



Lou Ann Teixeira
Executive Officer

NOTICE AND AGENDA FOR REGULAR MEETING

Wednesday, January 8, 2025, 1:30 PM

PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS

The public may attend this meeting in person at the following location: 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/82856719413>

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 two 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.

JANUARY 8, 2025 CONTRA COSTA LAFCO MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. **Selection of 2025 Commissioner Officers (Chair and Vice Chair)**
4. **Recognition of Outgoing Commissioners**
5. Approval of minutes of December 11, 2024, regular LAFCO meeting
6. 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

7. *Policies and Procedures Committee* – discuss and provide direction regarding amending LAFCO’s Policies and Procedures to reflect the *Policies and Procedures Committee’s* status as a standing committee
8. *CALAFCO Update* - discuss and provide input regarding the future direction of the California Association of Local Agency Formation Commissions (CALAFCO)

INFORMATIONAL ITEMS

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 February 12, 2025, at 1:30 pm.

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



Lou Ann Teixeira
Executive Officer

January 8, 2025 (Agenda)

**January 8, 2025
Agenda Item 3**

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

Selection of Commission Officers for 2025

Dear Members of the Commission:

The procedure for selecting officers for the Contra Costa LAFCO is described in Section 1.4 (*Rules and Procedures*) of the Commission Handbook and provides for the following:

- The members of the Commission shall elect a Chair and Vice Chair at the first meeting of the Commission held in January of each year or as soon thereafter as practicable.
- The Chair and Vice Chair shall serve for one-year terms, or until their successors are elected, whichever occurs later.
- Officers shall be selected from the categories of members in the following order:

County member 1
Special District member 1
City member 1
Public member
County member 2
Special District member 2
City member 2

In 2024, Public Member Charles R. Lewis served as Chair and Special District Member Michael R. McGill served as Vice Chair.

RECOMMENDATION – Per the Commission’s policy, it is recommended that the Commission select a Special District member as Chair to serve until January 2026, and a City Member to serve as Vice Chair until January 2026.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
Detachment of Commissioner Edi Birsan from
the Contra Costa Local Agency Formation Commission**

**January 8, 2025
Agenda Item 4**

WHEREAS, the above-referenced proposal was filed with the Executive Officer of the Contra Costa Local Agency Formation Commission (“CC LAFCO”); and

WHEREAS, at the time and in the manner prescribed, the Executive Officer gave notice of the Commission’s consideration of the proposal; and

WHEREAS, CC LAFCO determines that Commissioner Birsan’s sphere of influence is prominent and extensive and covers important local and regional matters; and

WHEREAS, CC LAFCO also determines there will be unmitigated impacts resulting from detachment of Commissioner Birsan from LAFCO; and

WHEREAS, at the CC LAFCO meeting today, the Commission heard many positive comments regarding the qualities and contributions of Commissioner Birsan; and

WHEREAS, CC LAFCO finds and determines as follows:

1. Commissioner Birsan was appointed by the Contra Costa Mayors Conference to CC LAFCO as a City Member (Regular) in January 2021.
2. During his tenure, CC LAFCO acted on 25 LAFCO proposals including boundary changes, reorganizations, sphere of influence amendments, along with eight out of agency service agreements, two district dissolutions, and one activation of powers.
3. During Commissioner Birsan’s tenure CC LAFCO completed various municipal service reviews (MSRs) covering wastewater, County Service Areas, mosquito and vector control, recreation and park districts, and resource and conservation services, and a special study covering the two cemetery districts.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED that detachment of Commissioner Birsan be approved, subject to the following terms and conditions:

1. That the Commission and LAFCO staff thank and commend Commissioner Birsan for his leadership and dedicated service to CC LAFCO; and
2. That Commissioner Birsan applies similar resolve to his activities and journeys, and that his compass guides him to new adventures in the future.

PRESENTED THIS 8th day of January 8, 2025.

