

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
MINUTES OF MEETING

September 14, 2016

Board of Supervisors Chambers
Martinez, CA

1. Chair Mary Piepho called the meeting to order at 1:30 p.m.
2. The Pledge of Allegiance was recited.
3. Roll was called. A quorum was present of the following Commissioners:

County Members Federal Glover and Mary Piepho and Alternate Candace Andersen (arrived 1:32pm).

Special District Members Mike McGill and Igor Skaredoff and Alternate Stanley Caldwell.

City Members Rob Schroder and Don Tatzin.

Public Members Don Blubaugh and Alternate Sharon Burke.

Present were Executive Officer Lou Ann Teixeira, Legal Counsel Sharon Anderson, and Clerk Kate Sibley.

4. Approval of the Agenda

Upon motion of Tatzin, second by Skaredoff, Commissioners, by a vote of 7-0, adopted the agenda.

AYES: Blubaugh, Glover, McGill, Piepho, Schroder, Skaredoff, Tatzin

NOES: none

ABSENT: none

ABSTAIN: none

5. Public Comments

There were no public comments.

6. Approval of August 10, 2016 Meeting Minutes

Upon motion of Schroder, second by Blubaugh, the minutes were unanimously approved by a vote of 7-0.

AYES: Blubaugh, Glover, McGill, Piepho, Schroder, Skaredoff, Tatzin

NOES: none

ABSENT: none

ABSTAIN: none

7. LAFCO 13-08 - Northeast Antioch

The Executive Officer noted that this item was continued from the June 8, 2016 LAFCO meeting due to continuing unresolved issues, including: land use and zoning designations, and needed updates to the City's General Plan to address industrial uses as requested by owners of the larger properties; a City/County cure to the faulty storm drain infrastructure; and City outreach and education to the property owners and members of the Sportsmen Yacht Club.

Since the June LAFCO meeting, there have been meetings among City, County and LAFCO staff to discuss the pipeline and a repair strategy. To date, this issue has not been resolved. Staff recommends a LAFCO condition that acknowledges the County's responsibility for the pipeline, and urges the City and County to continue to work together on future repair obligations. Staff

also commented on continued opposition by affected landowners and registered voters, and on concerns regarding the registered voter list.

City staff indicates that Antioch's General Plan update should be completed by the end of the year. New letters have been received from Kiewit and Vortex, both large industrial property owners in this area, expressing concern that the City has still not indicated that the General Plan will include heavy industrial zoning for that area. Further, Sportsmen Yacht Club members continue to oppose the annexation.

Commissioner Glover acknowledged that this is a very difficult issue, and that the pipeline problem is a longstanding one.

Following Commissioners' questions and comments about the status of registered voters in Area 2A, the public hearing was reopened.

Forrest Ebbs, Antioch Community Development Director, thanked LAFCO for the time it has spent on this proposal, and stated that the City can support annexation at this time. Regarding the General Plan and zoning of Area 2A, the City intends to maintain industrial uses of the area.

Marina Faconti, resident, expressed her objection to the annexation.

Carl Rasmusson and **Darlene Moore**, both with **Sportsmen Yacht Club** and opposed, chose to not speak.

William Moore, with Sportsmen Yacht Club, stated his opposition to the annexation.

Clark Dawson noted that the storm drain pipeline has been repaired twice in the past few months, creating difficulty in accessing the Sportsmen Yacht Club, and stated that everyone is against this annexation.

Blaise Fettig, with **Vortex Marine Construction**, stated that his company continues to oppose the annexation because of zoning concerns. Further, the requirement to hook up to sewer would cost his company about \$600,000; and he feels it is imperative that the pipeline be permanently fixed.

Darlene Dawson, with **Sportsmen Yacht Club**, expressed her opposition and reiterated that everyone is opposed to annexing Area 2A.

