



Lou Ann Teixeira
Executive Officer

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
40 Muir Road, 1st Floor • Martinez, CA 94553
e-mail: LouAnn.Teixeira@lafco.cccounty.us
(925) 313-7133

NOTICE AND AGENDA FOR REGULAR MEETING

Wednesday, September 11, 2024, 1:30 PM

PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS

The public may attend this meeting in person at the following locations: Board of Supervisor Chambers, County Administration Building, 1025 Escobar St. 1st Floor, Martinez, CA 94553. The public may also attend this meeting remotely by Zoom or telephone.

If joining remotely by Zoom, please click the link below:

Please click the link below to join the webinar:

<https://cccounty-us.zoom.us/j/84339585344>

Or Telephone:

Dial:

USA 214 765 0478 US Toll

USA 888 278 0254 US Toll-free

Conference code: 220394

LAFCO meetings are audio recorded and posted online at <http://contracostalafco.org/meetings-and-public-hearings/>. Audio recordings are available the day following the LAFCO meeting. LAFCO meeting materials and staff reports are available online at <http://contracostalafco.org/meetings-and-public-hearings/>.

PUBLIC COMMENT: The Commission will consider all verbal and written comments received. Comments may be emailed to LouAnn.Teixeira@lafco.cccounty.us or by U.S. mail to Contra Costa LAFCO at 40 Muir Road 1st Floor, Martinez, CA 94553. Please indicate the agenda item number, if any. For public hearings, the Chair will announce the opening and closing of the public hearing. The Chair will call for verbal public comments. Public comments generally will be limited to three minutes per speaker. Time limits for public speakers may be adjusted at the discretion of the Chair.

NOTICE TO THE PUBLIC

Disclosable public records for a regular meeting agenda distributed to a majority of the members of the Commission less than 72 hours prior to that meeting will be made available on <http://contracostalafco.org/meetings>

Campaign Contribution Disclosure

If you are an applicant or an agent of an applicant on a matter to be heard by the Commission, and if you have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months, Government Code Section 84308 requires that you disclose the fact, either orally or in writing, for the official record of the proceedings.

Notice of Intent to Waive Protest Proceedings

In the case of a change of organization consisting of an annexation or detachment, or a reorganization consisting solely of annexations or detachments, or both, or the formation of a county service area, it is the intent of the Commission to waive subsequent protest and election proceedings provided that appropriate mailed notice was given to landowners and registered voters within the affected territory pursuant to Gov. Code sections 56157 and 56663, and no written opposition from affected landowner or voters to the proposal is received before the conclusion of the commission proceedings on the proposal.

American Disabilities Act Compliance

LAFCO will provide reasonable accommodation for persons with disabilities planning to join the meeting. Please contact the LAFCO office at least 48 hours before the meeting at 925-313-7133.

SEPTEMBER 11, 2024 CONTRA COSTA LAFCO MEETING AGENDA

1. Call to Order
2. Roll Call
3. Approval of minutes of the July 10, 2024, regular LAFCO meeting
4. Public Comment Period: Members of the public are invited to address the Commission regarding any item that is within the jurisdiction of the Commission and is not scheduled for discussion as part of this agenda. No action will be taken by the Commission at this meeting on any item not appearing on this agenda.

BUSINESS ITEMS

5. *Appointment of LAFCO Policy Committee Member* - appoint one Commissioner to the LAFCO Policy Committee

INFORMATIONAL ITEMS

6. *Legislative Update - information only*
7. *Withdrawal of Dissolution of Alamo Lafayette Cemetery District – information only*
8. *Plan Bay Area 2050+ Draft Blueprint and Transit 2050+ Draft Network Plan – information only*
9. *Current and Potential Applications - information only*
10. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)
11. Commissioner Comments and Announcements
12. Staff Announcements/Newspaper Articles/CALAFCO Update

ADJOURNMENT

Next regular LAFCO meeting is October 9, 2024, at 1:30 pm.

