred in connection with the processing of a loan of this nature including, but not limited to, fees of the Borrower's counsel, financial advisor fees, placement agent fees, CDIAC fees, real estate related-fees, environmental (if applicable, and documentation costs, including, fees of Lender Counsel, Nixon Peabody LLP, in the amount of \$15,000.

Legal Opinion: Borrower's counsel will deliver a legal opinion as to validity and enforceability of the assignment of the security in addition to the standard other opinions.

Covenants:

- Requirement to seek approval of the Lender for any issuance of additional debt in an amount in excess of \$500,000 in aggregate [to be paid from the same revenue source as used to repay the Lender].
- Restrictions on mergers, acquisitions, and conveyance
- Restrictions on sale or disposition of assets of the Borrower without Lender consent
- Limitations on encumbrances without Lender consent
- Requirement to maintain adequate insurance
- And standard covenants customarily required by the Lender for similar loans/structures and/or similar Borrower's

Reporting

Requirements: Reporting requirements customarily required by the Lender for similar loans/structures and/or similar Borrower's will be required, to include, but not limited to, the following:

Vanessa Ryan
SVP, Director of Public Sector Banking
 vanessaryan@tcbk.com
 (916) 865-2690 ext.87690

Ben Lindstedt
AVP, Senior Portfolio Manager
 benlindstedt@tcbk.com
 (916) 873-2900 ext.07551



- Annual Audited Financial Statements within 180 days of fiscal year end
- Quarterly Balance Sheet and Income Statement within 60 days of Quarter End
- Annual Budget within 45 days of adoption

Additional Terms:

- Primary depository relationship to be maintained at the Lender
- 2025 revenue bond proceeds (less costs of issuance) to be held in Tri Counties Bank accounts until utilized by the borrower.
- A default interest rate of interest + 3% will be required as applicable.
- No amendment to the Borrower's operative governing documents or otherwise that would adversely affect the payment obligations of the Borrower, or any of the Lender's rights, interest, security, or remedies of the Lender, without the Lender's consent.
- The Lender shall be provided notice of the occurrence of any Material Event for other debt of the Borrower, if applicable.
- Compliance with other documents, all applicable laws, statutes, acts, rules, and regulations and investment policy guidelines.
- Compliance with all covenants, including compliance with anti-terrorism / OFAC.
- Terms offered herein shall expire after 5 business days unless otherwise accepted by Borrower.

The Lender is offering this loan to be evidenced by the Series 2025 Bonds under the following additional conditions: (i) the Loan is not being registered under the Securities Act of 1933 and is not being registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state; (ii) the Lender will hold the Series 2025 Bonds as one single debt instrument; (iii) no CUSIP numbers will be obtained for the Leasee; (iv) no final official statement has been prepared in connection with the direct placement of the Series 2025 Bonds; (v) the Series 2025 Bonds will not close through DTC or any similar repository and will not be in book entry form; and (vi) the Series 2025 Bonds is not listed on any stock or other securities exchange; and (vii) the Series 2025 Bonds will not be rated.

The Lender intends that the purchase of the Series 2025 Bonds be exempt from the requirements for CUSIP numbers under Municipal Securities Rulemaking Board Rule G-34. The Lender represents and warrants that (i) it is a bank or an entity directly or indirectly controlled by a bank or under common control with a bank, other than a broker, dealer or municipal securities dealer registered under the Securities Exchange Act of 1934, and (ii) the present intent of the Lender is to hold the Series 2025 Bonds to maturity or earlier redemption or mandatory tender. Any placement agent, broker or financial advisor may rely upon the representations and warranties contained in this paragraph.

Vanessa Ryan
SVP, Director of Public Sector Banking
vanessaryan@tcbk.com
(916) 865-2690 ext.87690

Ben Lindstedt
AVP, Senior Portfolio Manager
benlindstedt@tcbk.com
(916) 873-2900 ext.07551



The Borrower acknowledges and agrees that (i) the transaction contemplated herein is an arm’s length commercial transaction between the Borrower and Lender and its affiliates, (ii) in connection with such transaction, Lender and its affiliates are acting solely as a principal and not as an advisor including, without limitation, a “Municipal Advisor” as such term is defined in Section 15B of the Securities and Exchange Act of 1934, as amended, and the related final rules (the “Municipal Advisor Rules”), agent or a fiduciary of the Borrower, (iii) Lender and its affiliates are relying on the bank exemption in the Municipal Advisor Rules, (iv) Lender and its affiliates have not provided any advice or assumed any advisory or fiduciary responsibility in favor of the Borrower with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (whether or not Lender, or any affiliate of Lender, has provided other services or advised, or is currently providing other services or advising the Borrower on other matters), (v) Lender and its affiliates have financial and other interests that differ from those of the Borrower, and (vi) the Borrower has consulted with its own financial, legal, accounting, tax and other advisors, as applicable, to the extent it deemed appropriate.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, IN THE EVENT ANY MATERIAL CHANGE SHALL OCCUR IN THE FINANCIAL MARKETS AFTER THE DATE OF THIS TERM SHEET, BUT BEFORE CLOSING, INCLUDING BUT NOT LIMITED TO ANY GOVERNMENTAL ACTION OR OTHER EVENT WHICH MATERIALLY ADVERSELY AFFECTS THE EXTENSION OF CREDIT BY BANKS, LEASING COMPANIES OR OTHER LENDING INSTITUTIONS, BANK MAY MODIFY THE INDICATIVE PRICING DESCRIBED ABOVE.

Sincerely,

Tri Counties Bank

Vanessa Ryan
SVP, Director of Public Sector Banking

Agreed and Accepted: _____

Name: _____

Title: _____

Date: _____

BOARD OF DIRECTORS OF DEL PUERTO HEALTH CARE DISTRICT**Board Meeting – January 27, 2025****9C. Health Management Associates Q&A****Page 1 of 1**

Department: Chief Executive Office

CEO Concurrence: Yes

Consent Calendar: No

4/5 Vote Required: No

SUBJECT: Health Management Associates Q&A regarding VRRP**STAFF REPORT:** This presentation is so Board members may have their specific questions about the Variable Rate Range Program addressed by the consultants, including but not limited to:

1. Who participates in Stanislaus County?
2. What is the total amount of dollars available in Stanislaus County?
3. If more is requested than available, how is the “pot” divided (e.g., first come, first serve, proportional)?
4. What specific ambulance operations have you assisted with this program?

BOARD OF DIRECTORS OF DEL PUERTO HEALTH CARE DISTRICT**Board Meeting – January 27, 2025****9D. Nominee for Vacant Board Seat****Page 1 of 1**

Department: Chief Executive Office

CEO Concurrence: Yes

Consent Calendar: No

4/5 Vote Required: No

SUBJECT: Nomination to Vacant Board Seat

STAFF REPORT: This agenda item is for the appointment to the Zone 2 seat vacated effective February 1, 2025 by Anne Stockman.

Staff posted the vacancy and advertised the opportunity via social media, the District website, and the Patterson Irrigator. One application was received from Ms. Reyna Gomez, RN.

RECOMMENDATION: Staff recommends the Board interview Ms. Gomez and vote to appoint her to the Zone 2 Director seat effective February 1, 2025, when Ms. Stokman's resignation becomes effective.

DISTRICT PRIORITY: Local Governance

POLICY ISSUE: Process to fill Board seats mid-term.

