

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

MINUTES OF MEETING

October 13, 2010

Board of Supervisors Chambers  
Martinez, CA

November 10, 2010  
Agenda Item 5

1. Vice Chair D. Piepho called the meeting to order at 1:35 p.m.
2. The Pledge of Allegiance was recited.
3. Roll was called. A quorum was present of the following Commissioners:  
City Members Rob Schroder and Alternate Don Tatzin. Member Helen Allen arrived at 2:10 p.m.  
County Members Federal Glover and Gayle Uilkema and Alternate Mary Piepho.  
Public Member Alternate Sharon Burke.  
Special District Members Dwight Meadows and David Piepho and Alternate George Schmidt.  
Present were Executive Officer Lou Ann Texeira, Legal Counsel Sharon Anderson, and Clerk Kate Sibley.

Alternate City Member Don Tatzin sat in place of City Member Helen Allen, who sat in the Alternate's seat upon her arrival.

4. Approval of the Agenda

Upon motion of Schroder, second by Burke, the agenda was adopted.

5. Public Comments

There were no public comments.

6. Approval of September 15, 2010 Minutes

Upon motion of Glover, second by Tatzin, the minutes for the September 15, 2010 meeting were approved by majority, with Commissioner Uilkema abstaining.

7. LAFCO 10-05 - Reorganization 181 and 2010-1 - Central Contra Costa Sanitary District (CCCSO) and Mt. View Sanitary District (MVSD) Sphere of Influence (SOI) Amendments

The Executive Officer provided an overview of the proposal, noting that this SOI action and a subsequent annexation application will correct boundary and service irregularities in both sanitary districts.

Commissioner Uilkema requested confirmation that this action does not jeopardize Martinez's "return to source" funding tied to Measure J and Contra Costa Transit Authority. Staff confirmed.

Commissioner Schmidt inquired about the northern area in proximity to the refinery. Commissioner Schmidt also suggested that the map include more specific identification of the annexation areas.

Following the public hearing, and upon motion of Uilkema, second by Schroder, the Commission unanimously determined that Central Contra Costa Sanitary District as lead agency found the project to be categorically exempt; certified that the Commission has reviewed and considered the information contained in the CEQA documents and declared the

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project exempt; and amended the SOIs of CCCSD and MVSD in six separate areas in Martinez.

8. LAFCO 10-08 -Kay Road Annexation to City of Richmond

The Executive Officer provided a brief project overview noting that this annexation will correct a boundary irregularity to ensure the provision of needed roadway safety improvements. There will be no changes in land use for this ten-foot strip of road.

Following the public hearing, and upon motion of Tatzin, second by Glover, the Commission unanimously certified that it reviewed and considered the information contained in the environmental documents and determined it to be categorically exempt; approved the proposal to be known as Kay Road Annexation to City of Richmond, with specified conditions; found that the subject territory is uninhabited and that all affected landowners have consented to the annexation, that the annexing agency has given written consent to the waiver of conducting authority proceedings, waived the protest proceeding, and directed staff to complete the proceeding.

9. Fire Service Report

The Executive Officer provided an introduction and, in response to Commissioners' request for additional information, presented revised charts regarding economic challenges, with an emphasis on the effects of redevelopment on fire and emergency medical service revenues. Bob Campbell, from the County Auditor's Office, and Jim Kennedy, Redevelopment Director for the County, were introduced to provide further information.

Kennedy presented an overview of redevelopment, covering their history, legal framework, criteria, revenues, challenges, and the tax increment allocations that have been set. He also presented a sample of County redevelopment projects and programs.

Discussion ensued regarding the costs and benefits of redevelopment. In response to Commissioners' comments, Kennedy acknowledged that Redevelopment Agency funds have been significantly affected by the decline in property values.

Kennedy's PowerPoint presentation can be seen on the LAFCO website at [http://www.contracostalafco.org/meeting\\_archive.htm](http://www.contracostalafco.org/meeting_archive.htm), under the October 13, 2010 meeting heading.

Cheryl Morgan spoke regarding East Contra Costa FPD's planned closure of the Sunshine Station in the Morgan Territory area. The community is deeply concerned about the increased response time, which is already impacting homeowners' insurance in the area.

Daryl Louder, Chief of ConFire, stated that there needs to be a balance between redevelopment and the demands of the core infrastructure.

LAFCO staff noted that Commissioners indicated a desire to discuss their ideas for short- and long-term goals and next steps. Commissioners agreed to come to the November meeting prepared to discuss goals and next steps.

10. Correspondence from Special Districts Risk Management Authority Regarding No Reported Claims in 2009-10

The Executive Officer presented recent correspondence from SDRMA.

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11. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)

The Executive Officer presented recent correspondence from CCCERA.

12. Commissioner Comments and Announcements

Commissioner Allen commented on the recent CALAFCO Annual Conference. Commissioner M. Piepho stated that the conference was one of the most comprehensive and substantial annual conferences. Commissioner Burke complimented the excellent speakers, and found the workshops on service to unincorporated areas interesting. Commissioner Schmidt appreciated the mobile workshop on wind and solar farm setups, as well as the presentation on SMUD/PG&E. Commissioner D. Piepho also indicated that this was the best conference he had attended.

Commissioner Burke asked staff to send to Commissioners an article from a San Joaquin newspaper about that LAFCo's MSR on fire districts and proposed consolidation.

13. Staff Announcements and Pending Projects

The Executive Officer thanked Commissioners for the opportunity to attend the CALAFCO Annual Conference, and noted that session materials are posted on the CALAFCO website ([http://www.calafco.org/2010\\_Conference\\_Presentations.html](http://www.calafco.org/2010_Conference_Presentations.html)). Staff stated that the new CALAFCO board was seated, with 50% incumbents and 50% new Board members. Legislatively, it was a good year for CALAFCO. The Executive Officer will continue to be involved with the Legislative Committee and as Deputy Executive Officer for CALAFCO.

The meeting adjourned at 3:16 p.m.

Final Minutes Approved by the Commission on November 10, 2010.

AYES:

NOES:

ABSTAIN:

ABSENT:

By \_\_\_\_\_  
Executive Officer