*Candace Andersen, Commissioner, County
Patricia Bristow, Commissioner, District
Diane Burgis, Commissioner, County
Charles R. Lewis, Commissioner, Public*

*Michael R. McGill, Commissioner, District
Scott Pastor, Commissioner, District
Gabriel Quinto, Commissioner, City
Rob Schroder, Commissioner, Public*

Lou Ann Texeira, LAFCO Executive Officer
Thomas Geiger, LAFCO Legal Counsel
Anna Seithel, LAFCO Clerk/Analyst

**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
Detachment of Commissioner Scott Perkins
the Contra Costa Local Agency Formation Commission**

**January 8, 2025
Agenda Item 4**

WHEREAS, the above-referenced proposal was filed with the Executive Officer of the Contra Costa Local Agency Formation Commission (“CC LAFCO”); and

WHEREAS, at the time and in the manner prescribed, the Executive Officer gave notice of the Commission’s consideration of the proposal; and

WHEREAS, CC LAFCO determines that Commissioner Perkins’ sphere of influence is prominent and extensive and covers important local and regional matters; and

WHEREAS, CC LAFCO also determines there will be unmitigated impacts resulting from detachment of Commissioner Perkins from LAFCO; and

WHEREAS, at the CC LAFCO meeting today, the Commission heard many positive comments regarding the qualities and contributions of Commissioner Perkins; and

WHEREAS, CC LAFCO finds and determines as follows:

1. Commissioner Perkins was appointed by the Contra Costa Mayors Conference to CC LAFCO as a City Member (Regular) in March 2023.
2. During his tenure, CC LAFCO acted on 16 LAFCO actions including boundary changes, reorganizations, sphere of influence amendments, out of agency service agreements, district dissolutions, and one activation of powers.
3. During Commissioner Perkins’ tenure CC LAFCO completed a large wastewater municipal service review (MSR) covering seven cities and 13 districts; initiated a County Service Area MSR and a Reclamation Services MSR; and completed a study covering the two cemetery districts.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED that detachment of Commissioner Perkins be approved, subject to the following terms and conditions:

1. That the Commission and LAFCO staff thank and commend Commissioner Perkins for his leadership and dedicated service to CC LAFCO; and
2. That Commissioner Perkins applies similar resolve to his activities and journeys, and that his compass guides him to new adventures in the future.

PRESENTED THIS 8th day of January 2025.

Candace Andersen, Commissioner, County
Patricia Bristow, Commissioner, District
Diane Burgis, Commissioner, County
Charles R. Lewis, Commissioner, Public

Michael R. McGill, Commissioner, District
Scott Pastor, Commissioner, District
Gabriel Quinto, Commissioner, City
Rob Schroder, Commissioner, Public

Lou Ann Texeira, LAFCO Executive Officer
Thomas Geiger, LAFCO Legal Counsel
Anna Seithel, LAFCO Clerk/Analyst

**CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
DRAFT MEETING MINUTES
December 11, 2024**

**January 8, 2025
Agenda Item 5**

1. Chair Lewis called the meeting of December 11, 2024, to order at 1:32 p.m. Roll was taken thereafter.
2. Pledge of Allegiance; facilitated by Vice Chair McGill and led by Commissioner Bristow.
3. The Commission recognized outgoing Commissioner Glover with a resolution reviewing his contribution, leadership and service during tenure. Commissioner Glover acknowledged his citation with thanks.

The following Commissioners and staff were present:

Regular Commissioners	Alternate Commissioners	Staff
Charles R. Lewis, IV, Chair	Rob Schroder	Lou Ann Texeira, Executive Officer
Gabriel Quinto	Scott Pastor	Tom Geiger, Commission Counsel
Scott Perkins (absent)	Edi Birsan (absent)	Anna Seithel, LAFCO Clerk
Mike McGill, Vice Chair	Diane Burgis (absent)	
Federal Glover		
Patricia Bristow		
Candace Andersen		

Announcement: 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.

4. **Approval of November 13, 2024, LAFCO Commission Meeting Minutes**
Commissioner McGill noted to correct Item #7, from the incorrect count of a 4-0 vote, to be updated to 6-0 vote. Chair Lewis invited public comments; there were no public comments. Upon motion by Commissioner McGill and second by Commissioner Bristow, the Commission unanimously, by a 6-0 vote, approved the corrected November 13, 2024, meeting minutes.

