

Solano LAFCO shakeup continues with executive's departure

January 11, 2017
Agenda Item 14c

By [Todd R. Hansen](#) [From page A1](#) | **December 16, 2016**

FAIRFIELD — The Solano Local Agency Formation Commission is looking for a new executive officer – with a focus on an interim director to bridge the gap until a full-time administrator can be named.

Elliot Mulberg offered his resignation verbally at Monday's LAFCO meeting, or more precisely, announced his decision not to accept the six-month contract extension that had been approved in August.

“Technically, his contract ends at the end of the year. . . . He has indicated he will not take us up on another six months,” said Supervisor John Vasquez, a voting member of the land-use commission.

Mulberg, who was hired as a part-time executive officer in December 2012, could not be reached for comment. He had said he would not be interested in the full-time job.

His decision comes three weeks after Dr. John Saunderson unexpectedly quit as commission chairman at the Nov. 21 meeting. He objected to the board's 4-1 vote to make the executive officer's position full-time.

Saunderson also did not think the action justified what he believes will be a \$20,000 to \$40,000 cost to recruit for a new executive. Vasquez, and others on the commission, dispute the search will cost anywhere near that much since the documents already exist and only need to be updated.

Vasquez said it is unlikely the county will charge for its staff time to help with the search.

Saunderson also believes the commission is moving in a direction that will diminish the role of the public representative on the board, a position he had held for two decades.

His replacement, for the time being, is also a 20-year veteran, Nancy Shopay, who will be the acting chairwoman until all the commission appointments are cleared up.

However, Shopay remains the alternate. She can apply for the primary appointment if she wants.

“This will be the first time in 20 years that LAFCO has had to appoint a public representative,” Vasquez said.

Vasquez, who said he thinks land-use commission has needed a full-time executive officer all along, hopes to have a permanent replacement for Mulberg by March. Recruiting for the position, which pays between \$108,154 to \$131,462 with full benefits, has already started.

Mulberg was being paid \$100 an hour with a limit of 100 hours per month as a private contractor. The contract extension would have allowed for 112 hours, creating an equivalent annual salary of \$134,000, but without benefits.

In addition to ongoing issues such as looking at consolidation of some special districts, including possibly fire and cemetery, Vasquez said land-use commission's responsibility of making sure new developments have adequate water supplies before being approved will be even more essential with the state's emphasis on sustainable groundwater.

Vasquez said the commission just reviewed two sewer districts with water availability being the primary focus.

In related matters, Suisun City Mayor Pete Sanchez will replace Dixon Mayor Jack Batchelor Jr. on the commission. Batchelor was defeated in his bid for re-election Nov. 8 as Dixon's mayor.

Reach Todd R. Hansen at 427-6932 or thansen@dailyrepublic.net.

East Bay Times

State unveils new laws aimed at dealing with housing shortage

Now easier for home owners to add in-law type units on property



Karen Chapple is photographed on her deck overlooking her accessory dwelling unit at her home in Berkeley, Calif., on Tuesday, July 12, 2016. A series of new laws aim to make it easier for homeowners to build such units by avoiding separate utility metering and other previous restrictions. (Jane Tyska/Bay Area News Group)

By [Karina Ioffee](mailto:kioffee@bayareanewsgroup.com) | kioffee@bayareanewsgroup.com

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RICHMOND — Local and state officials on Friday highlighted a set of new laws aimed at helping ease California’s affordable housing crisis, including legislation that will allow owners of single-family homes to convert a portion of their home to a separate unit that can be rented out without going through expensive upgrades.

Accessory dwelling units, such as a master bedroom converted to a separate living unit with its own outside door, or a former garage that can now be rented as a studio, are a way to help ease the shortage of housing and give cities flexibility when it comes to creating new structures, housing officials and local politicians said, speaking at a news conference at Richmond’s City Hall.

“It instantly creates an opportunity to expand the supply of housing at low rent levels,” said Richmond Mayor Tom Butt. “Everything else we try to do to impact lack of housing takes years. This is something you could do in a weekend.”

Richmond was one of the first cities in California to pass a junior accessory dwelling unit ordinance, which also went into effect this week. Previously, homeowners who tried to convert a portion of their residence into a separate living unit were often stymied by requirements that the

units have their own sewer and electricity meters, Butt said. Separate fire sprinkler systems will also not be required if the main house does not have them. Units can vary between 150 and 500 square feet and have partial kitchens and bathrooms.