LAFCO STAFF REPORTS AVAILABLE AT: http://www.contracostalafco.org/meeting_archive.htm

**CONTRA COSTA LOCAL AGENCY FORMATION
COMMISSION MEETING MINUTES
July 10, 2024**

**September 11, 2024
Agenda item 3**

1. Chair Lewis called the meeting to order at 1:36pm.
2. Roll call; the following Commissioners and staff were present:

Regular Commissioners	Alternate Commissioners	Staff
Federal Glover, Chair (absent)	Rob Schroder (absent)	Lou Ann Texeira, Executive Officer
Mike McGill, Vice Chair	Edi Birsan (<i>arrived during Item #7</i>)	Tom Geiger, Commission Counsel
Candace Andersen	Diane Burgis	Anna Seithel, LAFCO Clerk Analyst
Patricia Bristow		
Scott Pastor		
Scott Perkins		
Gabriel Quinto		

Announcement: Pursuant to Governor Newsom’s Executive Order and local county health orders issued to address the COVID 19 pandemic, the Commission meeting is being held via Zoom videoconference and in person. The public may attend in person, via Zoom, or listen to the meeting telephonically and comment by calling in to the teleconference meeting per the instructions on page one of the agenda. As required by the Brown Act, all votes taken this afternoon will be done by a roll call vote of the attending Commissioners participating via teleconference and in person.

3. Approval of June 12, 2024, LAFCO Commission Meeting Minutes and Corrections

Tom Geiger, Commission Counsel, corrected Commissioner Edi Birsan’s attendance status from present remote to absent for the June meeting, as the remote address was not listed. Chair Lewis invited public and Commission comments. Commissioner Birsan (remote) asked if he needed to attend as an alternate member for today’s meeting, he also questioned Counsel’s assessment of his attendance for June. Counsel addressed Commissioner Birsan’s questions and comments were then closed with agreement to approve minutes with the requested changes. With motion to approve by Commissioner Perkins, and second by Commissioner Andersen, by a 7-0 vote, the Commission unanimously approved the corrected meeting minutes of June 12, 2024.

VOTE:

AYES: Andersen, Bristow, Burgis, Lewis, McGill, Perkins, Quinto
NOES: None
ABSENT: Glover, Schroder
ABSTAIN: None

4. Public Comments

Chair Lewis invited comments from the public; there were no comments.

SPHERE OF INFLUENCE (SOD) AMENDMENTS/CHANGES OF ORGANIZATION

5. ***LAFCO 24-02 – Annexations to East Bay Municipal Utility District (EBMUD) and West County Wastewater District (WCWD) – consider proposed boundary reorganization of 97.62± acres (APN 432-040-004-9) located on Castro Ranch Road in unincorporated El Sobrante and consider finding the reorganization exempt from the California Environmental Quality Act (CEQA) *Public Hearing****

The Staff Report provided options for the Commission's consideration, along with a letter from the County's Department of Conservation and Development (DCD) opposing the reorganization. After deliberation, Chair Lewis opened the public hearing. Commissioner Andersen concurred with DCD Senior Planner Will Nelson several concerns including 1) the parcel is outside the urban limit line, 2) and building a single-family home with provision of municipal urban services without a development agreement in place ensuring limited growth, is a County concern. Several Commissioners noted the benefits of municipal water and wastewater services. The landowners noted they plan to build one single family home on the property, and that they plan to work with DCD to address all concerns. After questions from Commissioner Birsan; general comments by Commissioners Perkins, Bristow, McGill, Andersen, Quinto; and clarification of subject matter by LAFCO Counsel, the public hearing was closed. The Commission continued the matter to the next LAFCO meeting to allow additional time for the landowners to work with County staff regarding planning & land use issues. With a motion by Commissioner Andersen and second by Commissioner Quinto, by a 7-0 vote, the Commission unanimously agreed to revisit this agenda item in approximately 60 days.

VOTE:

AYES: Andersen, Bristow, Burgis, Lewis, McGill, Perkins, Quinto
NOES: None
ABSENT: Glover, Schroder
ABSTAIN: None

BUSINESS ITEMS

6. *Reclamation Districts Municipal Services Review/Sphere of Influence Updates* – authorize staff to execute a contract with *Policy Consulting Associates* to prepare a 3rd round MSR/SOI updates covering the 12 reclamation districts. *Chair Lewis called for public comment; there was no public comment. With a motion by Commissioner McGill and second by Commissioner Bristow, by a 7-0 vote, the Commission unanimously agreed to authorize staff to execute the proposed contract.*

VOTE:

AYES: Andersen, Bristow, Burgis, Lewis, McGill, Perkins, Quinto
NOES: None
ABSENT: Glover, Schroder
ABSTAIN: None

