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Executive Officer

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
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NOTICE AND AGENDA FOR REGULAR MEETING

Wednesday, August 10, 2022, 1:30 PM
*** BY TELECONFERENCE ONLY ***

As permitted by Government Code section 54953(e), this meeting will be held by Zoom and teleconference. No physical location will be available for this meeting.

PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS

Please click the link below to join the webinar:

<https://cccounty-us.zoom.us/j/86090387588?pwd=WnI4cGQ4UXdkbms4bVkwV0x4STlxQT09>

Passcode: 931932

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. If you want your comments read into the record, please indicate so in the subject line. For public hearings, the Chair will announce the opening and closing of the public hearing. The Chair will call for verbal public comments.

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 has been 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 accommodations 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.

AUGUST 10, 2022 CONTRA COSTA LAFCO AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes of the June 8, 2022 regular LAFCO meeting
4. Public Comment Period (please observe three-minute time limit): Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.

TELECONFERENCING

5. ***Resolution Authorizing Teleconference Meetings Pursuant to Assembly Bill 361*** – discuss future meeting format and adopt a resolution authorizing LAFCO to conduct teleconference meetings per Gov. Code §54953(e) and make related findings

SPHERE OF INFLUENCE (SOI) AMENDMENTS/CHANGES OF ORGANIZATION

6. ***LAFCO 21-15 - Dissolution of County Service Area (CSA) R-10 – Results of Protest Hearing*** – on June 8, 2022, the Commission approved dissolution of CSA R-10 subject to a protest hearing. On July 13th a protest hearing was conducted by the LAFCO Executive Officer. On August 10th, the Commission will receive the results of the protest hearing.
7. ***LAFCO 21-17 – Dissolution of CSA R-9*** – receive update and consider initiating dissolution of CSA R-9 comprising 3.1± square miles serving unincorporated El Sobrante Valley including parts of Richmond ***Public Hearing Continued from November 10, 2021***
8. ***LAFCO 21-16 – Annexation to City of Concord and Detachment from CSA P-6 – Laurel Place IV, Subdivision 9495*** - consider annexation to City of Concord and detachment from CSA P-6 (3.6± acres) of eight parcels (APNs 117-040-123 thru –130) located at 5175 Laurel Drive in unincorporated Concord and consider making determinations and findings as a responsible agency under CEQA ***Public Hearing***
9. ***LAFCO 21-09 – Annexation to East Bay Municipal Utility District (EBMUD) – Lark Lane*** – consider annexing to EBMUD one parcel (APN 198-230-017) totaling 18.38± acres located at 285 Lark Lane (Alamo) and consider a categorical exemption under the California Environmental Quality Act (CEQA) ***Public Hearing***
10. ***LAFCO 22-03 – SOI Amendment – EBMUD – Thomas Property*** – consider expanding EBMUD’s SOI (32± acres) to include two parcels (APNs 365-23-037/-038) located at 4949 Happy Valley Road (unincorporated Lafayette) and consider a categorical exemption under CEQA. ***Continue Public Hearing to September 14, 2022 at 1:30 pm***

BUSINESS ITEMS

11. ***Contra Costa Mosquito & Vector Control District (CCMVCD) and Contra Costa Resource Conservation District (CCRCD) Public Review Municipal Services Review (MSR)/SOI Updates (2nd Round)*** – receive an overview of the Public Review CCMVCD/CCRCD Draft MSR, receive public comments, and provide input. ***Public Hearing***
12. ***LAFCO Fee Schedule Update*** – consider amending the LAFCO fee schedule to establish a \$4,200 fee for processing and review of out-of-agency fire protection services by contract - ***Public Hearing***
13. ***LAFCO 20-08 - Bay’s Edge Subdivision - Request for Extension*** – consider request for extension of time
14. ***Contract Extension – SWALE, Inc*** - consider approving a one-year contract extension with SWALE, Inc. which provides environmental planning services to Contra Costa LAFCO
15. ***CALAFCO 2022 Annual Conference Material, Call for Board of Directors Nominations and Voting Delegates*** –appoint voting delegate(s) and provide direction regarding nominations
16. ***Legislative Update and Position Letter*** - receive legislative update and position letter

INFORMATIONAL ITEMS

17. *Current and Potential Applications* - update on current and potential applications – information only
18. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)
19. Commissioner Comments and Announcements
20. Staff Announcements/CALAFCO Updates/Newspaper Articles

ADJOURNMENT

Next regular LAFCO meeting September 14, 2022 at 1:30 pm.

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