CONTACT PERSON: Karin Freese

ATTACHMENT: Interview questions; Ms. Gomez's application

BOARD ACTION AS FOLLOWS:

ROLL CALL REQUIRED: Yes

MOTION: *I move the Board of Directors to appoint Reyna Gomez to the Zone 2 director's seat effective February 1, 2025.*

Motion Made By	Motion	Second
Director Avila		
Director Campo		
Director Ramirez		
Director Stokman		
Director Traore		

Roll Call Vote	Aye	No	Abstain	Absent
Director Avila				
Director Campo				
Director Ramirez				
Director Stokman				
Director Traore				

I, Jasmine Sanchez, Clerk of the Board of Directors of the DEL PUERTO HEALTH CARE DISTRICT, do hereby CERTIFY that the foregoing is a full, true, and correct copy of a resolution duly adopted at a regular meeting of said Board of Directors held the 27th day of January 2025.

 Jasmine Sanchez, Board Clerk

 Date

Del Puerto Health Care District

Alternate Letter of Application for Appointment to

District Board of Directors

Ad Hoc Committee _____

About You

Name: Reyna Gomez

Address of Residence 815 Sweetwood Lane, Patterson, CA 95363

Are you registered as a voter at the residence listed above? Yes No

Length of time at this residence. 16 years

Email Address reygomez81@yahoo.com Best phone number (209) 765-0569

Employer (or most recent if retired) Stanislaus County Health Services Agency

Education (high school, college, trade school, or training) BSN _____

Note: There is no specific educational requirement

Do you have any financial or professional interest or association within healthcare? Yes No

Are you related to any employees of Del Puerto HealthCare District? Yes No

If yes, Explain _____

Please list past and present community service. List any past and present elected offices held. _____

Interest in local healthcare

What are your main interest(s) in health care? I have been a nurse for 38 years. 31 of those with Stanislaus County Health Services Agency. I have always been interested in health care.

Have you used Del Puerto Health Care District services (Clinic, Ambulance) before? Yes No

If yes, how would you describe your experience? Very good

Interest in Local Government

What is your main interest in local government? To see changes made to help the community.

Del Puerto Health Care District
Page 2

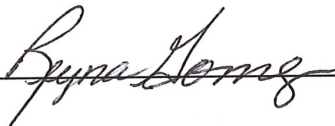
Other Comments

Applicant Certification and Acknowledgement: PLEASE READ BEFORE SIGNING.

I CERTIFY that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief. I understand the statements made are subject to verification and that any misrepresentation, fraud, or omission of material facts may result in denial of appointment.

I hereby authorize representatives of the Board of Directors of Del Puerto Health Care District to contact organizations (including employers and schools) and individuals listed, for the purpose of establishing or verifying my qualifications and work history in connection with this application. I understand and acknowledge that such information will be used confidentially and for the purpose of appointment decisions only.

I understand and hereby accept that if the Del Puerto Health Care District appoints me to the District Board of Directors, I will serve without pay and will be subject to the filings of the Fair Political Practices Commission (Statements of Economic Interest – Form 700), State mandated training, and the District Board Governance policies and procedure.

Date: 12/26/24 Signature; 

File this application with: Clerk of the Board
Del Puerto Health Care District
875 E Street
P. O. Box 187
Patterson, CA 95363

The Board of Directors of the Del Puerto Health Care District

BOARD AGENDA ITEM

DEPT: CLERK OF THE BOARD	BOARD AGENDA:	9E
CONSENT CALENDAR: NO	AGENDA DATE: January 27, 2025	
CEO CONCURRENCE: YES	4/5 VOTE REQUIRED:	NO

SUBJECT: Election of Board Officers

STAFF RECOMMENDATION: As required by the District Bylaws, the Board nominates and elects the following officers for the 2025 calendar year.

3.1 **PRESIDENT.** The President shall be the principal officer of the District and the Board and shall preside at all meetings of the Board. The President shall appoint all Board committee members and committee chairmen and shall perform all duties incident to the office and such other duties as may be prescribed by the Board from time to time.

3.2 **VICE PRESIDENT.** The Vice President may assume and perform the duties of the President in the absence or disability of the President. The Vice President shall perform such other duties and have such other powers as the Board or the President shall designate from time to time.

3.3 **SECRETARY.** The Secretary shall (i) provide for the keeping of the minutes of all meetings of the Board, (ii) give or cause to be given appropriate notices, (iii) act as custodian of all records and reports and of the corporate seal, if any, assuring that it is affixed, when required by law, to documents executed on behalf of the District, and (v) shall have such other powers and perform such other duties as may be prescribed by the Board, the President or by these Bylaws.

3.4 **TREASURER.** Treasurer shall (i) be charged with the safekeeping and disbursal of all funds in the treasury of the District as approved by the Board and in accordance with District Law, and (ii) shall have such other powers and perform such other duties as may be prescribed by the Board, the President or by these Bylaws. [Chairs the Finance Committee]

PROCEDURE: In order of officers listed above, current Board President calls for nominations from the floor. Directors may nominate themselves or another Director.

Board President asks each Nominee, when named, if they accept or decline.

When no further nominations, Nominees may make brief statement in favor of their candidacy.

Election Process:

1. Board President announces nominees
2. Board President calls for vote of each nominee by show of hands,
3. "All in favor of [1st nominee]." "All in favor of [2nd nominee]."
4. Clerk counts votes as taken
5. Clerk announces winner.
6. Winner immediately takes on the role of that office

POLICY ISSUE:	Fulfills Board of Director Bylaws
FISCAL IMPACT:	None
DISTRICT PRIORITY:	Good governance, transparency
STAFFING IMPACT:	None
CONTACT PERSON:	Jasmine Sanchez, Clerk of the Board
ATTACHMENT(S):	none

The Board of Directors of the Del Puerto Health Care District

DEPT: CHIEF EXECUTIVE OFFICE

BOARD AGENDA: 9F

CONSENT CALENDAR: NO

AGENDA DATE: Jan 27, 2025

CEO CONCURRENCE: YES

4/5 VOTE REQUIRED: NO

SUBJECT: Board Committee Appointments

CONSIDERATIONS: Participation in committees allows district details to be reviewed by a sub-set of the Board membership and reported to the entire board. Each role partners with designated staff who ensure committee members receive the education, training, and materials necessary for board oversight and to foster good stewardship of District resources.

COMMITTEE ROLES: Finance Committee – Board Treasurer plus one member (Bylaws)
Disclosure Management Working Group – one member from the Finance Committee (Policy 2155 - Debt Management).
Building Committee Representative – one member (Best Practice)

SUGGESTED PROCEDURE:

1. President reviews the last Board member in this role
2. President calls for volunteers from the Board.
3. Directors volunteer themselves
4. If there is more than one volunteer, then each volunteer may make brief statement in favor of their appointment.
5. President appoints one volunteer to fill each role
6. Appointee takes on role immediately

POLICY ISSUE: Fulfills Bylaws; The President shall appoint all Board committee members

FISCAL IMPACT: None

DISTRICT PRIORITY: Good governance; transparency

STAFFING IMPACT: None

CONTACT PERSON: Karin Freese

ATTACHMENT(S): None

PRESIDENTIAL ACTION:

I appoint _____ to serve on the Finance Committee for the 2025 Calendar Year.

I appoint _____ to serve on the Disclosure Management Working Group for the 2025 Calendar Year.

I appoint _____ to serve as Board Representative on the Building Committee Board Representative for the 2025 Calendar Year.

The Board of Directors of the Del Puerto Health Care District

DEPT: CHIEF EXECUTIVE OFFICE	BOARD AGENDA:	9G
CONSENT CALENDAR: NO	AGENDA DATE:	1/27/2025
CEO CONCURRENCE: YES	4/5 VOTE REQUIRED:	NO

SUBJECT: Resolution 2025-06 Banking Access and Security Resolution

STAFF RECOMMENDATION: Following Board officer elections, update Banking Security officer, check signing, and online account privileges. Remove any past Board members from bank account access.

CONSIDERATIONS: Normal operations require the administration to perform electronic and paper banking transactions.

Billing companies need to “view” accounts to track electronic payments from third-party payors.