7. *Contra Costa LAFCO Workshop* – authorize LAFCO staff to execute a contract with *Miller Consulting* to provide LAFCO workshop facilitation services. *Chair Lewis called for public comment; there was no public comment. With a motion by Commissioner McGill and second by Commissioner Burgis, by a 7-0 vote, the Commission unanimously agreed to authorize staff to execute a contract with Miller Consulting.*

VOTE:

AYES: Andersen, Bristow, Burgis, Lewis, McGill, Perkins, Quinto
NOES: None
ABSENT: Glover, Schroder
ABSTAIN: None

8. **CALAFCO Annual Conference, Achievement Awards, and Nominations for 2024-25**
CALAFCO Board of Directors - appoint voting delegate(s) and provide direction regarding nominations
Chair Lewis called for public comment; there was no public comment. Commissioner Burgis nominated the CCCFPD/ECCFPD consolidation for a CALAFCO Achievement Award. Chair Lewis nominated Commissioner McGill to be reappointed to the CALAFCO Board, and appointed as the CALAFCO voting delegate, seconded by Commissioner Bristow. Commissioner McGill nominated Commissioner Burgis as CALAFCO alternate delegate, seconded by Commissioner Perkins. With motion by Chair Lewis and second by Commissioner Perkins, by a 7-0 vote, the Commission unanimously agreed to submit an award nomination, a reappointment of Commissioner McGill to the CALAFCO Board, and appoint voting delegates McGill and Burgis as proposed.

VOTE:

AYES: Andersen, Bristow, Burgis, Lewis, McGill, Perkins, Quinto
NOES: None
ABSENT: Glover, Schroder
ABSTAIN: None

9. **Legislative Update and Position Letter** – receive legislative update (AB 3277, SB 1209) and position letter(s). *Chair Lewis called for public comment; there was no public comment. Commissioner McGill commented on CALAFCO's recent email regarding CKH.*

INFORMATIONAL ITEMS

10. *List of Pre-Qualified Environmental, MSR, Special Study and Other Consultants*
11. *Current and Potential Applications* - update on current and potential applications – *information only*
12. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)
13. Commissioner Comments and Announcements
14. Staff Announcements/Newspaper Articles/CALAFCO Update

ADJOURNMENT

Chair Lewis adjourned the meeting at 3:00 pm.

The next regular Contra Costa LAFCO Meeting is August 14, 2024, at 1:30 pm.

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Lou Ann Texeira
Executive Officer

MEMBERS

- | | |
|---|--|
| Candace Andersen
<i>County Member</i> | Federal Glover
<i>County Member</i> |
| Charles R. Lewis, IV
<i>Public Member</i> | Michael R. McGill
<i>Special District Member</i> |
| Gabriel Quinto
<i>City Member</i> | Scott Perkins
<i>City Member</i> |
| Patricia Bristow
<i>Special District Member</i> | |

ALTERNATE MEMBERS

- | |
|---|
| Diane Burgis
<i>County Member</i> |
| Scott Pastor
<i>Special District Member</i> |
| Rob Schroder
<i>Public Member</i> |
| Edi Birsan
<i>City Member</i> |

September 11, 2024

**September 11, 2024
Agenda Item 5**

Contra Costa Local Agency Formation Commission (LAFCO)
40 Muir Road, 1st Floor
Martinez, CA 94553

LAFCO Policies and Procedures Committee Appointment

Dear Commissioners:

The LAFCO *Policies and Procedures Committee* was previously comprised of two LAFCO Commissioners – Commissioner Blubaugh and Commissioner Lewis. In May 2024, LAFCO bid farewell to Commissioner Blubaugh who retired from LAFCO.

In the coming months, the *Policies and Procedures Committee* will resume work on updating the Commission’s policies and procedures. Commissioner Lewis would like to remain on the *Policies and Procedures Committee*.

It is timely that the Commission appoint one additional Commissioner to the *Policies and Procedures Committee*. The Commissioner can be from any category – City, County, District, or Public member.

