



# KENSINGTON

FIRE PROTECTION DISTRICT

**DATE:** April 16, 2025  
**TO:** Board of Directors  
**RE:** General Manager's Report  
**SUBMITTED BY:** Mary A. Morris-Mayorga, General Manager

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## **Recommended Action**

This item is for information only, no action is requested.

## **Background**

For March and February, the District continues to advance initiatives which are highlighted here that may also be covered under other agenda items.

### *Reorganization with KPPCSD*

The documents as approved by the KFPD and KPPCSD Boards of Directors have been submitted to LAFCo with the associated fee which was paid by KPPCSD and will be reimbursed at 50% by KFPD. LAFCo has begun their review process and initiated required notifications with this listed in their recent meeting material as well (attached). My plan is to provide updates through the GM report at Board meetings to keep the public apprised as well; however, anything critical or time sensitive will be sent to the Board as one-way communication with the potential for a special meeting if warranted.

In the next month, we will identify transition tasks and develop a list for tracking along with providing updates.

### *Final Audit Report and Continuing Disclosure Annual Report for Public Safety Building Lease Financing*

Nigro & Nigro LLC provided the final audit report as accepted by the Board on March 19, 2025 which has been uploaded to the website. NHA Advisors filed the audit and Continuing Disclosure Annual Report as required by the PSB lease financing by the March 31, 2025 deadline.

### *Temporary Fire Station Decommission*

While we hoped to coordinate the temporary fire station decommission with use by another fire protection district preparing for a fire station renovation, the timing and logistics proved to be incompatible. We have provided a detailed update on this item along with cost approval for completion later in this meeting.

## **Fiscal Impact**

Fiscal impacts are included in individual agenda items are applicable.



Mary Morris-Mayorga <mmayorga@kensingtonfire.org>

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## Notice of Receipt of Applications including Activation of Latent Powers for Kensington Community Services District (KCSD) (LAFCO 25-01) and Annexation of Kensington Fire Protection District (KFPD) to KCSD and Dissolution of KFPD (LAFCO 25-02)

1 message

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Lou Ann Texeira <LouAnn.Teixeira@lafco.cccounty.us>

Tue, Apr 1, 2025 at 9:52 AM

Greetings,

Attached please find the *Notices of Receipt of Application* for the proposed KCSD *Activation of Latent Powers* (LAFCO 25-01) and annexation of Kensington FPD to KCSD and dissolution of KFPD.

You are receiving this notice as an "affected local agency" pursuant to Government Code section 56014 and defined as "any local agency that contains, or would contain, or whose sphere of influence contains or would contain, any territory for which a change of organization is proposed or ordered."

If you have questions about this application, please contact me.

Lou Ann Texeira, Executive Officer

Contra Costa LAFCO

40 Muir Road, 1<sup>st</sup> Floor

Martinez, CA 94553

925-313-7133

[LouAnn.Teixeira@lafco.cccounty.us](mailto:LouAnn.Teixeira@lafco.cccounty.us)

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### 2 attachments

 **LAFCO 25-01 - KCSD Activation of Latent Powers.pdf**  
120K

 **LAFCO 25-02 - Annexation of KFPD to KCSD and Dissolution of KFPD.pdf**  
121K



Lou Ann Teixeira  
Executive Officer

**NOTICE OF RECEIPT OF APPLICATION MATERIALS**

April 1, 2025

This notice will inform you that the Contra Costa Local Agency Formation Commission (LAFCO) received the following application:

<b>Proposal No.</b>	LAFCO 25-01
<b>Short Title</b>	Kensington Community Services District (KCSD) Activation of Latent Powers
<b>Description</b>	This is a proposal to activate KCSD’s latent powers to include fire and emergency medical services.
<b>APNs</b>	Numerous

Government Code Section 56658 (b) requires that this notice be given to all interested, affected and subject agencies, the County Committee on School District Organization and superintendent of each school district that overlies the proposal area.

The LAFCO staff has made no determination about the accuracy or completeness of the application. Government Code section 56658(e) requires that no application be accepted for filing for at least twenty (20) days after this notice is issued.

For further information about the application please contact the LAFCO office.

Sincerely,

LOU ANN TEXEIRA  
EXECUTIVE OFFICER

- c: Each Member of the Commission
- Davida Aranda, General Manager, KCSD
- Mary Morris-Mayorga, General Manager

Distribution List

## DISTRIBUTION LIST FOR LAFCO 25-01

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CCC Public Works  
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County Staff (Planning, Legal)



Lou Ann Teixeira  
Executive Officer

## NOTICE OF RECEIPT OF APPLICATION MATERIALS

April 1, 2025

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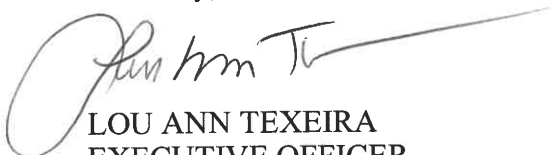
<b>Proposal No.</b>	LAFCO 25-02
<b>Short Title</b>	Annexation of Kensington Fire Protection District (KFPD) to Kensington Community Services District (KCSD) and Dissolution of KFPD
<b>Description</b>	This is a proposal to annex KFPD to KCSD and dissolve KFPD
<b>APNs</b>	Numerous

Government Code Section 56658 (b) requires that this notice be given to all interested, affected and subject agencies, the County Committee on School District Organization and superintendent of each school district that overlies the proposal area.

LAFCO staff has made no determination about the accuracy or completeness of the application. Government Code section 56658(e) requires that no application be accepted for filing for at least twenty (20) days after this notice is issued.

For further information about the application please contact the LAFCO office.

Sincerely,



LOU ANN TEXEIRA  
EXECUTIVE OFFICER

c: Each Member of the Commission  
Davida Aranda, General Manager, KCSD  
Mary Morris-Mayorga, General Manager

Distribution List

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County Staff (Planning, Legal)



Lou Ann Teixeira  
Executive Officer

April 9, 2025

April 9, 2025  
Agenda Item 9

Contra Costa Local Agency Formation Commission  
40 Muir Road, 1<sup>st</sup> 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

- ✦ **LAFCO 25-01 - Kensington Police Protection & Community Services District (KPPCSD) Activation of Latent Powers** – An application was recently filed to activate the powers of fire protection, rescue, hazardous materials, emergency response, and emergency medical response services.
- ✦ **LAFCO 25-02 - Annexation of Kensington Fire Protection District (KFPD) to KPPCSD and dissolution of KFPD** – An application was recently filed to annex the Kensington Fire Protection District (KFPD) to KPPCSD and dissolve KFPD.
- ✦ **LAFCO 24-02 – Castro Ranch Road - Annexations to East Bay Municipal Utility District and West County Wastewater District** – In January 2025, the applicant withdrew the application and is pursuing on-site septic for the property.
- ✦ **LAFCO 16-06 - 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 (CCCSO) 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 has been continued since is continued since 2021.

**RECOMMENDATION** – Informational item – no actions required.

Sincerely,

LOU ANN TEXEIRA  
EXECUTIVE OFFICER

Attachment – Current Applications Table



**CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
CURRENT APPLICATIONS – April 9, 2025**

<b>File #</b>	<b>APPLICATION NAME/LOCATION</b>	<b>APPLICATION SUMMARY</b>	<b>STATUS</b>
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 April 2025.
25-01	Kensington Community Services District (KCSD) Activation of Latent Powers	Application submitted in March 2025 by the KCSD	Application processing is underway.
25-02	Annexation of Kensington Fire Protection District to KCSD and Dissolution of KFPD	Application submitted in March 2025 by the KFPD	Application processing is underway.