Within reasonable limits and safeguards to ensure money and financial transactions of the District are kept and conducted safely and transparently, allow specific people to conduct banking activities.

Activities include:

- Accessing account information,
- Signing checks,
- Stopping payment on checks,
- Initiating and/or approving authorized payroll transfers, and
- Approving other than payroll transfers (internal, ACH, wire).

POLICY ISSUE: Board adoption of the **Banking Access and Security Policy** permits specific Board members to access and/or authorize financial transactions. This action memorializes the specific people, their role in the District, and what banking authorities they hold.

FISCAL IMPACT: No cost; but allows financial transactions to happen efficiently

DISTRICT PRIORITY: Financial Security and Transparency

CONTACT PERSON: Karin Hennings

ATTACHMENT(S): Resolution #2025-06 Banking Access and Security Resolution

Del Puerto Health Care District - Resolution #2025-06

2025 BANKING ACCESS AND SECURITY RESOLUTION

WHEREAS the Del Puerto Board of Directors adopted an operational policy and procedure for Banking Access and Security; and,

WHEREAS, the policy requires annual adoption to authorize staff and specific Directors to access the finances and banking accounts of the District; and,

WHEREAS, the policy reasonably ensures unauthorized transfer will not be made; and,

WHEREAS, the Finance Committee has reviewed and recommends the Board adopt the following banking access and security levels;

NOW, THEREFORE, BE IT RESOLVED the Board of Directors of the Del Puerto Health Care District adopts the following persons as having the banking access and permissions as indicated:

Name	Role	Solo Check Signer up to \$10,000	Check Signer requires two signatures*	Banking Security Manager	Online Bank Account View	Stop Payment	QB Export	Internal Transfers Accts (limit)	ACH	Wire	Transfer Approval
TBD	Board President		X	X	All	X		All (\$225k)			X
TBD	Board Vice-President		X		All	X					X
TBD	Board Treasurer		X		All	X					X
TBD	Board Secretary										
TBD	Board Member										
Karin Freese	CEO	X	X		All	X	X	All (\$225k)	X	X	
Maria Reyes	Fin Mgr				All	X	X	General to Payroll (\$125k)	X	X	
Danae Skinner	Staff-Acct				All	X					

MOTION: *I move the Board of Directors adopt Resolution 2025-06 for 2025 Banking Access and Security.*

Roll Call Vote	Motion	Second	Aye	No	Abstain	Absent
Director Avila						
Director Campo						
Director Ramirez						
Director Stokman						
Director Traore						

RESOLUTION IS: Adopted Denied Approved as amended

I, Jasmine Sanchez, Clerk of the Board of the DEL PUERTO HEALTH CARE DISTRICT, do hereby CERTIFY that the foregoing is a full, true, and correct copy of an action duly adopted at a regular meeting of said Board of Directors held the 27th day of January 2025.

Clerk of the Board

Date

BOARD OF DIRECTORS OF DEL PUERTO HEALTH CARE DISTRICT**Board Meeting – January 27, 2025****9H. JB Anderson Land Use Planning****Page 1 of 2**

Department: Chief Executive Office

CEO Concurrence: Yes

Consent Calendar: Yes

4/5 Vote Required: No

SUBJECT: **Approval of Proposal for Land Use Planning Services by J.B. Anderson Planning**

STAFF REPORT: The Del Puerto Health Care District (DPHCD) is in the process of developing a comprehensive Health Care Campus in Patterson, CA. To support this effort, the District has solicited a proposal from J.B. Anderson Land Use Planning to provide professional services for preparing and processing a Health Care Master Plan. The proposal includes tasks such as due diligence, entitlement preparation, CEQA compliance, public hearings, and post-approval coordination. The total cost estimate for the services is \$68,187, as outlined in the proposal. The services are critical to ensure compliance with local regulations and alignment with the District’s strategic priorities.

DISTRICT PRIORITY: High. This project aligns with the District’s goal of creating a cohesive and central healthcare campus to address current and future healthcare service needs for residents within the District’s Sphere of Influence.

FISCAL IMPACT: The proposal cost estimate totals \$68,187, including all administrative expenses. The district will oversee the billing on a time-and-materials basis to ensure budget adherence. A ten percent contingency is recommended by staff.

STAFFING IMPACT: None anticipated. J.B. Anderson Planning will provide all necessary staffing for the project. The District will coordinate and oversee deliverables as outlined in the proposal.

CONTACT PERSON: Karin Freese

ATTACHMENT(S): J.B. Anderson Planning Proposal for Land Use Planning Services, dated January 24, 2025.

RECOMMENDED BOARD ACTION:

ROLL CALL REQUIRED: YES / NO

BOARD OF DIRECTORS OF DEL PUERTO HEALTH CARE DISTRICT

Board Meeting – January 27, 2025

9H. JB Anderson Land Use Planning

RECOMMENDED MOTION: *I move the Board of Directors to approve the proposal for Land Use Planning Services by J.B. Anderson Planning at a not to exceed a total cost of \$75,000 and authorize the Chief Executive Officer to execute the agreement.*

<i>Motion Made By</i>	<i>Motion</i>	<i>Second</i>	<i>Aye</i>	<i>No</i>	<i>Abstain</i>	<i>Absent</i>
<i>Director Avila</i>						
<i>Director Campo</i>						
<i>Director Ramirez</i>						
<i>Director Stokman</i>						
<i>Director Traore</i>						

I, the undersigned Clerk of the Board of Directors of the Del Puerto Healthcare District, hereby certify that the foregoing is a full, true and correct copy of a resolution duly adopted by the Board at a meeting thereof on the 27th day of January, 2025, by the following vote of the members thereof:

Jasmine Sanchez, Clerk of the Board

DEL PUERTO HEALTH CARE DISTRICT



PROPOSAL FOR LAND USE PLANNING SERVICES

January 24, 2025



Submitted By:



139 SOUTH STOCKTON AVE.
RIPON, CA 95366
PHONE: 209.599.8377

info@jbandersonplanning.com

Table of Contents

Section 1	Introduction.....	1
Section 2	Project Understanding.....	3
Section 3	Scope of Work.....	4
Section 4	Cost Estimate.....	10
Section 5	Statement of Qualification.....	11
Section 6	Key Personnel.....	19



SECTION 1 INTRODUCTION

J.B. Anderson Land Use Planning is a full-service Land Use and Environmental Planning Firm located in Ripon, California. Established in 1993, JBAP has provided Land Use and Environmental Planning services in California through a host of Public Agencies and Municipalities. JBAP is located at the following address: 139 S. Stockton Avenue, Ripon, California, 95366. All professional Land Use and Environmental Planning Services are provided at this office.

JBAP has provided Land Use and Environmental Planning in various jurisdictions within the Central Valley and Sierra Nevada Foothills, including, Stanislaus, San Joaquin, Calaveras, Merced, Madera, Tuolumne, and Mariposa Counties. JBAP offers a wide variety of Land Use and Environmental Planning services, both short- and long-range Land Use Planning Services on Projects ranging from processing of entitlements (. e.g., Site Plan Reviews, Conditional Use Permits, etc.), Master and Specific Plans, Environmental Document preparation, etc. Currently, our Firm is providing General Planning Services (Contract Planning) and staffing to the County of Mariposa and the Cities of Waterford, Oakdale, Hughson, Riverbank, Lathrop, Los Banos, Dos Palos, and Mountain House.

Our Firm understands that the Del Puerto Health Care District has solicited the professional Planning Services from JBAP to aid in the processing of a Health Care Master Plan (Health Care Campus) located in Patterson, CA (hereinafter referred to as the "Proposed Project").