RECOMMENDATION: 1) Confirm retention of Commissioner Lewis as a member of the LAFCO *Policies and Procedures Committee*; and 2) appoint one additional Commissioner to the LAFCO *Policies and Procedures Committee*.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

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Lou Ann Texeira
Executive Officer

MEMBERS

Candace Andersen
County Member
Charles R. Lewis, IV
Public Member
Gabriel Quinto
City Member
Patricia Bristow
Special District Member

ALTERNATE MEMBERS

Diane Burgis
County Member
Scott Pastor
Special District Member
Rob Schroder
Public Member
Edi Birsan
City Member

September 11, 2024

**September 11 2024
Agenda Item 6**

Contra Costa Local Agency Formation Commission
40 Muir Road, 1st Floor
Martinez, CA 94553

Legislative Update

Dear Members of the Commission:

This year, CALAFCO put forward two bills: **SB 1209** – *Indemnification*, and **AB 3277** - *regarding the performance of the ad valorem property tax financial analysis*.

On August 27, 2024, the CALAFCO Executive Director issued a *Call for Action* regarding **SB 1209** – Indemnification. **SB 1209** authorizes LAFCO to require an applicant to defend, indemnify, and hold harmless the LAFCO, its agents, officers, and employees from and against any claim, action, or proceeding, as specified, arising from or relating to the action or determination by the LAFCO. In response to the CALAFCO *Call for Action*, Contra Costa LAFCO, with the Chair’s approval, submitted a letter to the Governor in support of **AB 1209** (attached). The bill passed the Assembly and the Senate and is headed to the Governor’s desk.

Regarding **AB 3277**, on July 2, 2024, the Governor signed **AB 3277** - the CALAFCO sponsored bill regarding the performance of the ad valorem property tax financial analysis. This bill will take effect on January 1, 2025, and will limit the requirement for performing a financial analysis of ad valorem taxes during the formation of a district to only those times when a share of the taxes is actually being sought.

RECOMMENDATION – Informational item – no action needed

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment
Contra Costa LAFCO Support Letter - SB 1209



Lou Ann Teixeira
Executive Officer

MEMBERS

- Candace Andersen**
County Member
- Charles R. Lewis, IV**
Public Member
- Gabriel Quinto**
City Member
- Patricia Bristow**
Special District Member
- Federal Glover**
County Member
- Michael R. McGill**
Special District Member
- Scott Perkins**
City Member

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- Diane Burgis**
County Member
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Special District Member
- Rob Schroder**
Public Member
- Edi Birsan**
City Member

August 28, 2024

The Honorable Gavin Newsom
Governor, State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

Re: SB 1209 (Cortese): Local agency formation commission: indemnification -
REQUEST FOR SIGNATURE

Dear Governor Newsom,

The Contra Costa Local Agency Formation Commission (LAFCO) respectfully requests your signature on SB 1209, which would authorize a Local Agency Formation Commission (LAFCO) to require an applicant to indemnify the LAFCO, its agents, officers, and employees from and against any claim, action, or proceeding that may stem from a LAFCO decision to approve an application.

Specifically, SB 1209 adds new language to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (The Act) that authorizes LAFCO to enter into indemnification agreements with applicants. Counties and cities are already empowered to enter into, and require, indemnification and routinely do so with respect to discretionary land-use approvals. SB 1209 will provide LAFCO with a similar authority in this situation.

This bill is in response to a 2022 decision of the Second District Court of Appeals, which found that existing State law does not provide LAFCO with the explicit authority needed to require indemnification. Absent an indemnification authority - and because LAFCO funding is statutorily required from the county, cities, and special districts within a county - any costs to defend litigation end up being absorbed by LAFCO funding agencies. Consequently, SB 1209 will allow LAFCO to use indemnification agreements which, in turn, will ensure they can meet their statutory obligations and make decisions without being hindered by the potential costs of defending lawsuits.

Thus, for the above reasons, Contra Costa LAFCO respectfully requests that you sign SB 1209.

Yours sincerely,
Charles R. Lewis, IV
Chair

cc: Honorable Dave Cortese, California State Senate
Brady Borchering, Deputy Legislative Secretary to the Governor



Lou Ann Teixeira
Executive Officer

MEMBERS

Candace Andersen
County Member

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Public Member

Gabriel Quinto
City Member

Patricia Bristow
Special District Member

Federal Glover
County Member

Michael R. McGill
Special District Member

Scott Perkins
City Member

ALTERNATE MEMBERS

Diane Burgis
County Member

Scott Pastor
Special District Member

Rob Schroder
Public Member

Edi Birsan
City Member

September 11, 2024 (Agenda)

Contra Costa Local Agency Formation Commission
40 Muir Road, 1st Floor
Martinez, CA 94553

September 11, 2024
Agenda Item 7

**Alamo Lafayette Cemetery District
Withdrawal of Application to Dissolve**

Dear Members of the Commission:

On August 22, 2023, the Alamo Lafayette Cemetery District (ALCD) submitted an application to Contra Costa LAFCO to dissolve the district for various reasons including reduction in funding, maintenance and capital improvement challenges, and retention of maintenance workers.