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

5. **Public Comments** - Chair Lewis invited public comments not scheduled for discussion. There were no public comments outside the day’s agenda.

SPHERE OF INFLUENCE AMENDMENTS/CHANGES OF ORGANIZATION

6. **LAFCO 24-04 – Annexation of Rodeo Hercules Fire Protection District (RHFPD) to Contra Costa County Fire Protection District (CCCFPD) and Dissolution of RHFPD** - consider approving annexation of RHFPD to CCCFPD and dissolution of RHFPD (32± square miles); and consider a categorical exemption under CEQA. **Public Hearing** – after the staff report, Chair Lewis invited public comments. Speakers included Anthony Stevens one of the vice presidents of the Contra Costa County Firefighters Local 1230, speaking in favor of the annexation by the firefighters.

Teleconference participants included the following: Elizabeth, a Measure O Committee member, emphatic on putting the decision of annexation to a public vote; Charles Davidson, a board member of the RHFPD, addressed concerns as a private individual, representing the community members of Rodeo and Hercules; Vincent Wells, president of Contra Costa Firefighters Local 1230, noting support for the annexation. Speakers at the podium for annexation included Chief Lewis Broschard

of CCCFPD. Chair Lewis closed Public Comments noting no further speakers. Commissioner Andersen acknowledged both issues of Measure O Funds, and why the change of organization is not going to a vote. Chair Lewis and Commissioner Glover discussed tax revenues. Upon a motion by Commissioner Glover and second by Commissioner Andersen, by a 6-0 vote, approved the motion to approve annexation of RHFPD to CCCFPD and dissolution of RHFPD. Commissioner Glover noted the importance of this agenda item.

VOTE

AYES: Andersen, Bristow, Glover, Lewis, McGill, Quinto

NOES: None

ABSENT: Birsan, Burgis, Perkins

ABSTAIN:

BUSINESS ITEMS

7. ***Miscellaneous County Service Areas (CSAs) Public Review Municipal Service Review (MSR) and Sphere of Influence (SOI) Updates*** - receive an overview of the Public Review CSA MSR, receive public comments, and provide input. ***Public Hearing*** - after the staff report, Chair Lewis invited the MSR consultant George Williamson of Planwest Partners, to discuss the updates. The Public Hearing was opened by Chair Lewis. Commissioner Andersen addressed the updates regarding Police Committees. Chair Lewis noted there was no Chapter 4. Mr. Williamson noted he will make the correction. Chair Lewis addressed expenditures, with Commissioner Andersen adding to the conversation. Chair Lewis closed Public Comments noting no further speakers, and also noted that a final public hearing will be scheduled in 2025.

INFORMATIONAL ITEMS

8. ***Current and Potential Applications*** - information only, noting Castro Ranch Road applicants are exploring other options.
9. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA) – information only.
10. Commissioner Comments and Announcements - Staff noted Kensington Police Protection and Community Services District will hold a meeting on Saturday, January 11, 2025, 10:00 a.m., which the LAFCO Executive Officer will attend.
11. Staff Announcements/Newspaper Articles/CALAFCO Update – *there were no announcements.*

Chair Lewis adjourned the meeting of December 11, 2024, at 2:26 p.m. The next regular LAFCO meeting is January 8, 2025, at 1:30 pm.



Lou Ann Teixeira
Executive Officer

January 8, 2025

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

January 8, 2025
Agenda Item #7

LAFCO Policies and Procedures Committee

Dear Commissioners:

LAFCO utilizes a *Policies and Procedures Committee* comprised of two Commissioners. On an as-needed basis, this committee assists with developing, reviewing, and updating LAFCO *Policies and Procedures* subject to approval by the LAFCO Commissioners.

LAFCO staff and LAFCO Legal Counsel have conferred and determined that LAFCO's Policies and Procedures should be updated to reflect the *Policies and Procedures Committee's* status as a standing committee of LAFCO. As a standing committee, the *Policies and Procedures Committee's* meetings are subject to the Brown Act, and should be noticed and open to the public.