Mike Carlson, with **County Public Works and Flood Control**, provided background on the storm drain pipeline, which has had problems since its installation. He acknowledged that it must be repaired, but because the pipe only serves Antioch territory, he feels the repair costs should be covered by the City of Antioch. In response to a question about whether it matters which agency holds responsibility for the pipeline, Mr. Carlson stated that it simply does not serve the County; it only serves the City. Commissioner Piepho pointed out that for the County to repair a pipeline that serves only City property, it could be seen as a gift of public funds.

Further discussion ensued among Commissioners, Mr. Carlson, Mr. Ebbs, and Tim Jensen, also with County Flood Control, regarding the cost of repairs (about \$2 million) or of full pipeline replacement (about \$4 million), and the lack of any source for funding either of these options. All agreed it is an unusual situation. Commissioner Glover reiterated his concern that it is important that the County not be held responsible, and he feels that this was part of the original agreement between the County and the City. However, this is not something over which LAFCO itself has any jurisdiction. While there is an incentive for the City to resolve this issue, it is not connected to the LAFCO action.

Forrest Ebbs, Antioch Community Development Director, spoke regarding the industrial zoning issue, and stated that the City will go on record as being willing to maintain the County's industrial zoning for the area should Commissioners approve the annexation.

The public hearing was closed and discussion returned to the Commissioners. Staff responded to the Commissioners' request that a condition regarding the City's indication that it will maintain the industrial zoning of the area will be added, and that the wording of a condition regarding the County's responsibility for the storm drain pipeline will be modified by asking Legal Counsel to weigh in.

Legal Counsel Sharon Anderson recapped the pipeline issue and the lack of leverage LAFCO has at this point as compared to the time when Area 1 was being considered for an Out of Agency Service approval. She felt that one option would be for LAFCO to form a committee to work with the City and County on the pipeline issue and ensure it is not forgotten, but to say that annexation is going to be conditioned on an agreement likely won't work. Commissioner Glover reminded all that resolution of the sewer issues with the NE Antioch Area 1 was achieved with the help and guidance of LAFCO.

Commissioners discussed possible options and roadblocks to LAFCO's role in helping to resolve the pipeline issue, including sources of funding, restrictions on LAFCO's guiding land use decisions, jurisdictional problems, County Flood Control responsibilities and city follow-up, and stormwater runoff mitigation.

Forrest Ebbs, Antioch Community Development Director, responded to Commissioner comments and noted that inquiries/complaints from the community regarding the pipeline will likely come to the City, should the area be annexed.

Ron Bernal, Antioch City Engineer and Assistant City Manager, at the invitation of Commissioner McGill, stated that the initial drainage fees were approved by the County Board of Supervisors. He's concerned about using capital improvement fees (those drainage fees) for maintenance. That is the underlying problem, and it would be up to attorneys to determine if the *drainage fees* could be used for maintenance. To add another three million dollars to the City's responsibility for a storm drain would be infeasible, especially considering that the City is still trying to cover the shortfall from the other two annexed areas for the sewer system.

Mr. Carlson also spoke further about engineering details regarding storm drains and large and normal rain events.

Following further technical questions and discussion, Commissioners agreed that this is a very important issue, but it does not have a bearing on whether LAFCO approves or does not approve the reorganization. However, this may provide an incentive for the City (as well as the County) to find a solution, whatever it is, and LAFCO's action forces forward movement on resolution of the *storm drain* issue. Commissioner Glover reiterated his desire to continue this item while directing all parties, including LAFCO, to participate in further discussions before action is taken.

Commissioner Tatzin asked what happens if LAFCO approves this item, and the protest proceeding ultimately defeats the annexation. Staff responded that in that case the area will continue to be an unincorporated island and the County will continue to serve the area.

Upon motion of Blubaugh, second by Schroder, Commissioners, by a 5-2 vote, found that it has reviewed and considered the information contained in the CEQA documentation; approved the proposal to be known as Northeast Antioch Reorganization (Area 2A): Annexations to the City of Antioch and Delta Diablo Zone 3 and Detachment from CSA P-6, with specified conditions, *including that the City of Antioch will retain marina and industrial land use designations as is currently in effect today; that LAFCO will form a subcommittee to help facilitate an agreement*

between the City of Antioch and the County to find a solution to the storm drain problem; determined that the territory being annexed is liable for the continuation of taxes, assessments and charges; found that the subject territory is inhabited, has less than 100% consent, is subject to a protest hearing; and authorized staff to conduct the protest proceedings.