On August 5, 2024, the ALCD Board of Directors adopted Resolution No. 2024-8.1 to withdraw their application to dissolve the ALCD (Attachment 1). Subsequently, on September 9, 2024, the ALCD Board will consider approving a letter to send to LAFCO on their action to withdraw their application to dissolve the ALCD. The letter will be distributed following the September 9, 2024 ALCD Board meeting.

Following receipt of the ALCD letter, the LAFCO Executive Officer will issue a letter acknowledging withdrawal of the application.

Recommendation: Receive report and provide comments as desired.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment: ALCD Resolution No. 2024-8.1

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ALAMO-LAFAYETTE CEMETERY DISTRICT

3285 MT. DIABLO BLVD. / P.O. BOX 1955 • LAFAYETTE, CA 94549
(925) 284-1353 • FAX: (925) 284-4144 • E-MAIL: alcdist@pacbell.net

ALAMO-LAFAYETTE CEMETERY DISTRICT

RESOLUTION NO. 2024-8.1

BEFORE THE BOARD OF TRUSTEES OF THE ALAMO-LAFAYETTE CEMETERY DISTRICT

A RESOLUTION REQUESTING THE WITHDRAWAL OF THE DISSOLUTION OF THE ALAMO-LAFAYETTE CEMETERY DISTRICT, SUBMITTED TO LAFCO ON AUGUST 8, 2023.

WHEREAS, the Board of Trustees (the "Board") of the Alamo-Lafayette Cemetery District (the "District") was formed effective 1937; and

WHEREAS, the District was to formed to create a public agency that would always be maintained and would provide low cost and affordable burials within the District's service boundaries; and

WHEREAS, since 1991, the reduction in funding from various tax reassignment laws has resulted in the reduction of the District's financial ability to maintain the cemeteries to a reasonable standard; and

WHEREAS, since 2014, the District has struggled to maintain one or more maintenance workers because of poor funding, lack of retirement which has led to offering substandard pay and benefits, which led to further delaying of maintenance and improvements; and

WHEREAS, the Board of Trustees will seek alternate sources of revenue to improve upkeep to a desirable standard; the Board has determined it is now in the best interest of the District and its constituents to withdraw its application for dissolution of the Alamo-Lafayette Cemetery District;

ALAMO-LAFAYETTE CEMETERY DISTRICT

3285 MT. DIABLO BLVD. / P.O. BOX 1955 • LAFAYETTE, CA 94549
(925) 284-1353 • FAX: (925) 284-4144 • E-MAIL: alcdist@pacbell.net

NOW THEREFORE BE IT RESOLVED that:

SECTION 1. Withdrawal of Resolution for Dissolution. On August 5, 2024, the Board voted to withdraw the dissolution from LAFCo.

SECTION 2. Order to Rescind Dissolution Submitted to LAFCO. The Board has hereby ordered the District Manager Patricia Howard, to submit to LAFCO the withdrawal of Dissolution, by no later than August 8, 2028, in accordance with California Government Code (CA Govt Code §57077.1(C)(1)|(2)(2023));

ALAMO-LAFAYETTE CEMETERY DISTRICT

3285 Mt. Diablo Blvd. / P.O. Box 1955 • Lafayette, CA 94549
(925) 284-1353 • Fax: (925) 284-4144 • E-Mail: alcdist@pacbell.net

ON MOTION of Trustee Paul Gardner second by Trustee Thiessen the foregoing Resolution 2024-8.1 was passed and adopted by the Board of Trustees of the Alamo-Lafayette Cemetery District at a regular meeting thereof held on this 5th day of August 2024.