Project Leader:

John B. Anderson, President

john@jbandersonplanning.com

139 S. Stockton Avenue

Ripon, California 95366

Telephone: (209) 599-8377

For the purposes of organization, this Proposal is presented in the following sections:

Section 1, Introduction:

This Section provides the Del Puerto Health Care District Staff with a description of how this Proposal is organized, as well as providing experience of the Project Leader and the JBAP team.

Section 2, Project Understanding:

This Section provides the Del Puerto Health Care District Staff with a description of our firm's understanding and approach of the Contract Land Use Planning Services.

Section 3, Scope of Work:

This Section provides the Del Puerto Health Care District with a description of the Scope of Work associated with Contract Land Use Planning Services.

Section 4, Fee Schedule:

This Section provides the Del Puerto Health Care District with our current Public Fee Schedule.

Section 5, Statement of Qualifications and References:

This Section provides the Del Puerto Health Care District Staff with a Statement of Qualifications, including Project Team resumes, and our firm's qualifications. This section also includes references to recently processed Projects.

SECTION 2 PROJECT UNDERSTANDING

Del Puerto Health Care District has solicited the professional Planning Services from J.B. Anderson Land Use Planning (JBAP) to aid in the preparation and processing of a Health Care Master Plan (Health Care Campus) on a 37.5-acre Project site in the City of Patterson. Del Puerto Health Care District Facilities Planning document, the Del Puerto Health Care District's ("the District") Sphere of Influence (SOI) encompasses approximately 249,000 acres and includes a potential expansion area of approximately 15,000 acres located in San Joaquin County. The current District office and ambulance operations are located near central Patterson at the northeast corner of E and 9th Streets. The goal of the Health Care Campus is to create a cohesive and central healthcare campus that accommodates current and future healthcare service needs for residents within the District's SOI.

The Subject Properties are located in Patterson City limits and are bounded by Sperry Avenue to the south, Patterson High School to the north, Ward Avenue to the west and S. 9th Street to the east. The Project consists of the development of a mixed-use Health Care Campus including the following facilities and uses:

- Ambulance Operations and Administrative Building;
- Behavioral Health Center Building;
- Medical Office Building;
- Critical Access Building, including Acute Care Hospital or Technologically Advanced 24-hour Urgent Care;
- Mixed Use Building intended for Retail Use and Apartments;
- Independent Senior Living;
- Senior Assisted Living and Memory Care; and
- Medical Offices/Commercial Buildings

The proposed buildings would be single-story to three-stories in height. Associated improvements include but are not limited to off-street parking, open space, stormwater basin(s), and landscaping. JBAP understands that the District is currently in the Due Diligence period for the majority of the properties within the Project area. JBAP's role is to assist the District in the following matters:

- Due Diligence Research, Risk Assessment, and Entitlement Budgets;
- Entitlement Package Preparation and Processing through the City of Patterson;
- California Environmental Quality Act (CEQA) Compliance and Conditions of Approval Review and Compliance; and
- Coordination of Planning Approvals and Project Obligations.

SECTION 3 SCOPE OF WORK

The Scope of Work presented below provides a summary of tasks necessary to provide Land Use Planning Services to the District.

Task 1

DUE DILIGENCE AND DEFINE LAND USE MIX

JBAP Staff will review all related materials including the Patterson General Plan (GP) and the GP Environmental Impact Report (EIR), the City's Zoning Map, Infrastructure Master Plans, Patterson Community Design Guidelines, the Citywide Active Transportation, and the Patterson Municipal Code (PMC).

JBAP Staff, in coordination with District Staff and Consultants, will confirm the desired Land Use mix based on marketing assumptions and the District's future needs as effectuated in the District's Facilities Planning document dated February 26, 2018. This Task shall also include assisting the District in appropriate Phasing and confirming that the various Planning documents/entitlements are appropriately prepared to define and include such Phasing of the Proposed Project.

Based on meeting(s) with District Staff and City Staff, JBAP Shall prepare an Entitlement Strategy Memorandum for the Proposed Project. The Entitlement Strategy Memorandum will include but is not limited to:

- Research and define the processing steps for the Proposed Project;
- Define entitlements required for the Proposed Project (e.g., General Plan Amendment and/or Rezone, establishment of a Planned Development Overlay District, Master Plan, Development Agreement, etc.);
- Research planning application fees;
- Prepare Project Schedule for entitlement processing; and
- Recommended California Environmental Quality Act (CEQA) documentation/strategy.

JBAP Staff will provide the Entitlement Strategy Memorandum in MSWord format to District Staff for review and comment. Following review, JBAP Staff will incorporate all comments received and prepare a Final Entitlement Strategy Memorandum.

In addition to preparation of an Entitlement Strategy Memorandum, JBAP Staff shall assist District Staff with various Due Diligence matters. Due Diligence matters include but are not limited to the following:

- Prepare the Project Description to be used in the Entitlement Package (Task 2);

- Coordinating special studies (e.g., Phase 1 Environmental Site Assessment (ESA), Geotechnical Report, Boundary Survey (ALTA), Traffic Study/Memorandum);
- Coordinate review and scrubbing of the Subject Properties Preliminary Title Reports by the District's selected legal representation;
- Coordinate review of City of Pattersons utility capacities (Sewer, Water, and Storm Drainage);
- Assist in defining project costs, including entitlement costs defined in the Entitlement Strategy Memorandum; and
- As defined above, review City of Patterson Policy Documents (e.g., General Plan, Municipal Code, Design Guidelines, Active Transportation Plan, etc.

Deliverables: One (1) electronic (MSWord) of the Draft Entitlement Strategy Memorandum.
One (1) electronic (MSWord and PDF) of the Final Entitlement Strategy Memorandum.
Additional Deliverables during the Due Diligence may be necessary.

Meetings: Multiple meetings are assumed for this task, including meetings/phone discussions with District and City Staff.

Task 2

ENTITLEMENT PREPARATION AND PROCESSING

Based on the results of Task 1, JBAP Staff shall prepare a Draft Application Package for Del Puerto Health Care Staff review and comment. This package will include, but is not limited to, completed City Application forms, Project Description, Site Plan, Architectural and Engineering Plans and associated exhibits and Technical Studies (if applicable). A Draft Application Package will be submitted to District Staff for review and comment. Following review, JBAP Staff shall incorporate any comments and prepare the submittal to the City of Patterson.

JBAP Staff assumes that the preparation of the Site Plan and associated exhibits, including Architectural and Engineering Plans will be prepared by an independent firm(s) with a separate Scope of Work and Agreement with the Client.

Once the Application Package is submitted to the City of Patterson, JBAP Staff shall coordinate with City Staff through the processing of the application. This includes the following:

- Initial review and deeming the application complete;
- Inter-Department and Outside Agency review and comment;
- CEQA Review and analysis; and
- Public Hearings (e.g., Planning Commission and City Council) (Task4 below).

JBAP Staff will coordinate with the District and City Staff through the review of the application and any comments received from City Departments and/or other Agencies. JBAP Staff will be available to represent the District at community/neighborhood workshop(s) and meetings with City Staff to discuss the Proposed Project. Any comments and coordination with City Staff will be communicated with District Staff via email, phone calls, etc.

Deliverables: One (1) electronic copy (MSWord and PDF) of the Draft Application Package;
One (1) electronic copy (via Dropbox) and hard copy of the Final Application Package submitted to the City of Patterson.
Meeting Minutes of meetings with City Staff and/or Workshop(s) to be provided via email.

Meetings: Multiple meetings are assumed for this task, including meetings/phone discussions with District and City Staff.

Task 3

CEQA COMPLIANCE AND CONDITIONS OF APPROVAL VERIFICATION

JBAP Staff shall coordinate with City of Patterson Staff for review of the Proposed Project's CEQA document's (e.g., Initial Study, Environmental Impact Report) Project Description for accuracy with the Application Package. JBAP Staff assumes that regular meetings with City Staff and the CEQA Consultant will occur to 1) track the preparation of the CEQA Document, 2) review associated Technical Studies (e.g., Noise, Air Quality, Traffic, etc.), and 3) review Project Mitigation Measures.