RECOMMENDATION: It is recommended that the Commission 1) amend LAFCO's Policies and Procedures to reflect the *Policies and Procedures Committee's* status as a "standing committee", and 2) confirm that LAFCO staff should notice and make open to the public all LAFCO *Policies and Procedures Committee* meetings.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER



Lou Ann Teixeira
Executive Officer

January 8, 2025

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

**January 8, 2025
Agenda Item #8**

CALAFCO Update

Dear Commissioners:

In Fall 2024, there was an effort by the Board Of Directors of the California Association of Local Agency Formation Commissions (CALAFCO) to dissolve the CALAFCO Legislative Committee. 34 LAFCOs, including Contra Costa, sent letters expressing concern with dissolution of the Legislative Committee. In October and November 2024, several LAFCOs sent letters expressing concerns with CALAFCO dues and prioritization of CALAFCO’s mission. One LAFCO gave notice to CALACO that they would not renew their membership as of July 1, 2025. Ultimately, the CALAFCO Board voted to retain the CALAFCO Legislative Committee.

On December 23, 2024, a letter (attached) was sent to the CALAFCO Board of Directors noting concerns with the CALAFCO Board and leadership. There are 58 LAFCOs in California. The letter was signed by 17 LAFCO Executive Officers who serve 21 LAFCOs throughout the State. The letter includes a number of concerns, noting that “CALAFCO leadership has lost focus on its core mission” and that “CALAFCO’s focus on the interests of the membership must be restored in order to build lost trust and to ensure the Association’s survival.”

Other concerns included the recent dissolution of the CALAFCO Legislative Committee, which was promptly reinstated. The letter also expresses concerns regarding the CALAFCO Executive Director’s discretion to appoint regional executive officers and members of the Legislative Committee. Other concerns in the letter include lack of outreach and transparency, appointment of the CALAFCO regional executive officers by the CALAFCO Executive Director, and communication and building relationships with the membership.

The letter also includes changes to the following: CALAFCO membership representation; process for selecting the CALAFCO Executive Officers and Legislative Committee LAFCO staff members; and transparency and communication. Contra Costa LAFCO has not prepared or sent a letter regarding these issues.

The next CALAFCO Board of Directors meeting is scheduled for Friday, January 10, 2025 at 10:00 am at which time we anticipate a discussion regarding the future of CALAFCO.

RECOMMENDATION: It is recommended that the Commission discuss and provide comments and direction regarding the future of CALAFCO.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment: Letter of Concern with the Direction of CALAFCO

December 23, 2024

CALAFCO Board of Directors

Subject: Concerns with the Direction of CALAFCO

Dear Members of the Board:

As you are aware, recent actions by the CALAFCO Board of Directors and the Executive Director have significantly undermined the decades of trust amongst CALAFCO and its membership. These actions have prompted multiple LAFcos to consider terminating their CALAFCO memberships if substantive changes to CALAFCO are not made (see letters attached from San Diego, Orange, and San Bernardino LAFcos). Although they have yet to do so in writing, several signatories to this letter are also considering recommending that their commissions terminate their CALAFCO memberships.

We are concerned that CALAFCO leadership has lost focus on its core mission. CALAFCO does not exist to serve the interests of the Board or individual board members. It does not exist to serve the interests of associate members or other outside entities. It certainly does not exist to serve the interests of the Executive Director or Legal Counsel. Until recently, CALAFCO's focus has always been on furthering the interests of the membership. The membership is the Association – the association of LAFcos. CALAFCO's focus on the interests of the membership must be restored in order to rebuild lost trust and to ensure the Association's survival.

The dissolution of the CALAFCO Legislative Committee and the secretive way it was undertaken clearly demonstrates this disregard of the opinions and desires of the membership. As stated in the September 27, 2024 letter to the CALAFCO Board from the Executive Officers of the majority of LAFcos (attached), the dissolution process lacked any meaningful outreach to the membership, and it was championed by a Board committee that intentionally withheld its recommendations from the membership and the Legislative Committee itself. It appears that Board members were misled as to the repercussions of their votes in July on this matter. Though the Board corrected this mistake during its September 30th special meeting when it reinstated the Legislative Committee, the damage to our trust was already done. The lack of outreach and transparency associated with the abolition of the Legislative Committee is not a one-off; rather, it exemplifies how CALAFCO currently operates. Discussion is limited to a small group; decisions are announced rather than formulated in a collaborative and iterative process; and members learn about actions only after they happen. This is not acceptable.