AYES: Blubaugh, McGill, Piepho, Schroder, Skaredoff
NOES: Glover, Tatzin
ABSENT: none
ABSTAIN: none

Commissioner McGill volunteered to serve on the subcommittee.

8. LAFCO 16-05 – Montreux Residential Subdivision Boundary Reorganization: Annexations to the City of Pittsburg, Contra Costa Water District (CCWD), and Delta Diablo Zone 2 (DD) and Detachment from County Service Area P-6

The Executive Officer provided some brief background on this item, and reported that the City of Pittsburg staff and the developers had requested a continuation of this item due to ongoing discussions over the proposed LAFCO conditions regarding the preservation of open space and future funding of fire and emergency medical services. All communications received to date have been and will be provided to the public. Because there have been requests to speak, staff asked that the public hearing be opened.

The public hearing was opened.

Juan Pablo Galván, of Save Mount Diablo, asked if this would be his only chance to speak or if he could speak when this item is returned to the Commission. When assured that he will have an opportunity to speak at that time, he declined to say anything further.

The Chair continued the public hearing.

Commissioner Tatzin noted that 43+ acres are proposed for preservation, and asked why not the full 77 acres? . Staff responded that the proposed condition is similar to the City's condition.

Chief Jeff Carman, Contra Costa County Fire Protection District, spoke to the issue of future funding for fire and emergency medical services. Their budget is already tight in the Pittsburg-Antioch region, and it would be irresponsible of him not to bring up the issue of future funding in new development areas. While the City has offered a certain new development fee, he has begun a study on what would be most feasible. He supported continuation of the item.

Upon motion by Tatzin, second by Glover, Commissioners, by a 7-0 vote, continued this proposal to the regular LAFCO meeting on November 9, 2016.

AYES: Blubaugh, Glover, McGill, Piepho, Schroder, Skaredoff, Tatzin
NOES: none
ABSENT: none
ABSTAIN: none

9. Agricultural and Open Space Preservation Policy (AOSPP)

Commissioner Tatzin presented two versions of the AOSPP as requested by the Commission. The revised Version 1, which asks the applicant to propose mitigation of loss of agricultural or open space lands, is similar to the version presented in July but incorporates suggestions and clarifications from that meeting. Specifically: Policy 5 was revised to accommodate the development community; clarification was made regarding land use inventory and buffers; expanded language regarding comparable mitigation and timing of that; considered requests that the "Observations" be removed but decided against that as they provide valuable ideas and

perspective; and confirmed that the LAFCO AOSPP does not change its policy relating to urban growth boundaries.

Version 2 is new and would require mitigation of the loss of agricultural and open space lands, and reflects Commissioners' and interested parties' prior comments and direction. It was presented with changes tracked to show its difference from Version 1.

Finally, a Frequently Asked Questions (FAQ) document was created to provide further clarification on key issues.

The biggest changes occur in Version 2 where the subcommittee lays out a proposal for mitigation options: Point 1 speaks to mitigation measure ratios; Point 2 provides language regarding buffer areas; Point 3 supports a Right to Farm agreement (already in place in Contra Costa County); Point 4 allows credit for complying with other mitigation requirements; and Point 5 provides alternatives that applicants can pursue.

In response to the Chair's question about this policy's exemption from CEQA, Legal Counsel stated that she doesn't believe that this is a project, as it does not mandate any specific mitigation measures. It provides guidance for Commissioners and for developers as to how LAFCO will view a project that has an impact on agricultural and open space land. Each project will be considered on a case by case basis. If this policy were to go further and have mandatory measures, then the CEQA implications would have to be considered. The use of the word "should" rather than "shall" indicates these measures are not mandatory requirements.