AYES:

Mary McCosker, Trustee/Chair


Carolyn Thiessen, Trustee


Paul Gardner, Trustee

NAYS:



Attest: I HEREBY CERTIFY that the foregoing Resolution No. 2024-8.1 was duly and regularly adopted at a special meeting of the Board of Trustees of the Alamo-Lafayette Cemetery District on August 5, 2024


Mary McCosker, Chairperson
Alamo-Lafayette Cemetery District


Carolyn Thiessen, Trustee
Alamo-Lafayette Cemetery District

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Lou Ann Teixeira
Executive Officer

MEMBERS

- Candace Andersen**
County Member
- Charles R. Lewis, IV**
Public Member
- Gabriel Quinto**
City Member
- Federal Glover**
County Member
- Michael R. McGill**
Special District Member
- Scott Perkins**
City Member
- Patricia Bristow**
Special District Member

ALTERNATE MEMBERS

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Special District Member
- Rob Schroder**
Public Member
- Edi Birsan**
City Member

September 11, 2024

**September 11, 2024
Agenda Item 8**

Contra Costa Local Agency Formation Commission
40 Muir Road, First Floor
Martinez, CA 94553

Plan Bay Area 2050+ Draft Blueprint and Transit 2050+ Draft Network Plan

Dear Commissioners:

The Metropolitan Transportation Commission (MTC)’s and the Association of Bay Area Governments (ABAG)’s newly released [Plan Bay Area 2050+ Draft Blueprint](#) analysis outlines how the nine-county region can advance an affordable, connected, diverse, healthy and vibrant Bay Area for all residents by the year 2050. As the first draft of the Bay Area’s next long-range plan, the Draft Blueprint demonstrates significant progress toward reaching key goals for housing affordability, post-pandemic economic recovery and environmental health and sustainability. This includes the addition of 840,000 affordable homes, with a total of nearly one million permanently affordable homes regionwide by 2050; a 17 percent increase in the number of lower-income households living within a half-mile of transit service; and a gradual shift away from the use of single-occupancy cars and trucks. MTC and ABAG planning staff stress that the expected progress would only come about if all the strategies to be detailed in *Plan Bay Area 2050+* are implemented.

The full range of performance and equity outcomes from the *Plan Bay Area 2050+* Draft Blueprint analysis is found in the [Draft Blueprint Compendium](#), which also demonstrates how the Bay Area can accommodate some 1.3 million additional jobs and nearly one million new households by the year 2050.

These outcomes were first presented at the May meeting of MTC’s [Policy Advisory Council \(link is external, opens in a new window\)](#), and then at the June 14 joint meeting of the [MTC Planning Committee \(link is external, opens in a new window\)](#) and the [ABAG Administrative Committee \(link is external, opens in a new window\)](#).

The Draft Blueprint also identifies challenges that will have to be addressed as part of the Final Blueprint process over the coming months. More work is needed to reduce greenhouse gas emissions as well as to identify transportation investment priorities for the plan’s fiscally constrained transportation project list.

The Draft Blueprint does not include significant transportation expansion or enhancement investments, as these will be identified through [Transit 2050+](#) and the Final Blueprint process.

What's Next?

In light of the pandemic's lasting impact to public transportation, MTC is collaborating with the region's transit operators on [Transit 2050+](#), a parallel planning effort to re-envision the future of public transit in the nine-county Bay Area. Two key updates in this process will be released in July: the Draft Project Performance Assessment and the Transit 2050+ Draft Network. The Draft Project Performance Assessment will analyze the costs and benefits of major capacity-increasing projects being considered for inclusion in *Plan Bay Area 2050+*, the vast majority of which are transit projects. These investments, including those adopted in *Plan Bay Area 2050*, now face a significantly reduced projected revenue stream. This is due largely to slow post-pandemic transit ridership recovery and other economic changes.

The Transit 2050+ Draft Network will identify strategies and investments (capital and operating) envisioned through 2035 and over the long term through 2050. Development of the Draft Network has been guided in part by public engagement conducted in summer 2023, when nearly 3,000 Bay Area residents provided input on the future of Bay Area transit. The Draft Network also is being informed by an existing needs and gaps assessment conducted in partnership with local transit agencies, the Draft Project Performance Assessment, local priorities and improvements to transit network connectivity and customer experience.

Summer 2024 Public Engagement

Beginning in August, MTC staff will conduct a second round of [public engagement](#) for *Plan Bay Area 2050+*, the content of which will focus on:

- Sharing both the Draft Blueprint outcomes and the Transit 2050+ Draft Network
- Gathering feedback to inform the development of the Final Blueprint and address identified Draft Blueprint challenges
- Identifying early priorities for implementing *Plan Bay Area 2050+*

There will be a variety of in-person and virtual opportunities for the public to participate. Stay up-to-date on upcoming engagement activities in your community by subscribing to the [Plan Bay Area 2050+ mailing list](#). There also will be dedicated engagement opportunities for technical partners and stakeholders, which will be publicized on the *Plan Bay Area* website's [Partner Engagement page](#). Following an analysis of public input, the Commission and the ABAG Executive Board are expected to consider approval of the Final Blueprint in late 2024.