The deemphasis of LAFco practitioners in the CALAFCO decision-making process is both striking and troubling. The Executive Director is not a LAFco practitioner, and she is not qualified to advise the Board on matters related to the implementation of LAFco work without input from actual practitioners (who have consistently volunteered their time and expertise to support the Executive Director). The Executive Director's distancing of the CALAFCO Executive Officer (who serves as the membership's primary contact with CALAFCO) from the process is but one example. The dissolution of the Legislative Committee is another example of a systematic and deliberate attempt to deemphasize the role that LAFco practitioners play. The fact that the Executive Director has full

discretion to appoint regional executive officers and members of the Legislative Committee further undermines the membership's ability to appoint and empower LAFCo practitioners it feels will best represent its interests, as opposed to the interests of the Executive Director or individual board members.

Of further concern is CALAFCO's failure to adequately communicate with and build relationships with the membership. Little attempt has been made in recent years to introduce CALAFCO to our commissions or to personalize and "put a face" to CALAFCO. In addition, there are many examples of CALAFCO staff not responding to inquiries from Executive Officers, commissioners, and even CALAFCO Board members in a timely manner, if at all. This is unacceptable, and it further demonstrates a blatant disregard for the concerns of the membership.

In order to begin to rebuild the trust that has been lost, and hopefully to keep the Association intact, we insist that the Board implement the following items, *at a minimum*. Most of our requests can be addressed through changes to the by-laws or through adopted policies.

Membership Representation at CALAFCO

- *Selection of the CALAFCO Deputy Executive Officers:* Currently, the Executive Director chooses who serves as each region's Deputy Executive Officer (DEO). This arrangement may not necessarily best serve the interests of the membership. Regional DEOs should be chosen by the membership of each region. The LAFCos of each region should nominate candidates for their regional DEO and then vote.
- *Selection of the CALAFCO Executive Officer:* Currently, the Executive Director chooses who serves as the CALAFCO Executive Officer. This arrangement may not necessarily best serve the interests of the membership. The Executive Officer, who is one of the four regional DEOs, should be selected by and among the four regional DEOs.
- *Role of the CALAFCO Executive Officer:* The position of the CALAFCO Executive Officer should be clarified so that the Executive Officer plays an integral role in the operation of CALAFCO, as was previously the practice. The Executive Director should be required to consult with the Executive Officer on all items/issues of importance to the membership. The Executive Officer should play an active role in the development of meeting agendas, and should be invited to and included in all meetings of the Board, the Executive Committee, the Legislative Committee, any standing committee, any ad hoc committees, and others as needed. In the Executive Officer's absence, the other regional DEOs should be consulted. No action on items/issues important to the membership should be taken without such consultation.
- *Advisory Committee:* An Advisory Committee composed of the Executive Officer and the three regional DEOs should be established. The Executive Director must convene the Committee on an agreed upon schedule, to discuss items/issues of importance to the membership. Consideration should also be given to the formation of an advisory committee made up of LAFCo Executive Officers from the four regions.

Legislative Committee

- *Selection of the members of Legislative Committee:* Currently, the Executive Director selects the LAFCo staff members who serve on the Legislative Committee. This arrangement fails to advance the interests of the membership. The members of the newly established Advisory Committee (the Executive Officer and three regional DEOs) should appoint LAFCo staff members to the Legislative Committee, or at the very least, approve appointments made by the Executive Director.
- *Remove Associate Members from the Legislative Committee:* Currently, three associate members (e.g., private consultants that do not staff LAFCos) sit on a committee that advises the Legislative Committee, and they are privy to all the confidential documentation, discussions, and strategizing that occurs during Committee meetings. Associate members do not necessarily share the goals of the Legislative Committee and may even represent clients who may be opposed to the Committee's recommendations, resulting in conflicts of interest. Associate members should not be permitted to attend meetings and/or participate in Legislative Committee business, unless their input is sought on an item and they are invited by the Chair.