Staff added that the committee looked at 18 LAFCO policies throughout California. Of the most strict policies, only one, Santa Clara LAFCO, prepared an Initial Study and a Negative Declaration, and the rest found their policies exempt.

The Chair opened the floor to public comments.

Gretchen Logue, Pleasanton resident, spoke in support of a strong AOSPP in light of increasing environmental challenges.

Lesley Hunt, Friends of the Creeks, spoke in support of Version 2 of the AOSPP, suggested more detail on mitigation, pointed out that there is still a lot of ranch land in the central and western parts of the county (which is valuable as open space), and argued for the importance of agriculture to human existence.

Kathryn Lyddan, Brentwood Agricultural Land Trust, pointed out that we have state and federal protections for many species and habitats, but no protection for the land that feeds our own species. Contra Costa agriculture contributes \$120 million to the economy of this county. Her organization supports a strong mandate for mitigation, as the Brentwood area is very threatened by growth.

Linus Eukel, John Muir Land Trust, appreciates and prefers Version 2, as it provides clear guidance and will allow qualified projects to move forward in a predictable and consistent fashion. It is better aligned with advanced mitigation measures in this county and elsewhere.

Juan Pablo Galván, Save Mount Diablo, supports Version 2, agrees that this policy in no way is subject to CEQA, and urges mitigation of at least 1:1.

Joel Devalcourt, Greenbelt Alliance, believes that Version 2 is the right direction; it provides clarity, purpose, and ensures consistency for applicants as well as balancing the needs LAFCO is responsible for. Contra Costa County needs LAFCO's leadership in smart and orderly growth. The appropriate standard is to apply required mitigation, which provides the applicant with a degree of certainty and slows the loss of farm, range, and open space lands. Greenbelt Alliance

recommends 3:1 for prime agriculture mitigation, 2:1 for non-prime ag and open space, and encourages further refinement and public discussion of the policy.

At 3:25 p.m., Chair Mary Piepho left the dais, Alternate Candace Andersen took her place, and Vice Chair Don Blubaugh continued the meeting.

Kristina Lawson, Manatt, Phelps & Phillips, noted that their concerns, expressed in writing numerous times, seem to remain unaddressed. She stressed that they are still very concerned about the CEQA issue, and believe that this policy is similar to projects in that it is intended to influence LAFCO decisions and applicants. She urged Commissioners to do further research into other LAFCOs that have determined that such a policy is subject to CEQA.

Bobby Glover, Building Industry Association of the Bay Area, stated that his organization also believes that Version 2 would constitute a project under CEQA. They would propose some language at the beginning explaining the purpose of the policy regarding local government land use policy; and a small wording change to Policy 5.

Commissioner Tatzin requested that Mr. Glover send his comments and suggested edits to the LAFCO Executive Officer so that the subcommittee can review them.

Louis Parsons, Discovery Builders, noted that this policy could be problematic when a reorganization is being considered by the Commissioners—for instance, if a project has gone through an environmental review process with the local land use agency and have identified mitigation measures regarding ag land, what would happen if LAFCO determined the mitigation measures were inadequate? It would seem that LAFCO is regulating land use in this case. He believes this policy does constitute a project under CEQA, and it is imperative that existing land use, general plans, and urban limit lines are honored. When questioned by Commissioner McGill, Mr. Parsons stated that he considers both versions of the policy a project under CEQA.

Marilynne Mellander, El Sobrante resident, stated her concern about the rise of GMO (genetically modified) corn and other products in this area. Therefore, any policy like this should have environmental review.

Chad Godoy, Contra Costa County Agricultural Commissioner, noted his preference for Version 2; he believes the mitigation measures are a good starting point, but they may need to rise in the future depending on how threatened ag land might become. He believes that preservation of ag land could reach the tipping point in 5-10 years, and that 4:1 or 5:1 mitigation may be needed. The County Agriculture Department can stand behind LAFCO's policy.