Mayor Butt was joined at Friday's news conference by Assemblyman Tony Thurmond, D-Richmond, California Housing and Community Development Director Ben Metcalf and Rachel Ginis, the executive director of Lilypad Homes, a nonprofit organization that helped sponsor legislation on accessory dwelling units.

"The way we are living in our homes is changing as more and more people are combining their resources to stay in their home and turning their home as a resource to generate additional income," Ginis said. "In-law apartments are the hottest amenity in the real estate market right now."

Over the past 50 years, home sizes have increased by more than 30 percent, while households have actually decreased, to an average of just 2.3 people, according to Thurmond. Today, only one-third of the state's population has two adults and a child living in a home. Instead, the majority of households are single-parent families, couples without children, empty nesters and young professionals.

The new laws surrounding accessory dwelling units include AB 2406, AB 59 and AB 45.

Martinez News-Gazette

Glover: Healing after the elections

December 18, 2016

By FEDERAL GLOVER

Contra Costa County Board of Supervisors

IN BLUE STATE California, a lot of my friends are still mourning the recent presidential elections, in which Donald Trump surprised almost everyone – from journalistic pundits to pollsters to ordinary Californian voters.

Unfortunately, their despondency has some merit.

In my lifetime, I have never seen a presidential election this bitter, this divisive, this hateful. The last time our country had anything close to this, we had the Civil War. I hope it doesn't come down to that.

Important issues – such as education, foreign policy, affordable housing, preventing and preparing for climate change, the inequitable tax system, the flawed criminal justice system – were reduced to crumpled pieces of trash on the side of the election trail.

Instead, we had 140-character policy statements or over-detailed plans so wonkish that most people needed an interpreter to understand how it would affect them personally.

But what really troubles me, is the way the campaign divided this nation that I cherish and love.

Donald Trump won enough electoral votes to become our president for the next four years. But the campaign he waged has done enough damage to race relations that I fear it will take many years to recover from.

The people who voted for Trump did so for their own reasons: Some I could understand, like the frustration over a fractious government that seems to have come to a standstill; or the feeling of being left out of the economic recovery that seems to have little impact on the denizens of Wall Street.

The anger that drove many voters is real. But the fear that saddens and worries me the most, is that which was aimed at our neighbors. The rise in hate crimes as reported by the FBI and the Southern Poverty Law Center can be directly related to the words used during the campaign. Most telling and not coincidentally, is the spike in hate incidents since the Nov. 8 election, most of it inflicted against religious and racial minorities.

The thin veneer of civility that made America the beacon of freedom and hope for all people around the world, has been ripped off exposing a gaping wound that still has not been healed since the early days of our nation's history: when Native Americans were driven from their

traditional homelands; when human slavery was a way of life; when we stopped all immigration from Asia; when Americans of Japanese descent were removed from society and placed in internment camps; when African Americans had to overcome the Jim Crow laws which prevented them from voting; when women were not allowed to vote; and when interracial marriages were banned (even in California).

That dark legacy is part of our history. The history not usually taught in our history classes. History books don't paint the complete story of our America and perhaps gives a false sense of superiority and entitlement to a small segment of our society.

Yes, we are a great nation! We're great because despite that history, we – as a society -- were able to recognize our country's shortcomings and sought to correct them.

We're great because an individual can still work hard and rise above the station he or she was born

America is great because we care and respect each other, even if we don't agree with each other. Or, at least we did before this election cycle.

America is great because the vast majority of Americans try to be good. We don't always succeed, but striving for that "perfect union" is the American way of pushing ourselves to provide a better life for the generations to come. The process of becoming the America that we should be is what separates us from other nations.

The status quo is never good enough. We hope and believe that our country can be better.

But this election has set us back and unleashed the inner demons of some people. The election gave them carte blanche to treat their fellow citizens with scorn to tell them to "go back where you came from;" or rip of the hajibs off of Muslim women; to threaten people of faith through the mail and through the Internet; to accost people in the street simply because they "look" like their narrow vision of what an American looks like.

This is not the America I know. This is not the America I want our country to be.

I believe the majority of people believe that America is great, because its people are overwhelmingly good people seeking to be good to each other.