The component of the Plan that is most relevant to LAFCO's is *Strategy EN4 – Maintain Urban Growth Boundaries*. This strategy assumes all future development within Urban Growth Boundaries with no expansion through the year 2050. This strategy is critical to meeting the regulatory requirements of the plan and continues to be a popular strategy among the public, stakeholders, and the ABAG Executive Board and MTC Commission. The strategy was included in the prior three iterations of *Plan Bay Area*, dating back to the 2013 adoption.

This is an informational item; no action by the Commission is required.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER



Lou Ann Teixeira
Executive Officer

September 11, 2024

September 11, 2024
Agenda Item 9

Contra Costa Local Agency Formation Commission
40 Muir Road, 1st Floor
Martinez, CA 94553

Current and Potential LAFCO Applications

Dear Members of the Commission:

SUMMARY: This is an informational item describing active and potential LAFCO applications.

DISCUSSION: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 gives LAFCOs regulatory and planning duties to coordinate the formation and development of local government agencies and their municipal services. This includes approving and disapproving boundary changes, boundary reorganizations, formations, mergers, consolidations, dissolutions, incorporations, sphere of influence (SOI) amendments, and extension of out of agency services (OAS). Applications involving jurisdictional changes filed by landowners or registered voters are placed on the Commission's agenda as information items before action is considered by LAFCO at a subsequent meeting (Gov. Code §56857).

There is one approved proposal awaiting completion, four current applications that are either incomplete and/or awaiting a hearing date, one proposal that was recently withdrawn, and several potential applications.

Current Applications – Under Review/Pending/Withdrawal

- ✚ Dissolution of Alamo Lafayette Cemetery District (ALCD) (LAFCO 23-12)
On August 22, 2023, the District filed an application to dissolve the ALCD. The Commission deferred action subject to a financial/operations study which was accepted by the Commission on June 12, 2024. On August 8, 2024, the ALCD Board adopted Resolution 2024-8.1 to withdraw their application to dissolve the ALCD. The resolution notes that the ALCD Board of Trustees *will seek alternative sources of revenue to improve upkeep to a desirable standard*. Further, that *the Board has determined it is now in the best interest of the District and its constituents to withdraw its application for dissolution of the ALCD*. On September 9, 2024, the ALCD Board will consider approving a letter to send to LAFCO on their decision to withdraw their application to dissolve ALCD. An update will be provided at the September 11, 2024 LAFCO meeting.
- ✚ Annexations to East Bay Municipal Utility District (EBMUD) and West County Wastewater District (WCWD) (LAFCO 24-02)
On March 28, 2024, the landowners filed an application to annex 97.62± acres to EBMUD and WCWD. Review and processing are underway. A request to transfer jurisdiction from Alameda LAFCO to Contra Costa LAFCO was approved by Alameda LAFCO on May 9, 2024. The landowner is currently working with the County and other parties on several issues.

✚ Tassajara Parks Project – Boundary Reorganization (LAFCO 16-06)

The landowner filed an application to annex 30± acres to Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD). The project includes development of 125 single-family homes. The subject area is located east of the City of San Ramon and the Town of Danville. The application is currently incomplete. The project was litigated and on June 29, 2023, the Contra Costa County Superior Court ruled the final EIR prepared for the project provided insufficient information and analysis about the project's water supply. The court proceedings are complete. The applicant continues to work with EBMUD on water service. However, EBMUD continues to oppose the project and will not be the water provider (or have the water supply to serve the project) consistent with its resolution passed on June 8, 2021. EBMUD staff notes they had some meetings with the developer (and one where the County was included) to discuss the project and EBMUD staff has consistently reiterated their Board's position. EBMUD staff continues to participate in meetings as requested.

✚ LAFCO Tassajara Parks Project – SOI Amendments (LAFCO 16-07)

The landowner filed an application to amend the SOIs for CCCSD and EBMUD by 30± acres in anticipation of corresponding annexations. The application is currently on hold as noted above.