Transparency and Communication:

- *Transparency:* CALAFCO must operate in a manner that is not only transparent to the Board, but to the membership. Policies affecting the membership, the advancements of LAFCos, and the operations of the organization should be developed to ensure that member LAFCos are fully informed of matters important to them and input sought on such matters.
- *Communication:* The Executive Director should be encouraged to develop relationships with the membership and not focus solely on the members of the Board. Policies should also be developed to ensure that all inquiries from the membership and Board members are responded to in a timely manner.

When the San Bernadino LAFCo was considering whether to continue as a member of CALAFCO at its November 13th meeting, the staff report prepared for the item concluded with the following:

“Recently, there has been some concern about the recent decisions made by the CALAFCO Board, including the perceived lack of transparency and membership engagement. There has also been some disagreement and disunity among the new Board. It should also be noted that, in the past, there used to be a close collaboration between the CALAFCO Executive Director, its regional officers, and LAFCO executive officers in general, which resulted in more agreement and coming up with better solutions to issues and/or concerns. Lately, there hasn't been a congenial relationship between the CALAFCO Executive Director and many of the regional officers/executive officers resulting in dissatisfaction and frustration among the membership.”

As you know, the San Bernardino LAFCo chose to not renew its membership for next year. We see the January 10th Board meeting as the last opportunity for the Board to “right the ship” before

additional LAFCoS consider terminating their membership. Absent substantive changes, such as those suggested herein, CALAFCO is at risk of fracturing, or even dissolving, as an association. We hope the Board takes our concerns seriously and embraces these suggestions, or other meaningful suggestions, in order to preserve CALAFCO and all the value that it has historically provided.

Sincerely,



Kai Luoma
Ventura LAFCo



Keene Simonds
San Diego LAFCo

Steve Lucas

Steve Lucas
Butte LAFCo



Paul Novak
LAFCo for LA County



Bill Nicholson
Merced LAFCo



Rob Fitzroy
San Luis Obispo LAFCo



Jennifer Stephenson
Lassen, Modoc, Plumas, and
San Benito LAFCos



Tyler Salcido
Imperial LAFCo



Neelima Palacherla
LAFCo of Santa Clara
County



Uma Hinman
Mendocino LAFCo



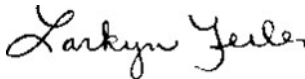
J.D. Hightower
San Joaquin LAFCo



Sara Lytle-Pinhey
Stanislaus LAFCo



Michelle McIntyre
Placer LAFCo



Larkyn Fielor
Colusa and Lake LAFCos

Jason Fried

Jason Fried
Marin LAFCo



Chuck Kinney
Kings LAFCo



SR Jones
Nevada LAFCo

CC: Rene LaRoche, CALAFCO Executive Director

Attachments - Letter to CALAFCO from San Diego LAFCo dated 10-22-24
Letter to CALAFCO from Orange LAFCo dated 11-1-24
Letter to CALAFCO from San Bernardino LAFCo dated 11-22-24
Letter to CALAFCO regarding dissolution of the Legislative Committee dated 9-27-24



Lou Ann Teixeira
Executive Officer

January 8, 2025

January 8, 2025
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, registered voters, and local agencies 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 proposal awaiting completion, two current applications that are either incomplete and/or awaiting a hearing date, and several potential applications.

Current Applications – Under Review/Pending

✚ Castro Ranch Road - 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 with LAFCO to annex 97.62± acres to EBMUD and WCWD. A request to transfer jurisdiction from Alameda LAFCO to Contra Costa LAFCO was approved by Alameda LAFCO on May 9, 2024. The County expressed concerns regarding this proposal. The landowners indicate they will not pursue annexation at this time. Instead, they will pursue on-stie septic and wells systems and are currently working with the County Environmental Health Department. The application is currently on hold.

✚ Tassajara Parks Project – SOI Amendment (LAFCO 16-07) and Boundary Reorganization (LAFCO 16-06) – In 2016, the landowner (Vicky Chang) filed applications to amend the SOIs of Contra Costa County Sanitary District (CCCS) and EBMUD and annex to both districts (30± acres) to develop 125 single-family homes. The subject area is located east of the City of San Ramon and the Town of Danville.