JBAP Staff shall provide District Staff comments, and recommendations related to the Project's CEQA Document and associated Mitigation Measures.

In conjunction with processing of the processing of the Application Package (Task 2), JBAP Staff will coordinate with District Staff and the Project Team to review the Project's Consolidated Conditions of Approval (COA). JBAP Staff shall provide comments to District Staff on the Project's COA.

Deliverables: One (1) electronic copy (MSWord or PDF) of redline comments of the Proposed Project's CEQA Document and Mitigation Measures
One (1) electronic copy (MSWord or PDF) of redline comments of the Proposed Project's Consolidated Conditions of Approval.

Meetings: Multiple meetings are assumed for this task, including meetings/phone discussions with District and City Staff.

Task 4

PUBLIC HEARINGS

Planning Commission

JBAP staff shall prepare for, and attend, the City of Patterson Planning Commission in which the Proposed Project will be reviewed and considered. This task includes coordinating with City Staff in the review of the Planning Commission Staff Report and Attachments. JBAP Staff shall represent the District at this hearing and if necessary, present Project details. For the purposes of this Scope of Work, it is assumed that one (1) meeting of the Planning Commission will be required.

City Council

JBAP Staff shall prepare for, and attend, the City of Patterson City Council meeting, in which the Proposed Project will be reviewed and considered. This task includes coordinating with City Staff in the review of the City Council Staff Report and Attachments. JBAP Staff shall represent the District at this hearing and if necessary, present Project details. For the purposes of this Scope of Work, it is assumed that one (1) City Council meeting will be required.

This Task shall also include review of the Proposed Project's Notice of Determination (NOD) and coordination with District Staff in payment of the NOD Filing Fee and California Fish and Wildlife Service Fees.

Deliverables: One (1) electronic copy (PDF) of the Planning Commission and City Council Agenda Package.

Meetings: One (1) Planning Commission Meeting and one (1) City Council Meeting.

Task 5

POST-APPROVAL COORDINATION OF PROJECT OBLIGATIONS

Following approval of the Proposed Project, JBAP Staff shall coordinate with the City of Patterson Staff in recording the Project's NOD. JBAP Staff shall confirm that the NOD is filed with the Stanislaus County Clerk Recorder and the Office of Land Use and Climate Innovation (OPR) within five (5) working days following approval.

JBAP Staff shall coordinate with the District and other Team Members to define project obligations including but not limited to implementation of Project Consolidated Conditions of Approval and Mitigation Measures. JBAP Staff shall prepare an Excel Spreadsheet of all Project Consolidated Conditions of Approval and Mitigation Measures to assist the District to track and implement project obligations as build-out of the Proposed Project will be completed over ten (10) years and in phases.

Deliverables: One (1) electronic copy (Excel Spreadsheet) of Project Conditions of Approval and Mitigation Measures, including implementation timing, responsibility, etc.

Meetings: Multiple meetings are assumed for this task, including meetings/phone discussions with District and City Staff.

Task 6

REVIEW OF CEQA DOCUMENTS AND IMPLEMENT FEE PROGRAM

Task 6.1 – Review of CEQA Documents

As an ongoing Task with the District, JBAP Staff shall be available to review City of Patterson and Stanislaus County Project Referrals and CEQA Documents to confirm that mitigation fees are committed to be paid to the District.

JBAP Staff shall prepare comment letters as appropriate and submit the Draft Comment Letter to District Staff for review and comment. Following review, JBAP Staff shall submit the comment letter to appropriate jurisdiction.

Task 6.2 – Implement Fee Program

JBAP Staff understands that the District has contracted Economic & Planning Systems, Inc. (EPS) to prepare an Impact Fee Study. Following approval by the Del Puerto Health Care District Board, JBAP Staff will coordinate with District Staff to implement the Impact Fee Study. Implementation of the Impact Fee Study includes coordinating with City of Patterson and Stanislaus County Staff for the City Council and Board of Supervisors adoption as an Impact Fee, respectively.

This Task will be completed on a Time and Materials basis and as directed by Del Puerto Health Care Staff.

Deliverables: Electronic Copies (MSWord) of Comment Letters as necessary.

Meetings: Multiple meetings are assumed for this task, including meetings/phone discussions with District and City and County Staff.

ASSUMPTIONS

1. J.B Anderson Land Use Planning distributes Invoices on the 1st of each Month.
2. This Proposal includes assistance with various Due Diligence matters and preparation of the Proposed Project's Application Package, for submittal and review by the City of Patterson Planning Department. JBAP Staff assumes that the Del Puerto Health Care District and other members of the Project Team will be responsible for Site Plan, and associated exhibits and Technical Studies.
3. JBAP Staff assumes that the City of Patterson will be responsible for necessary Public Noticing, including Public Noticing related to CEQA (e.g., NOA/NOI, NOD).
4. If costs exceed the amount estimated, JBAP Staff will bill on a time and materials basis (in accordance with the billing rates provided) per direction from the Client.
5. The Client can elect to stop work at any point in the process.
6. A separate Scope of Work and Cost Estimate will be submitted to the Client for work beyond the Tasks detailed in this Scope of Work.

SECTION 4 COST ESTIMATE

The following Cost Estimate has been prepared based on our understanding of the Project and tasks described above:

Del Puerto Health Care District Health Care Center		President	Principal Planner	Senior Planner	Associate Planner	Assistant Planner	Admin Assistant	
		\$248	\$225	\$185	\$145	\$125	\$70	
		HOURS						COST
Task 1	Due Diligence and Define Land Use Mix	60	0	40	0	15	4	\$24,435
Task 2	Entitlement Preparation and Processing	25	0	40	0	40	4	\$18,880
Task 3	CEQA Compliance and Conditions of Approval Verification	10	0	12	0	12	2	\$6,340
Task 4	Public Hearings	16	0	16	0	16	2	\$9,068
Task 5	Post-Approval Coordination of Project Obligations	8	0	20	0	20	4	\$8,464
Task 6	Review of CEQA Documents and Implement Fee Program	Time and Materials						
Sub-Total of Tasks		119	0	128	0	103	16	\$67,187
	Administrative Expenses (i.e. Copies, Travel)							\$1,000
TOTAL ESTIMATE								\$68,187

SECTION 5 STATEMENT OF QUALIFICATIONS AND RESUMES

Private Sector Planning

- Entitlement Processing and Strategy
- Forward Planning
- Improvement and Reimbursement Agreements
- Development Plans
- Subdivision Design and Layout
- Expert Witness Testimony
- Master Plans
- Specific Plans
- Due Diligence and Feasibility Projects
- Mapping
- Public Outreach

Public Sector Planning

- Housing Elements
- AB 170 – Air Quality Elements
- AB 32 Compliance
- SB 375 Compliance
- SB 5 200-Year Flood Protection
- Zoning Ordinance Amendments & Updates
- Specific Plans
- Community Plans
- Area Plans
- Annexations
- Municipal Services Reviews
- Conditional Use Permits
- Variance Applications
- Tentative Maps
- General Plan Amendments
- Rezones
- Project Management and In-House Staffing for Current and Advanced Planning Projects
- Project Referrals, Staff Reports, Resolutions and Ordinances
- PowerPoint Presentations
- Public Outreach Programs and Public Workshops
- Planning Commission and City Council Presentations

Environmental Planning

- CEQA/NEPA Compliance Documents
- Mitigation Monitoring
- Environmental Impact Research Studies
- Technical Peer Review Assistance
- Air Quality Modeling and Permitting
- Green House Gas Emissions Evaluation

Project Team outsource capabilities include Architectural, Biological, Cultural, Landscape, Noise and Civil Engineering services.