Potential and Other Applications

There are several potential applications that may be submitted to LAFCO in the near future including an annexation to West County Wastewater District. Also, since completion of the 2021 *Park & Recreation Municipal Services Review*, the Commission discussed dissolving County Service Area R-9. The matter was continued to March 2025 to allow additional time for community input and potential funding.

RECOMMENDATION – Informational item – no actions required.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment – Current Applications Table

**CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
CURRENT APPLICATIONS – September 11, 2024**

File #	APPLICATION NAME/LOCATION	APPLICATION SUMMARY	STATUS
16-06	Tassajara Parks Project: proposed annexations to CCCSD and EBMUD of 30± acres located east of the City of San Ramon and the Town of Danville	Application submitted in May 2016 by the landowner to annex 30± acres to Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) to support development of 125 residential lots and related improvements. On July 13, 2021, the County Board of Supervisors certified the project EIR, amend the ULL, executed a land preservation agreement, and acted on various discretionary project approvals.	Application is currently incomplete.
16-07	Tassajara Parks Project: proposed sphere of influence (SOI) expansions to CCCSD and EBMUD of 30± acres located east of the City of San Ramon and the Town of Danville	Application submitted in May 2016 by the landowner to amend the SOIs for CCCSD and EBMUD in anticipation of annexation.	Application is currently incomplete.
21-17	Dissolution of County Service Area R-9	In November 2021, LAFCO considered dissolving CSA R-9 and deferred action.	Pending update in March 2025.
24-02	Annexations to EBMUD and West County Wastewater District – Castro Ranch Road	Application submitted March 28, 2024 by the landowner	Applicant is working with Contra Costa County and other parties on open space issues.
24-03	Proposed SOI expansion – Contra Costa County Fire Protection District (CCCFPD)	Application submitted in August 2024 to expand CCCFPD's SOI to include the RHFPD	Application is currently under review.
24-04	Annexation of Rodeo Hercules Fire Protection District (RHFPD) to CCCFPD and Dissolution of RHFPD	Application submitted in August 2024 to annex RHFPD to CCCFPD and dissolve RHFPD	Application is currently under review.

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AGENDA

RETIREMENT BOARD MEETING

REGULAR MEETING
August 28, 2024
9:00 a.m.

Board Conference Room
1200 Concord Avenue, Suite 350
Concord, California

NOTICE OF TELECONFERENCE MEETING:

ONE OR MORE MEMBERS OF THE BOARD OF RETIREMENT FOR THE CONTRA COSTA COUNTY EMPLOYEES' RETIREMENT ASSOCIATION MAY PARTICIPATE IN THE BOARD MEETING, SCHEDULED FOR AUGUST 28, 2024, VIA TELECONFERENCE AT THE LOCATION LISTED BELOW, WHICH IS OPEN TO THE PUBLIC.

TELECONFERENCE LOCATION:
1516 Kamole Street
Honolulu, Hawaii 96821

THE LOCATION LISTED ABOVE IS ACCESSIBLE TO THE PUBLIC, INCLUDING THOSE WITH DISABILITIES.

THE RETIREMENT BOARD MAY DISCUSS AND TAKE ACTION ON THE FOLLOWING:

1. Pledge of Allegiance.
2. Public Comment (3 minutes/speaker).
3. Approve minutes from the July 24, 2024 meeting. (Action Item)
4. Presentation of asset allocation implementation plan. (Presentation Item)
5. Consider and take possible action to adopt Board of Retirement Resolution No. 2024-4, Investment Asset Allocation Targets and Ranges. (Action Item)
6. Review of total portfolio performance for period ending June 30, 2024. (Presentation Item)
 - a. Presentation from Verus

The Retirement Board will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Retirement Office at least 24 hours before a meeting.

b. Presentation from staff

7. Review of report on Risk Diversifying Sub-portfolio. (Presentation Item)
8. Consider and take possible action to issue a request for proposals for investment consultant services. (Action Item)
9. Consider and take possible action to establish an investment committee and adopt an investment committee charter. (Action Item)
10. Consider and take possible action to approve pay code lists. (Action Item)
11. Consider and take possible action on SACRS voting proxy form. (Action Item)
12. Report from Audit Committee Chair on the August 14, 2024 Audit Committee meeting. (Presentation Item)
13. Miscellaneous
 - a. Staff Report
 - b. Outside Professionals' Report
 - c. Trustees' comments

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