The America I know stands up for the vulnerable, speaks out against injustice, lifts up the downtrodden and welcomes the newcomer

So this holiday season, I want to thank all of you who voted for me last Nov. 8 to serve you for another four years. We will work together for a better country, a better county, a better community. For my supporters and even those who didn't vote for me, I have only one wish for all of us – PEACE!

The writer represents District 5 on the Board of Supervisors.

Water Deeply

How Climate Change Will Affect the Future of California Water

Climate change is already impacting California's water. We talk with climate scientist Juliet Christian-Smith and state regulator Max Gomberg about what California needs to do to be climate resilient.

Written by [Tara Lohan](#) Published on σ Dec. 21, 2016 Read time Approx. 10 minutes



A stream seen running through snow covered banks near the site of the Department of Water Resources snow survey at Echo Summit, Calif. Over the past century, snowpack runoff has decreased due to warmer winters and earlier arrival of spring. *Rich Pedroncelli, AP*

In less than a month, the United States will be led by a president who denies climate change exists. President-elect Donald Trump has also said he wants to see the U.S. withdraw from the [Paris Agreement](#) and wants to roll back environmental regulations.

In California, a state that has already seen the impacts of climate change and has been a leader when it comes to efforts to slow its pace and mitigate its results, many are wondering what the new direction on the federal level will mean for the state.

On Tuesday, Water Deeply's managing editor, Tara Lohan, spoke with Juliet Christian-Smith, senior climate scientist with the [Union of Concerned Scientists](#), and Max Gomberg, the [State Water Resources Control Board](#)'s climate and conservation manager, about the impact of climate change on California's water future.

Tara Lohan: Juliet, given the current anti-science political climate right now, as a climate scientist, how are you feeling and what are some of the folks in your community thinking?



Juliet Christian-Smith is a senior climate scientist with the Climate and Energy program at the Union of Concerned Scientists. (Union of Concerned Scientists)

Juliet Christian-Smith: It's been a difficult month or so, but I'm happy to be in California. A meeting of the American Geophysical Union took place this past week – it's the largest scientific conference in the United States – and it was a great moment for scientists to come together, share research and stand up for the value of science. Gov. [Jerry] Brown came and said during his talk that climate science will persevere and that California is doubling down on its efforts to show the rest of the country and the world how to fight emissions, address global warming and have a thriving economy.

While we'll be facing some real challenges at a federal level, we hope that a call to science and integrity and the will to preserve in our commitment to the country will win in the end. We put together a letter signed by over 2,000 scientists, including more than 20 Nobel Laureates, asking the Trump administration to implement rules around scientific integrity so that even if the appointees don't understand the science, they're listening to the scientists who actually do the science and understand it.

Lohan: Max, from your perspective, what can the state do to help support climate science and scientists?



Max Gomberg is climate and conservation manager at State Water Resources Control Board. (Max Gomberg)

Max Gomberg: California has been a leader on climate change issues since 2006, when it passed AB32, or the [California Global Warming Solutions Act](#), and it is maintaining its leadership role. Last year, we passed SB32, which tries to reduce emissions even further to a sustainable level to avoid catastrophic effects like massive sea-level rise, temperature change and dramatic changes in ecosystems.

The state has played a really critical role in our national negotiations leading to the Paris agreement last year. There's a lot of work going on to continue both mitigation of climate change and to adapting to the changes that we're already seeing. There's a lot going on in California in the climate realm. That's going to continue no matter what happens in Washington D.C.

Lohan: California currently has the most ambitious greenhouse gas targets in the country. Can anti-science action at the federal level put that in jeopardy?

Gomberg: Certainly. In the past, the state has been granted waivers to go above and beyond federal legislation. For example, California took the lead in setting higher fuel efficiency standards for vehicles, and a number of states later followed. If there's federal action to try to roll back those allowances for the states, that could hamper some of our work. On the other hand, ideological conservatives in Congress are fond of promulgating the idea that the federal government should leave decisions up to the states, so they might find themselves in a quandary there.

Lohan: Taking a step back, what do we actually know about California's climate in the past, and what should we expect in the future?

Christian-Smith: We know that we're already experiencing climate change. It's not something that is going to happen later; it's happening now, and it will get worse.