Section 2 Land Use and Environmental Planning Services

Established in 1993, J.B. Anderson Land Use Planning provides Land Use and Environmental Consulting services for a variety of jurisdictions in the Central Valley and Sierra Nevada Foothills. Our Firm specializes in providing On-Call Planning Services for Public Agencies to manage current and advance planning projects from Use Permit Applications and Parcel Maps to Annexations and Area Plans. Our Staff is well versed and experienced in preparing and processing Housing Element Updates, Use Permits, Zoning Ordinances, General Plan Amendments and Updates, CEQA and NEPA compliance documents as well as Specific Plan management and Technical Peer Review. Working in various jurisdictions allows our Staff to stay apprised of local land use issues affecting the region. Acting as an extension of Planning Department Staff, our Firm focuses on a thorough knowledge of California Land Use Planning law and local land use policies to deliver exceptional customer service. Our Firm also provides Private Sector Planning which includes Entitlement Processing, Forward Planning, Improvement and Reimbursement Agreements, Air Quality Permitting, and Expert Witness Testimony.

Public Sector Planning

Our Firm currently provides On-Call and On-Site Planning services for the cities of Waterford, Oakdale, Riverbank, Lathrop, Hughson, Mountain House, and the County of Mariposa. Our Staff provides on-site planning Staff to manage day to day planning applications as well as to handle special development projects.

In the City of Riverbank, our Firm managed the entitlements associated with a 380-acre Master Plan and annexation known as Crossroads West Specific Plan. This project involves the westerly expansion of the City of Riverbank to include a twenty-two (22) acre regional sports complex, thirty (30) acres for future schools, 2,852 dwelling units, 550,000 square feet of mixed-use commercial development as well as forty-two (42) acres of parks and open space. Our staff currently works two (2) days per week on-site to assist with Riverbank's current planning matters and customer service.

In the City of Lathrop, our Firm was tasked to manage an Industrial Specific Plan encompassing approximately four (4,000,000) million square feet of new industrial building space as well as the annexation of a new Travel America off Roth Road. Our Staff currently works one (1) days per week on-site to assist with Lathrop's current planning matters and customer service.

In the City of Oakdale, we have been asked to manage two (2) large entitlement projects: the East F Street Corridor Specific Plan including the preparation of an addendum to a certified Environmental Impact Report (EIR); and the Sierra Pointe Specific Plan Annexation and Development Agreement. Both projects will require significant infrastructure investment and will guide commercial and residential growth for many years to come. In addition, our Firm successfully prepared and obtained certification for the City's 2015-2023 Housing Element and we're currently underway with an update to the City's Sign Ordinance. In each of these cases, our clients have asked us to provide these planning services on very complex

projects in addition to our role of providing daily planning services with counter permits and land use activities. We currently provide the City of Oakdale with on-site staffing services two (2) days per week to assist with current planning matters and customer service.

In the City of Waterford, we have continued to provide land use planning expertise to the community since our initial contract in 1993. Recently, we have been asked to manage a special grant application with the State Water Resources Control Board to allow for the consolidation of the public water supply systems of Hickman, River Pointe, and Waterford. This project will serve as one of the most significant public works projects in Waterford in decades.

In the City of Mountain House, we manage the Planning Division with Special Focus on Master Plan Amendments to evaluate land use challenges. We will also work with the community to establish a General Plan for the community along with a Housing Element. JB Anderson Land Use Planning has (3) three Professional Planners focused on City of Mountain House matters. Our staff currently works four (4) days per week on-site to assist with Riverbank's current planning matters and customer service.

Public Sector Experience

City of Oakdale - Contract Planning Services (Stanislaus County)

J.B. Anderson Land Use Planning has been retained by the City of Oakdale to provide contract Land Use and Environmental Planning services. JBAP Staff acts as an extension of City of Oakdale staff and provides oversight and daily tasks related to current and advanced planning projects. This includes processing Land Use Applications (i.e., Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents such as the Housing Element Update.

Contact: Mr. Bryan Whitemyer
 City Manager
 City of Oakdale
 280 N. Third Avenue
 Oakdale, California 95361
 (209) 845-3571
bwhitemyer@ci.oakdale.ca.us

City of Lathrop - Contract Planning Services (San Joaquin County)

J.B. Anderson Land Use Planning has been retained by the City of Lathrop to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Lathrop staff and provides oversight and daily tasks related to current and advanced planning projects. This includes processing Land Use Applications (i.e., Use Permits, Tentative Maps) and preparation of CEQA compliance documents.

Contact: Mr. Stephen Salvatore
 City Manager
 City of Lathrop
 390 Towne Centre Drive
 Lathrop, California 95330
 (209) 941-7220
citymanager@ci.lathrop.ca.us

City of Turlock - Contract Planning Services (Stanislaus County)

J.B. Anderson Land Use Planning has been retained by the City of Turlock to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Turlock staff and provides oversight and daily tasks related to current and advanced planning projects. This includes processing Land Use Applications (i.e., Use Permits, Tentative Maps) and preparation of CEQA compliance documents.

Contact: Ms. Katie Quintero
 Director of Development Services
 City of Turlock
 156 S. Broadway, Suite 130
 Turlock, California 95380-5461
 (209) 668-5560
kquintero@turlock.ca.us

City of Hughson - Contract Planning Services (Stanislaus County)

J.B. Anderson Land Use Planning has been retained by the City of Hughson to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Hughson staff and provides oversight and daily tasks related to current and advanced planning projects. This includes processing Land Use Applications (i.e., Use Permits, Tentative Maps) and preparation of CEQA compliance documents.

Contact: Ms. Carla Jauregui
 City Manager
 City of Hughson
 P.O. Box 9
 Hughson, California 95326
 (209) 883-4054
cjauregui@hughson.org

City of Waterford - Contract Planning Services (Stanislaus County)

Since 2014, J.B. Anderson Land Use Planning has been retained by the City of Waterford to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Waterford staff and provides oversight and daily tasks related to current and advanced planning projects. This includes processing Land Use Applications (i.e., Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents such as the Housing Elements Update.

Contact: Mr. Mike Pitcock
City Manager
City of Waterford
101 E Street
Waterford, California 95386
(209) 874-2328 ext. 103
mpitcock@cityofwaterford.org

City of Riverbank - Contract Planning Services (Stanislaus County)

J.B. Anderson Land Use Planning has been retained by the City of Riverbank to provide contract Land Use and Environmental Planning services. JBAP Staff acts as an extension of City of Riverbank staff and provides oversight and daily tasks related to current and advanced planning projects. JBAP services are also utilized for key projects like the Riverbank Industrial Complex, Housing related efforts, the Downtown Specific Plan, Bridges Specific Plan, and more.

Contact: Mr. Joshua Mann
Planning and Building Manager
City of Riverbank
6707 3rd Street
Riverbank, California 95367
(209) 863-7124
jmann@riverbank.org

County of San Joaquin – Mountain House - Contract Planning Services

J.B. Anderson Land Use Planning was retained by the County of San Joaquin (SJC) to provide contract Land Use and Environmental Planning services to the Mountain House Community. JBAP staff is acting as an extension of SJC staff and provides oversight and daily tasks related to current and advance planning projects including the processing of Land Use Applications (i.e., Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents.

Contact: Mrs. Jennifer Jolley
Community Development Department Director
County of San Joaquin
1810 E. Hazelton Avenue
Stockton, California 95205
(209) 468-8908
jjolley@sjpgov.org

City of Mountain House - Contract Planning Services

J.B. Anderson Land Use Planning has been retained by the City of Mountain House to provide contract Land Use and Environmental Planning Services to the City of Mountain House Community. JBAP staff is acting as an extension of Staff and provides oversight and daily tasks related to current and advance planning projects including the processing of Land Use Applications (i.e., Design Review, Master and Specific Plan Amendments, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents.

