

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
MEETING MINUTES
June 12, 2024

July 10, 2024
Agenda Item 1

1. Welcome & call to order by Vice Chair Mike McGill - the **June 12, 2024**, meeting began at 1:30 p.m. ***Prior to Meeting, the Oath of Office was administered by LAFCO Legal Counsel to newly appointed Commissioner Rob Schroder.***

2. Roll Call - ***the following Commissioners and staff were present:***

Regular Commissioners	Alternate Commissioners	Staff (all present)
Federal Glover, (present)	Diane Burgis (present)	Tom Geiger, Commission Counsel
Chuck Lewis (present)	Scott Pastor (absent)	Lou Ann Texeira, Executive Officer
Mike McGill, Vice Chair (present)	Edi Birsan (present/remote)	Anna Seithel, Clerk Analyst
Candace Andersen (present/remote)	Rob Schroder (present)	
Patricia Bristow (present)		
Gabriel Quinto (present)		
Scott Perkins (present)		

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. ***Selection of LAFCO Chair*** - The Commission appointed Public Member Chuck Lewis as LAFCO Chair for the remainder of 2024. Prior to appointment, Vice Chair McGill called for Public Comment, and no comments were made. ***Upon motion by Vice Chair McGill and second by Commissioner Quinto, by a 6-0 vote, the Commission unanimously approved selection of 2024 Chair to be Chuck Lewis. At this time, Vice Chair McGill gave the remainder of this Commission meeting over to Chair Lewis to preside over.***

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

NOES: None

ABSENT: Pastor

ABSTAIN: Lewis

4. ***Approval of minutes of the April 10, 2024, regular LAFCO meeting*** - Chair Lewis invited comments from the public, and no comments were made. ***Upon motion by Commissioner Glover and second by Commissioner Quinto, by a 7-0 vote, the Commission unanimously approved the meeting minutes of April 10, 2024. It was noted by Counsel Geiger that a public hearing is to be called for this item, as it is on the agenda. Also, that Commissioner Birsan is participating remotely, and he is unable to participate as a Commissioner as his address was undisclosed. Chair Lewis invited Public Comment, and no comments were made.***

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

NOES: None

ABSENT: Pastor

ABSTAIN:

5. ***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. ***Chair Lewis invited Public Comment and no comments were made.***

6. **LAFCO 24-01 – Deerwood Road Annexation to City of San Ramon and Detachment from CSA P-6** – consider proposed boundary reorganization of 0.13± acres (portion of APN 208-700-082-0) located on Deerwood Road in unincorporated San Ramon and consider taking related actions under the California Environmental Quality Act (CEQA) **Public Hearing - Chair Lewis invited Public Comment, and no comments were made. Upon motion by Commissioner Glover and second by Vice Chair McGill, by a 7-0 vote, the Commission unanimously approved the annexation.**

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

NOES: None

ABSENT: Pastor

ABSTAIN:

7. **LAFCO 21-05 – Faria Southwest Hills Reorganization: Annexations to City of Pittsburg, Contra Costa Water District and Delta Diablo, and Detachments from County Service Area (CSA) P-6 and Ambrose Recreation and Park District** – consider proposed boundary reorganization of 606± acres (eight parcels) located southwest of the City of Pittsburg boundary to serve development of 1,500 residential units and consider taking related actions under CEQA. **(Continued from April 10, 2024 LAFCO Meeting). The LAFCO Executive Officer provided a brief staff report noting the history of the project, overview of the LAFCO application, and the numerous comment letters received opposing the project (over 500). Chair Lewis opened the Public Hearing and invited Public Comment. Comments were made by Louis Parsons (Discovery Builders), John Funderberg (City of Pittsburg), Garrett Evans (City of Pittsburg), Laura Hoffmeister (City of Concord), Winter King (Counsel-Save Mount Diablo - SMD), Juan Pablo Galvin (SMD), Seth Adams (SMD), Sean Marciniak (Counsel-Discovery Builders), and, via teleconference, Edi Birsan (City of Concord). Chair Lewis then closed the hearing and began commission deliberation. The Commission approved Option 1 approving the boundary reorganization and urging all parties to work together regarding a mutually agreed upon open space buffer zone in the subject area with permanent protection of open space, and to provide an update to LAFCO within 6 months of approval. Upon motion by Commissioner Glover and second by Vice Chair McGill, by a 5-2 vote, the Commission approved boundary reorganization with staff recommendation of option one applied.**

AYES: Andersen, Bristow, Glover, McGill, Quinto

NOES: Lewis, Perkins

ABSENT: Pastor

ABSTAIN:

BUSINESS ITEMS

8. **Cemetery District Special Study** – receive and accept the special study covering finances and operations of the Alamo Lafayette Cemetery District and Byron Brentwood Knightsen Union Cemetery District and provide direction regarding preferred governance option. **Chair Lewis opened Public Comment, with commission deliberation beginning the discussion period. Comments were received from Richard Berkson (Berkson Consultants), Commissioner Edi Birsan, and Jay Larez (consultant for BBK and ALCD). Upon motion by Commissioner Glover and second by Commissioner Quinto, by a 6-1 vote, the Commission received the report.**

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

NOES: Bristow

ABSENT: Pastor

ABSTAIN:

9. **3rd Round Wastewater Services Municipal Service Review (MSR)/Sphere of Influence (SOI) Updates** – consider accepting the MSR report, making the required MSR and SOI determinations, updating SOIs for the districts covered in the MSR report, and consider taking related actions under CEQA. **Public Hearing –**

Following a brief staff report, Swale, Inc. consultant Kateri Harrison and Baracco Associates consultant Bruce Baracco, provided a power point presentation, made additional comments and responded to questions. Chair Lewis opened the Public Hearing and invited Public Comment. Alice Jackman contributed comments via teleconference noting Mt. View Sanitary District rates are not sustainable and we need a solution. Deanne Davis, resident of Martinez also attended the meeting and did not provide public comment. Upon motion by Commissioner Glover and second by Commissioner Quinto, by a 7-0 vote, the Commission unanimously accepted the report.

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

NOES: None

ABSENT: Pastor

ABSTAIN:

10. ***Legislative Update and Position Letters – the Commission*** received the legislative update and position letters. Chair Lewis called for announcements. Vice Chair McGill noted dates for upcoming CALAFCO legislative meetings.
11. ***Final FY 2024-25 LAFCO Budget and Work Plan*** – consider approving the Final FY 2024-25 LAFCO Budget and Work Plan - ***Public Hearing – Chair Lewis invited Public Comment and no comments were made. Upon motion by Vice Chair McGill and second by Commissioner Bristow, by a 7-0 vote, the Commission unanimously approved the final FY 2024-25 LAFCO budget and workplan.***

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

NOES: None

ABSENT: Pastor

ABSTAIN:

INFORMATIONAL ITEMS

12. ***Current and Potential Applications*** - update on current and potential applications – *information only*
13. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)
14. Commissioner Comments and Announcements
15. Staff Announcements/Newspaper Articles/CALAFCO Update

ADJOURNMENT

Next regular LAFCO meeting is July 10, 2024, at 1:30 pm.