Vice Chair Blubaugh brought discussion back to the Commissioners.

Commissioner Andersen thanked the subcommittee and the speakers for the time they have put into this policy. However, she is concerned about anything that might impair the ability of local agencies to determine their own land use. While the current LAFCO is composed of reasonable Commissioners, she worries that such a policy might become a tool to interfere with local land use. Her preference is for Version 1, which she feels is less vulnerable to CEQA challenges. She also would like LAFCO to look at expanded out of agency service to provide water to farmers and ranchers outside the ULL strictly for ag purposes.

Commissioner Glover also expressed his concern with ensuring that LAFCO is on solid footing with CEQA. He also asked if the subcommittee should go back out to everyone they've met with before to see if their comments have been adequately applied.

Commissioner Tatzin responded that whatever direction the Commissioners send them in, they will look at the comments received and make appropriate modifications. What would be helpful to the subcommittee is a sense of whether they're leaning more toward Version 1 or Version 2.

Commissioner McGill reported that he has had meetings with a number of folks, and he toured East Contra Costa County, which was very useful. He leans toward Version 1, and likes Bobby Glover's suggestions. He is concerned about two areas—Brentwood and Oakley; have they really completed the planning they need to have complete cities? He believes the other cities in the County are pretty firm in their footprints, but these two cities may need further planning.

Commissioner Schroder also preferred Version 1, as he wants to ensure local control over land use. He asked if other LAFCOs have had their non-CEQA policies challenged.

Commissioner Skaredoff indicated his preference for Version 2, as it has more comprehensive and definitive parameters. He felt the Observations were very helpful in clarifying intent, something he believes his fellow Commissioners basically agree on. He encouraged further edits to Version 2 in light of the new comments. The biggest issue separating preference for Version 1 over Version 2 seems to be the CEQA question; he agrees that even the stronger Version 2 is not a project as they are defined by CEQA.

When Commissioner Andersen responded that she still believes that LAFCO is stepping into local planners' shoes with mitigation requirements, Commissioner Skaredoff noted that science-based impact analysis, as suggested by one of the commenters, would leave local jurisdictions open to access expertise and science to help determine appropriate mitigation measures and ratios.

Commissioner Blubaugh noted that he began this process favoring extreme flexibility, but he has begun to shift his opinion. Agriculture and open space is of countywide significance and sometimes goes beyond local jurisdictions. In his years of working at the city level with developers, he has learned that they want specific direction. And while developers may not want a policy at all, he believes that the more specific the policy can be, as long as LAFCO doesn't run afoul of CEQA, is the way to go. He would prefer some version of Version 2. He then asked Commissioners who had not yet weighed in to do so.

Commissioner Caldwell voiced his preference for Version 2, with changes as suggested by Commissioner Skaredoff.

Commissioner Burke echoed Commissioner Blubaugh's comments, including that she too has come around to favoring Version 2. She recognizes that this is not just a local jurisdiction issue, and she believes that they have crafted something that will work for all parties.

Commissioner Glover noted that his biggest concern is CEQA and maintaining local control, but would like to see the subcommittee go back to Version 1 and incorporate today's comments.

Commissioner Tatzin stated that as he sees the Cortese-Knox-Hertzberg law, this LAFCO's Version 1 and Version 2 represent different points on a continuum—all of which can get LAFCO to the same place. To what extent do the Commissioners wish to provide some level of assurance and predictability to applicants? There is flexibility in each version. He suggested that the committee work on both versions again in light of today's comments, and that staff further research the CEQA issues. He suggested that the Commission give the committee another two months.

Upon motion by Tatzin, second by Glover, Commissioners, by a 7-0 vote, continued this item to the November 9 LAFCO meeting.