The statewide average temperature in winter is already more than 5 degrees [fahrenheit] (2.8C) warmer than it was historically. In 2015, for the first time ever in recorded history, temperatures in the Sierra Nevada were above freezing during the winter time. That's a big problem for a state with a water system that is heavily counting on snowmelt. A third of our water comes from snowpack that melts into some of the major reservoirs that were created by the state and federal government in the 1950s. Those projects are seeing huge reductions in the amount of snow and they're also seeing big changes in the timing of snowmelt. The peak snowmelt events occur now 30 days earlier than average. The timing of water supply is out of phase with the timing of water demand and that's a problem for management.

Because of the system of traditional surface waters – lakes, rivers, reservoirs – is failing, we have seen a huge shift toward relying on groundwater.

Lohan: Max, the state is already working toward sustainability on groundwater. In 2014, California passed the Sustainable Groundwater Management Act. Its implementation has begun and will continue for quite some time. What else can water managers be doing except for relying on groundwater to plan for changes in the amount and timing of water they receive?

Gomberg: It partly depends on who they're supplying, urban areas or agricultural operations. However, generally speaking, we still have a long way to go on efficiency. Part of the reason that the governor issued the [executive order](#) last May was to ensure that we're moving toward a very highly efficient water-use future across the state. We can really gain a lot of water simply from more efficient practices. That will enable us to become more resilient for the droughts ahead, which we know under climate change are going to be more severe.

Lohan: Is there anything we need from an infrastructural point of view, whether that's reservoirs or smaller or green infrastructure like stormwater capture?

Gomberg: Absolutely. There was a lot not to like in the [federal water law](#) that the president just signed, but some of the money in there is for additional flood control projects. That's important because we know from the drought that when it's wet, it's going to be very wet. Because we may see really extreme precipitation events, with very powerful atmospheric rivers, that dump a ton of rain and put us in danger of devastating floods, we need to continue investing in our flood management infrastructure.

In terms of water supply, we need to store as much water in the ground as possible when we have it. We built a lot of reservoirs in this state in the past century and a half, all the good spots are

taken. Even if we do build another reservoir, it's not going to make a major influence in terms of increasing our ability to respond to climate change. So new research is looking at whether we can use agricultural fields to let water percolate into the ground and replenish groundwater basins when that water is available.

We also need to do more with respect to stormwater and recycled water. We need to fund more. We need to make the regulatory pathways for doing more of and make it easier than it is now.

Christian-Smith: We have more than three times the amount of storage underground than we have aboveground. Therefore, groundwater is a huge new area for us to think much more strategically about using. But we haven't had any formal regulatory framework for groundwater until very recently.

The Union of Concerned Scientists and other groups were instrumental in helping to pass the Sustainable Groundwater Management Act. Right now, local entities are putting together groundwater sustainability agencies. Importantly, the state will be allowed to step in when those plans don't look like they're actually going to achieve sustainability or if the agencies get off track. We're very hopeful that this state enforcement mechanism will be taken seriously. Groundwater is really our buffer to climate change impacts in California.

Lohan: The state imposed mandatory conservation measures for water agencies and then [switched to the stress test](#). How does the state, as a regulator, bridge the gap in terms of making sure that water agencies have a reliable supply for the near future, but are also thinking long term?

Gomberg: It means we're working twice as hard. We've provided emergency drinking water supplies to communities that ran out of water, imposed emergency conservation regulation for the rest of the state, provided funding from Proposition 1, the water bond that was passed in 2014, for a number of critical infrastructure and conservation measures as well as habitat restoration. And we're going to continue to do that.

At the same time, we're going to focus on building resilience, both on the demand side – water efficiency and conservation – as well as when it comes to the supplies that we need to build more security in our water systems – better groundwater management, additional stormwater capture and reuse, and more recycled water.

Lohan: Is there any additional work that the state should be doing in terms of investments in climate change adaptation?

Gomberg: There's so much work we could be doing on climate change adaptation. On the mitigation side, the state's cap and trade program creates emission allowances and a pot of money that can be used to fund additional actions, whether it's public transit or other things to reduce emissions.

We don't have the same kind of funding source on the adaptation side, but we certainly need to use the funds we have, and potentially explore new funds, for actions ranging from upper

watershed ecosystem restoration, to more green infrastructure to minimize flooding in urban areas, to managed retreat for crucial infrastructure.