In the City of Mountain House, we manage the Planning Division with Special Focus on Master Plan Amendments to evaluate land use challenges. We will also work with the community to establish a General Plan for the community along with a Housing Element. JB Anderson Land Use Planning has (3) three Professional Planners focused on City of Mountain House matters.

Contact: Ms. Jodi Almassy
Deputy City Manager
251 E. Main Street
Mountain House, California 95391
(209) 831-5666
jalmassy@sigov.org

City of Ripon – CEQA (San Joaquin County)

J.B. Anderson Land Use Planning was hired by the City of Ripon for the preparation of CEQA compliance documents and annexation plan for a project known as the Pereira Estates Subdivision consisting of an Annexation, Pre-Zone, Tentative Subdivision Map, and Development Agreement to allow for the development of forty-five (45) single-family residential lots, ranging in size from 5,501 - 14,007 square feet. As a part of the Applicant's request, the property would be pre-zoned to R-1, R1-C, and R1-L, which is consistent with the City's General Plan land use designation of High Low Density Residential (HLDR). JBAP prepared the Initial Study / Negative Declaration, the Mitigation Monitoring and Reporting Program, and attended Public Hearings with the City's Planning Commission and City Council. JBAP also prepared the Plan for Services for Pereira Estates that was submitted with the City's Annexation Application to the San Joaquin Local Agency Formation Commission (SJ LAFCO). JBAP staff also attended the SJ LAFCO Public Hearing for the Project.

Contact: Mr. Ken Zuidervaart
Director of Planning & Economic Development
City of Ripon
259 N. Wilma Avenue
Ripon, California 95366
(209) 599-0222
kzuidervaart@cityofripon.org

City of Los Banos - CEQA (Merced County)

On behalf of the City of Los Banos, J.B. Anderson Land Use Planning has been retained to prepare an Initial Study / Negative Declaration in accordance with CEQA Statutes and Guidelines to evaluate a proposed General Plan Amendment, Area Plan, Pre-zone, Annexation, and Vesting Tentative Map for a project known as Presidential Estates, located in the City of Los Banos. The Initial Study included a Traffic Study, Noise Study, and Indirect Source Review documents in compliance with the San Joaquin Valley Air Pollution Control District regulations.

Contact: Ms. Stacy Souza Elms
Community & Economic Development Director
City of Los Banos
520 J Street
Los Banos, California 93635
(209) 827-2433
Stacy.souza@losbanos.org

County of Mariposa – (Mariposa County)

On behalf of the County of Mariposa, J.B. Anderson Land Use Planning has been retained for Land Use and Environmental Planning Services for the County of Mariposa. JBAP Staff is acting as an extension of County of Mariposa staff and provides tasks related to current planning projects. This includes preparation of CEQA Compliance documents and processing Land Use Applications (i.e., Administrative Use Permits, Conditional Use Permits, Commercial, Industrial and Manufacturing (CIM) Plan, etc.).

Contact: Steven Engfer, Planning Director
County of Mariposa
PO Box 2039
Mariposa, California 95338
(209) 742-1250
sengfer@mariposacounty.org

City of Dos Palos – (Merced County)

On behalf of the City of Dos Palos, J.B. Anderson Land Use Planning was retained in 2025 to act as an extension of City staff to manage and process land use applications associated with the Project commonly known as Rainbrook Run (“Proposed Project”). The Proposed Project consists of a Vesting Tentative Subdivision Map (VTSM) to subdivide 24.40-acres into 102 single-family residential lots. The Proposed Project will include a peer review of the Applicant submitted CEQA compliance documents, processing of application materials, and Staff Report presentations to the City’s Planning Commission and City Council. J.B. Anderson Land Use Planning will commence work on this Proposed Project in 2025.

Contact: Mr. Brian Guerrero
Director of Community Development
City of Dos Palos
2174 Blossom Street
Dos Palos, California 93620
(209) 392-2174
bguerrero@cityofdp.com

Section 5

Key Personnel

John B. Anderson – President



Mr. Anderson holds a Bachelor of Science degree in National Resource Planning and a B.A. in Geography with an emphasis in Cartography from Humboldt State University – Arcata, California.

Mr. Anderson has extensive knowledge and understanding of the California Environmental Quality Act (CEQA), California Zoning and Development Laws, Surface Mining and Reclamation Act (SMARA), California Subdivision Map Act, Williamson Act, and California Government Code as well as over 40 years of experience in public and private sector planning.

Mr. Anderson’s experience includes preparation of budgets, investigation of planning regulations for Applications of planning regulations for current planning projects and on-going monitoring of legislative issues.

Employment History:

1993 to Present	J.B. Anderson Land Use Planning – President
1990 - 1993	Anderson Homes – Forward Planner
1988 - 1990	Stanislaus County – Associate Planner
1984 - 1988	Tuolumne County – Planner III

Special Experience:

1990 - 1997	City of Ceres – Planning Commissioner (Chair for two terms)
1993 - 1997	City of Waterford – Planning Director
1997 - 1999	City of Livingston – Planning Director
2012 - 2015	City of Riverbank – Planning Director
2021 - Present	City of Livingston – Contract Planner
2021 - Present	San Joaquin County – Mountain House Planner
2024 – Present	City of Mountain House – Planning Director

Mark Niskanen – Vice President



Mr. Niskanen holds a Bachelor of Arts Degree from San Diego State University in Public Administration, with an emphasis in City and Regional Planning. With twenty-three (23) years of professional planning experience in the Central Valley, Mr. Niskanen is experienced and well versed in Federal, State, and Local Policies and Regulations related to land use development and environmental issues.

As Vice President, Mr. Niskanen is responsible for Project Management and has worked on a variety of land use and environmental planning projects. Currently, Mr. Niskanen serves as the Planning Manager for the City of Waterford and Contract Planner for the City of Oakdale.

In this role, Mr. Niskanen is responsible for managing and processing Current and Advanced Planning Applications and Projects, including Cannabis related Use permits, Specific Plan Amendments, and Annexations. Mr. Niskanen has also successfully prepared General Plan Housing Elements for the County of Mariposa, and Cities of Livingston, Riverbank, and Oakdale, all of which were adopted and certified by the California Department of Housing and Community Development. Mr. Niskanen has also prepared a variety of CEQA and NEPA documents, including Environmental Impact Reports, Negative Declarations, and NEPA compliance documents associated with Community Development Block Grant Projects.

Employment History:

2002 to Present	J.B. Anderson Land Use Planning – Vice President
2001 - 2002	URS Corporation – Environmental Planner

Special Experience:

2022 – Present	Board Member, City of Modesto – Board of Zoning Adjustment.
2015 - Present	City of Waterford – City Planner
2015 - Present	City of Oakdale – City Planner
2022 - Present	City of Hughson – Contract Planner
2002 - 2004	American Planning Association – California Chapter, Central Section

Miguel A. Galvez – Senior Planner



Mr. Galvez holds a Bachelor of Arts Degree from California State University Stanislaus in Political Science/Public Administration. With thirty-three (33) years of professional planning experience in the Central Valley, Mr. Galvez is experienced and well versed in Community and Economic Development, Federal, State and Local Policies and Regulations related to land use development and environmental issues.

As a Senior Planner, Mr. Galvez is responsible for Project Management including managing and processing Current and Advanced Planning Applications with a primary focus on Contract Planning Services.