The previous landowner recently sold the property and terminated the LAFCO applications. The new property owner recently contacted LAFCO regarding potential SOI amendments and annexation of the subject property. To date, no new applications have been filed.

EBMUD continues to oppose the project and indicates they will not be the water provider (or have the water supply to serve the project). This is consistent with their resolution passed on June 8, 2021. EBMUD staff notes they had meetings with the prior developer (and one where the County was included) to discuss the project. However, EBMUD staff has consistently reiterated their Board's position. EBMUD staff continue to participate in meetings as needed.

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 and an annexation to Byron Bethany Irrigation 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 – January 8, 2025**

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, amended the ULL, executed a land preservation agreement, and acted on various discretionary project approvals.	Application was recently terminated by the former landowner/applicant. The current landowner is considering reapplying to LAFCO.
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 was recently terminated by the former landowner/applicant. The current landowner is considering reapplying to LAFCO.
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 in March 2024 by the landowner	Applicant is working with Contra Costa County and other parties on several options including on-site wastewater and water and systems.



AGENDA

RETIREMENT BOARD MEETING

REGULAR MEETING
December 11, 2024
9:00 a.m.

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

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

1. Pledge of Allegiance.
2. Public Comment (3 minutes/speaker).

CONSENT ITEMS

- 3.A All Consent Items are to be approved by one action unless a Board Member requests separate action on a specific item. (Action Item)
- I. Approve minutes from the November 20, 2024 meeting.
 - II. Authorize Vice-Chair MacDonald to attend the scheduled SACRS Board of Directors and Program Committee Meetings, January 13-14, 2025, Orange County, CA.
 - III. Approve the following routine items:
 - a. Certifications of membership.
 - b. Service and disability allowances.
 - c. Death benefits.
 - d. Investment liquidity report.
 - IV. Accept the following routine items:
 - a. Disability applications and authorize subpoenas as required.
 - b. Investment asset allocation report.
 - V. Receive the 2025 Compliance Activity Plan as presented to the Audit Committee at the November 20, 2024 meeting.

- VI. Receive the Contra Costa County employer audit report on county-wide processes as presented to the Audit Committee at the November 20, 2024 meeting.
 - VII. Consider and take possible action to amend the Internal Audit Charter, as recommended by the Audit Committee.
 - VIII. Consider and take possible action to approve the 2025 Internal Audit Plan, as recommended by the Audit Committee.
 - IX. Consider and take possible action to amend the Retirement Board Regulations.
 - X. Consider and take possible action on the 2025 Board meeting schedule.
- 3.B Consider and take possible action on Consent Items previously removed, if any. (Action Item)

DISCUSSION ITEMS

- 4. Review of report on growth sub-portfolio. (Presentation Item)
- 5. Private Equity Review. (Presentation item)
 - a. Presentation from staff
 - b. Presentation from StepStone
- 6. Legislative update. (Presentation Item)
- 7. Consider and take possible action to authorize the CEO to extend the agreement with Segal Consulting for actuarial services. (Action Item)
- 8. Consider and take possible action to authorize the CEO to extend the agreement with Segal Consulting for pension administration system consulting services. (Action Item)
- 9. Report from Audit Committee Chair on the November 20, 2024 Audit Committee meeting. (Presentation Item)
- 10. Report from Investment Committee Chair on the November 20, 2024 Investment Committee meeting. (Presentation Item)
- 11. Consider authorizing the attendance of Board: (Action Item)
 - a. Pension Bridge Private Credit 2025, February 11-12, 2025, Carlsbad, CA.
 - b. Torchlight Investors Annual Investment Summit, February 25-26, 2025, Nashville, TN. (Note: Conflict with Board Meeting)
 - c. NASP 2025 “Day of Education in Private Equity – A Forum for Trustees and Staff”, March 20, 2025, Marina Del Rey, CA.

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.

12. Reports. (Presentation item)
 - a. Trustee reports on meetings, seminars and conferences.
 - b. Staff reports

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.