There was a great article in the New York Times a couple of months back on sea-level rise in Florida. One of the mayors interviewed basically said that in the end, the ocean is going to win. That's the truth. We can try to minimize the amount of sea-level rise by reducing greenhouse gas emissions, but no amount of infrastructure is going to prevent sea-level rise from really changing the character of our coastal zone. We need to be proactive, and it's going to cost a lot of money.

Christian-Smith: Another key piece of adaptation is taking the information that was already put together and applying it to our planning processes and our investment decisions. This legislative session, we sponsored a successful bill called [Climate-Safe Infrastructure bill](#), which was all about getting state engineers to talk to climate scientists who have been doing groundbreaking work in California so that we can understand impacts better and apply that information to real-world decisions around dams, bridges, highways, buildings.

Another example is the Water Bond. The very first drafts did not include the words climate change or any kind of climate science. Together with the California Water Commission, we were successful in getting climate change projections brought into the criteria that project applications need to put together.

“We're in uncharted territory and we really need to use the scientific tools that the state has invested in and apply those to our real-world management decisions.”

We know that we can't use the past as a predictor of the future, that's the biggest problem with climate change and adaptation planning. We're in uncharted territory and we really need to use the scientific tools that the state has invested in and apply those to our real-world management decisions.

Lohan: We talked a little about the environmental impacts of climate change, but what are you seeing in terms of the social impact of climate change and the drought in California? Who are the people that are being affected and are most at risk?

Christian-Smith: We've been doing work with the [Community Water Center](#) in Visalia, in the southern San Joaquin Valley. They represent largely disadvantaged communities who are primarily groundwater dependent. These communities are some of the hardest hit by the drought because domestic wells are typically shallower than irrigation wells. When there [aren't] water supplies from surface water systems, agriculture typically shifts to groundwater. That draws down the groundwater and leaves these folks with no potable water.

These areas – who have some of the lowest household incomes – are now paying very high prices for water that doesn't even come out of their taps. It's really a human rights travesty. The U.N. special rapporteur declared the situation in the Central Valley a human rights crisis because a million residents don't have access to clean drinking water.

Gomberg: This really is a human rights travesty. In 2012, California was the first state to pass a bill titled the “Human Right to Water,” making it a policy of the state to provide safe, affordable and clean drinking water to all of our residents. We’ve made a lot of progress toward that goal, but we still have some critical funding gaps. Without divulging too much, I can tell you that it will be a very big priority for the administration in 2017 to try to close those gaps.

Lohan: What do you think is the No. 1 priority that California should be focusing on next year when it comes to climate change and water?

Gomberg: It’s the issue we’ve just been talking about. The most vulnerable communities are the most vulnerable to drought, water supply restrictions and reductions. At the state level, we’re looking at all the levers we can pull, at all the policy options available to close the gap. It’s an environmental justice issue, it’s a climate change resilience issue and it’s a human rights issue.

Christian-Smith: I agree and I’ll bring in one more thread from our conversation. Many of these communities are primarily dependent on groundwater for their drinking water supplies. The new [groundwater sustainability agencies](#) will play a key role in putting basins on a path to more sustainable groundwater management and therefore guaranteeing more drinking water for these communities.

Therefore, it’s crucial that these communities have a seat at the table in these new governance structures and can talk about the real-world impacts of climate change and the drought. The water world can be very insular, and in order for things to change, the people in the room have to change.

This transcript was condensed and edited for clarity.

East Bay Times

Eden Health District operations on track, study finds

Dissolving district and distributing assets could have mixed benefits, drawbacks

By [Darin Moriki](#) | dmoriki@bayareanewsgroup.com

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HAYWARD — A report that evaluated the Eden Health District’s management, operations and financial health has given the oft-criticized special district a clean bill of health but did not discount possible options to dissolve it.

That 82-page study by Berkson Associates, of Berkeley, found that the district “provides a service of value, including significant expenditure of funds for community health care purposes consistent with its mission as a healthcare district.”

It also found that the district’s expenditures for administrative and overhead costs “are not excessive relative to total costs.”

Still, the study noted that dissolving the health district and transferring its assets to a nonprofit, new county service area or public agency “could reduce certain costs and improve decision-making.”

The report was released publicly last week and commissioned by the Alameda County Local Agency Formation Commission in July.