AYES: Andersen (A), Blubaugh, Glover, McGill, Schroder, Skaredoff, Tatzin
NOES: none
ABSENT: Piepho (M)
ABSTAIN: none

10. West Contra Costa Healthcare District (WCCHD) Special Study

The Executive Officer provided brief background on this study, which evaluates a range of governance options for the District including consolidation, reorganization and dissolution. Some options would enable the continuation of property and possibly other taxes to fund healthcare purposes in the community; while other options provide for dissolving WCCHD and naming a successor agency to wind-up the affairs of the District. The Public Review Draft Special Study was released last month, and the 30-day public comment period will end on Sept 23, 2016.

Richard Berkson of Berkson Associates, who conducted the study, gave a presentation of findings and options regarding WCCHD, which includes 250,000 residents in its boundary, and which has had financial problems since the 1990s due to increasing costs, declining reimbursements, and growing service demand from low-income populations, the uninsured and the underinsured. While the District emerged from bankruptcy in 2006, it never regained solvency and it closed Doctors Medical Center in 2015, leaving West Contra Costa County with only 27 emergency stations, all at Kaiser Richmond.

Currently the District is disposing of its assets, selling the hospital building, and for the next 10-12 years will repay its debt obligations from the \$8-10 million received in property and parcel taxes. No revenues will be available for health-related uses in that time. Ongoing expenditures include payments toward Certificates of Participation (COPs), County advances, pension liabilities, elections, records maintenance, and minimal staff to administer these obligations. Once the current obligations are repaid, if the District continues it will have, at a minimum, over \$4 million available for health purposes.

Governance options that were explored were: consolidation with Los Medanos Community Health Care District (that district is not interested); reorganization as a subsidiary district (not feasible due to reduced revenues and service area if made subsidiary of the City of Richmond); consolidation with County Service Area EMS-1 (initial discussions with County staff and officials indicated lack of interest); reorganization with a newly created County Service Area (a complex process ultimately requiring, among other things, the consent of five cities and a district-wide election); special legislation sought by either the District or the County; dissolution of the District (this would eliminate the District and potentially redistribute property taxes to other entities, also eliminating future use of WCCHD revenues for health purposes). He noted that new legislation passed this year, AB 2910, allows dissolution of a healthcare district without an election under certain conditions.

Commissioner Blubaugh asked Mr. Berkson about the parcel tax—what is its authority, and how long does it last? Mr. Berkson responded that this was approved in 2004, is a fixed-per-parcel tax, and extends for 30 years. As the COPs are paid off, there is some question about whether the parcel tax can legally continue to be used for other purposes; the language in the ballot measure is open to interpretation. There was also a second parcel tax that ended once Doctors' Medical Center closed. In response to further questioning, Mr. Berkson noted that the sale of physical assets doesn't affect the parcel tax; also, certified financial documents are not yet ready (which made his study more difficult); the District expects them to be completed by December 31, 2016.

In response to Commissioner Tatzin's question about when Richmond would become the successor agency if LAFCO dissolved the District, the Executive Officer responded that such a role would be determined by LAFCO. The job of successor agency would be to wind down the affairs of the District, and that would take 10-12 years.

Commissioner Skaredoff noted that a letter from Contra Costa Health Service's Director, Dr. Walker, mentioned the disparity of emergency beds around the county. Do any of the options facing WCCHD provide a path to addressing that disparity? Mr. Berkson responded that any of

the options that continue to collect health care taxes to provide health care services could help accomplish that task.

Commissioner Blubaugh asked where the tax monies would go if dissolution were to occur. Mr. Berkson noted that the parcel taxes are being handled by a fiscal agent, so the District is not seeing any of those monies, and the property tax and its disposition is handled by the county.

Vice Chair Blubaugh opened the floor to public speakers.

Marilynne Mellander, El Sobrante resident, urged Commissioners to dissolve the District, and noted that taxpayers were not included in the study. The WCCHD board meetings are difficult to find. There is no reason to collect taxes after the debt is paid off; they should be eliminated, and there should be no efforts to continue this district in any form.