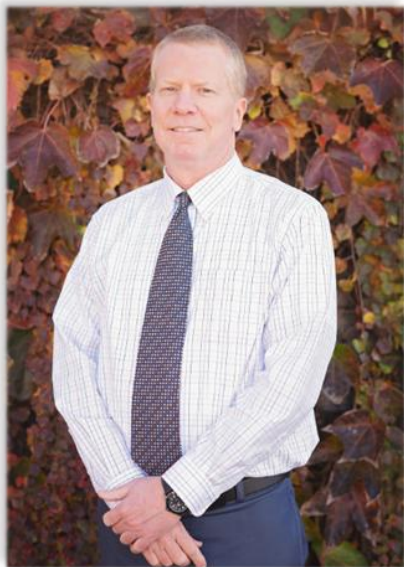
Employment History:

2021 to Present	J.B. Anderson Land Use Planning – Senior Planner
2016 - 2021	County of Stanislaus – Deputy Director
2013 – 2016	County of Stanislaus – Planning Division Manager
2006 – 2010	Modesto City Schools – Facilities Department Director and Planning Director
1990 – 2006	City of Modesto – Assistant, Associate, and Senior Planner

Special Experience:

2021 – Present	City of Livingston – Contract Planner
----------------	---------------------------------------

Brad Wall – Senior Planner



Mr. Brad Wall holds a Master of Arts Degree in Planning from California State University, Chico, and a Bachelor of Science Degree in Construction Management, also from CSU, Chico.

Mr. Wall has thirty (30) years of professional planning experience, starting in the Public Sector in 1995, and moving to the private sector from 2004 through 2007. Brad returned to the City of Modesto as Principal Planner in 2007, focusing on long-range and policy planning, before working as Planning Manager overseeing current planning operations at the City of Stockton (2022-2023). Mr. Wall is experienced and well versed in Community and Economic Development, local agency processes, and Federal, State and Local Policies and Regulations related to planning and development, and environmental documentation.

As a Senior Planner at JBAP, Mr. Wall is responsible for project management for a full range of planning tasks, including Specific Plans, Master Plans, Environmental documents, and special projects. Brad also manages complex planning studies and development applications, as well as reviewing and processing complex comprehensive plan amendments, rezonings, annexations, and site plans.

Employment History:

2023-Present	J.B. Anderson Land Use Planning, Senior Planner
2022-2023	City of Stockton, Planning Manager
2007-2022	City of Modesto, Principal Planner
2005-2007	O'Dell Engineering, Planning Manager
2004-2005	Bright Development, Entitlement Manager
2001-2004	City of Modesto, Associate Planner
1999-2001	County of San Joaquin, Transportation Planner

Education:

1996	Master of Arts – City Planning: CSU Chico
1993	Bachelor of Science – Construction Management: CSU Chico

Certificate:

2006-2021	American Institute of Certified Planners No. 020684
-----------	---

Special Experience:

2023-Present	Contract Planning for the City of Mountain House
--------------	--

David Niskanen – Senior Planner



Mr. David Niskanen holds a Bachelor of Arts Degree from San Francisco State University in Urban Studies and Planning. While at San Francisco State University, David worked on a variety of projects, including a Secondary Housing Survey and Report of the

City of San Francisco for the San Francisco Planning Department. David completed his internship with the City of Livingston and J. B. Anderson Land Use Planning and joined JBAP as an Assistant Planner at the end of 2013. In 2018, David was promoted to Senior Planner at JBAP and is excited to continue his career as a planning professional.

As a Senior Planner at JBAP, Mr. Niskanen is responsible for project management for land use and environmental planning projects for public and private sector Clients, including zoning documents, CEQA projects, and land use entitlement processing. His other skills include air quality modeling using the California Emissions Estimator Model (CalEEMod), project organization and management. He also has experience working as a Staff planner for the Cities of Lathrop and Waterford.

Employment History:

2013 to Present J. B. Anderson Land Use Planning – Senior Planner

Special Experience:

2015 to Present City of Lathrop – Municipal Contract Planning

2015 to Present City of Waterford – Municipal Contract Planning

Michael Arroyo – Associate Planner



Mr. Michael Arroyo holds a Bachelor of Arts degree in Economics from California State University Stanislaus and a Real Estate License from California Dept. Real Estate / DRE#02197549.

Mr. Arroyo's experience as a planning professional, including as an Assistant Planner for the City of Modesto, demonstrates his commitment to meeting clients' goals and needs while delivering consistent, exceptional results and providing guidance and direction for development projects of varying degrees of complexity. His background as a Residential Appraiser has also given him a solid foundation in research, analysis, and project management.

As an Associate Planner, Mr. Arroyo is responsible for many day-to-day planning-related tasks. He is working with a variety of public agencies and provides support documentation and research analysis for the Firm and our Public Agency colleagues and clients.

Employment:

2024 to Present	J.B. Anderson Land Use Planning – Associate Planner
2023 to 2024	J.B. Anderson Land Use Planning – Assistant Planner
2022 to 2023	City of Modesto – Assistant Planner

Education:

California State University of Stanislaus, Bachelor of Arts/Economics, 2014-2017
California Department of Real Estate – Colibri Real Estate

Special Experience:

2025 – Present	City of Modesto – Planning Commissioner
2024 – Present	City of Oakdale – Contract Planner
2024 – Present	City of Riverbank – Contract Planner

UC Davis Extended Education:

Developing and Writing Effective CEQA Documents
Planning in California: An Overview

Del Puerto Health Care District Land Use Planning Services Proposal
January 24, 2025



Jailah Smith – Assistant Planner



Ms. Jailah Smith holds a Bachelor of Arts Degree in Urban Studies and Planning from California State University, Northridge. During her time in college, Ms. Smith provided Urban Design research assistance on several projects including an elementary school, water conservation, low-income communities, and climate sustainability on campus. In addition,

Ms. Smith was the President of the Urban Planning Students of Northridge in the Urban and Planning department. JBAP is honored to be her first place of employment utilizing her knowledge of Urban Studies and Planning. She has shown dedication in continuing her education to stay current on the processes and regulations of Land Use Planning and Environmental Studies.

As an Assistant Planner, Ms. Smith is responsible for many day-to-day planning related tasks. She is working with a variety of public agencies and provides support documentation and research analysis for the Firm and our Public Agency colleagues and clients.

Employment:

2023 to Present

J. B. Anderson Land Use Planning – Assistant Planner

Education:

California State University of Northridge, Urban Studies, and Planning, 2022

Currently Attending UC Irvine Graduate Program- Urban Planning, 2023 -2025

UC Davis Extended Education:

January 2023

Planning in California: An Overview

February 2023

Overview of California Environmental Regulations

CEQA: A Step-by-Step Approach

Spring 2023

Urban Planning Process: Planning Studio Subdivision Map Act

Mitigation Measure Development and Monitoring

Savannah Hudson - Assistant Planner



Ms. Savannah Hudson holds two bachelor's degrees in urban studies and political science (with a focus in American Politics) from the University of California, Berkeley.

As a native of Manteca, Ms. Hudson is passionate about contributing to the rapid growth of the Central Valley region. Previously an Assistant Planner for the City of Stockton, Ms. Hudson has extensive experience managing a wide range of development projects, conducting detailed research, and providing excellent customer service.

As an Assistant Planner, Ms. Hudson is responsible for many day-to-day planning related tasks. She is working with a variety of public agencies and provides support documentation and research analysis for the Firm and our Public Agency colleagues and clients.

Employment History:

2024 to Present	J.B. Anderson Land Use Planning - Assistant Planner
2023 to 2024	City of Stockton - Assistant Planner

Education:

University of California Berkeley, Bachelor of Arts, Urban Studies, 2023
 University of California Berkeley, Bachelor of Arts, Political Science, 2023

UC Davis Extended Education:

March 2024	Essentials of Land Use Planning
April 2024	CEQA: A Step-By-Step Approach
September 2024	Subdivision Map Act