Hayward leaders had asked the board to conduct an analysis focused on two questions: what specific needs and priorities should the health district address, and how could its services be provided in other ways, such as dissolving the district and transferring its assets to another organization or public agency.

Hayward’s appeal came amid growing calls to the commission to dissolve Eden Health District, which awards community grants to nonprofit groups that provide health care and derives that money from its commercial real estate holdings.

The district owns the San Leandro Medical Arts Building, part of the Dublin Gateway Building and the Eden Medical Building, across the street from Eden Medical Center in Castro Valley.

“In a sense, the district is a ‘hybrid’ agency that operates a traditionally private, for-profit commercial real estate enterprise but is organized as a healthcare district with elected board members,” the report read.

“This ‘hybrid’ organization offers financial benefits, but also incurs additional financial risks and costs, and creates other management issues,” it said.

The health district previously owned Eden Hospital, now called Eden Medical Center, but sold it to Sutter Health. The title to San Leandro Hospital was later transferred from the health district to Sutter, following a multi-year legal battle over the hospital’s ownership.

Eden Health District has not collected property taxes since 1976, nearly 22 years after Eden Hospital first opened its doors and 28 years after the special district was created to build the hospital.

From 1999 to the 2015 fiscal year, the health district gave out about \$11.6 million in grants to nonprofit health care service providers, averaging about \$640,000 each year, and provided \$340,000 in sponsorships, according to the report.

“The district’s grants and sponsorships are generally consistent with health care needs identified by assessments prepared by other agencies, however, coordination with other county agencies could be improved,” the report found.

Other suggested improvements include amending the district’s strategic plan at least once year; tracking hours and resources allocated to real estate activities and community services; and crafting a multi-year capital improvement program for its real estate holdings.

The report, however, identified possible benefits to dissolving the health district and transferring assets to a nonprofit, the county or a joint agreement with southern Alameda County cities, or a new county service area that provides expanded services, such as police and fire protection, to unincorporated county areas where residents are willing to pay for the extra service.

Dissolving the district and distributing its assets may reduce some expenses, including staff, legal and election costs, according to the report.

Leaders from the Washington Township Healthcare District, which serves Fremont, Newark, Union City, a part of South Hayward and Sunol, said they are “unwilling to consolidate” with the Eden Health District, the report said.

The Local Agency Formation Commission would be responsible for dissolving the health district. This includes creating the terms and conditions for the transfer of assets or requiring that any new successor entity produces a plan to provide services.

The commission will meet 6 p.m. Jan. 31 at the Castro Valley Library, 3600 Norbridge Ave., to present the study and collect public comments.

The study’s public review period will end Feb. 3.

Written comments can be submitted online at www.acgov.org/lafco, sent to the board Executive Director Mona Palacios at mona.palacios@acgov.org or mailed to 1221 Oak S., Room 555, Oakland, CA 94612.

Contact Darin Moriki at 510-293-2480 or follow him at [Twitter.com/darinmoriki](https://twitter.com/darinmoriki).

East Bay Times

Pittsburg: Fire Station 87 reopens Wednesday



Susan Tripp Pollard/Staff archives

Contra Costa County Fire 87 along West Leland Road is set to reopen Wednesday, after being closed 2 1/2 years.

By [Sam Richards](#) | srichards@bayareanewsgroup.com

PUBLISHED: **January 3, 2017** at 4:43 pm | UPDATED: January 3, 2017 at 5:46 pm

PITTSBURG — A fire station on West Leland Road that closed in 2013 will reopen Wednesday, a few days later than originally expected.

Contra Costa Fire Station 87, near John Henry Johnson Park and the Delta View Golf Course, will again serve western Pittsburg and parts of unincorporated Bay Point. It closed in July 2013 amid fire budget problems stemming largely from a downfall in property tax revenues. But the improving economy and a Pittsburg city fee designed to help pay for fire protection have enabled the reopening of the station built in 2000.

It had originally been set to open before Jan. 1.

Pittsburg is the first city within the Contra Costa County Fire Protection District to establish a fee to help pay for fire protection in this way. The district includes Antioch, Pittsburg, Martinez, Concord, Pleasant Hill, Walnut Creek, Lafayette, Clayton, El Sobrante and San Pablo.

A reopening celebration is scheduled for Saturday, Jan. 7, starting at 10 a.m. at the station, 800 W. Leland Road, and the public is welcome.