Sonia Bustamante, Supervisor John Gioia's Chief of Staff, read the Supervisor's letter noting the critical shortage of emergency room beds in West Contra Costa (27 for a population of 254,800) and stressing the vital need for maintaining the existing tax revenues for health care needs in West Contra Costa County. Health care districts are authorized to do much more than run a hospital, and once WCCHD's debt is paid off, the tax revenues will be able to provide much needed services in the form of primary care, urgent care, or emergency care.

Patricia Frost, CCHS Emergency Medical Services Director, stated that CCHS has been intimately involved in all efforts to keep WCCHD viable and provide medical services to West Contra Costa. CCHS is very much in favor of any solution that will preserve funding for health care services. The substantial loss of medical specialty services can be served by other levels of service, as evidenced by the partnership with LifeLong.

Gabino Arredando, representing Richmond City Manager's office, thanked LAFCO for its draft study and stated that the City Manager will be sending a letter before the comment deadline.

Wendy Lack is interested in further examination of the full range of options. She is concerned at the idea that the City of Richmond, in its ongoing fiscal crisis, should be appointed to take on the additional responsibility of serving as the agent to wind down the affairs of the District if it were to be dissolved.

During this comment period, Commissioner Glover departed.

With no further public comments, Vice Chair Blubaugh returned the discussion to Commissioners.

Commissioner Andersen supported Supervisor Gioia's comments. She does not want to see WCCHD dissolved, and would perhaps support the creation of a County Service Area or some entity that would enable the continued use of those tax revenues for health care services. Further, she supports repayment of the District's debt, the potential for the district to avoid election costs, but that the County Board of Supervisors need not assume the role of District board.

Commissioner Andersen departed at 4:25.

Commissioner Tatzin referenced a letter received during the meeting from Eric Zell, WCCHD Board member, stating that he agrees with the objectives that Mr. Zell has outlined (assuring that the COPs and the District's debt to the County are paid off in the required timeframes; maximizing the opportunity to keep existing tax revenues to address the growing health care needs of West Contra Costa; minimizing or eliminating any ongoing operational expenses of the District including costs of elections; and assuring the competent governance for the future oversight of District activities).

Other Commissioners agreed with all that has been said, including the need to keep future WCCHD tax revenues, both the parcel tax and the property tax, for health care in West Contra Costa. The needs are demonstrable and urgent.

11. Compliance with Enterprise System Catalog (SB 272)

The Executive Officer reported that in accordance with SB 272, Contra Costa LAFCO has created a catalog of "enterprise systems" which is posted on LAFCO's website.

Upon motion of Tatzin, second by McGill, Commissioners, by a 5-0 vote, received the report.

AYES: Blubaugh, McGill, Schroder, Skaredoff, Tatzin

NOES: none

ABSENT: Glover (M), Piepho (M)

ABSTAIN: none

12. CALAFCO Legislative Update

The Executive Officer reported that the 2015-16 Legislative session ended on August 31, 2016, which was the last day for bills to pass to the Governor. September 30, 2016 is the last day for the Governor to sign/veto bills passed by the Legislature. A status report on the various CALAFCO sponsored bills and other bills of interest to LAFCOs was included in Commissioners' agenda packet. LAFCO staff will provide a final legislative report following the September 30th deadline. Also provided was a brief update on the Little Hoover Commission activities.

13. Correspondence from CCCERA

There were no comments on this item.

14. Commissioner Comments and Announcements

Commissioners had no announcements to make.

15. Staff Announcements

The Executive Officer reminded Commissioners of the upcoming CALAFCO Annual Conference in October.

The meeting adjourned at 4:31 p.m.

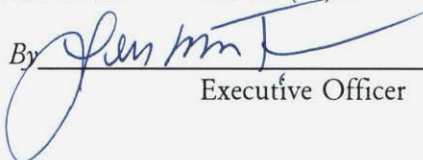
Final Minutes Approved by the Commission October 12, 2016.

AYES: Andersen (A), Blubaugh, McGill, Piepho, Schroder, Skaredoff, Tatzin

NOES:

ABSTAIN:

ABSENT: Glover (M)

By  _____
Executive Officer