

LIGHTING & LANDSCAPE COMMISSION (L&L)

AGENDA FOR TUESDAY, JULY 21, 2026

TIME: 7:00 PM - REGULAR MEETING

LOCATION: Crockett Community Center, 850 Pomona St., Crockett

P.O. Box 578, Crockett, CA 94525 | www.town.crockett.ca.us | (510) 787-2992
districtsecretary@town.crockett.ca.us | Meetings are recorded for accuracy of minutes.

The Lighting and Landscape (L&L) Commission is an agent of the Crockett Community Services District.

1. CALL TO ORDER – ROLL CALL
2. CALL FOR REQUESTS TO CONSIDER ITEMS OUT OF ORDER
3. PUBLIC COMMENTS ON NON-AGENDA ITEMS
(Matters that are not on the agenda may be referred to staff for action or calendared on a future agenda.)
4. CONSENT CALENDAR
 - a. Approve minutes for regular meeting on June 16.
 - b. Receive report on actions taken by the Board (June 24)
 - c. Receive warrant transmittals (June).
 - d. Receive Cash Account and LAIF Balances.
 - e. Receive streetlight inventory list.
5. CONSIDER ITEMS REMOVED FROM THE CONSENT CALENDAR
6. ADMINISTRATIVE
 - a. Review the boundaries and ownership of the hillside public space area behind Alexander Park and the Community Center and discuss potential funding for brush clearing.
7. BUDGET AND FINANCE
8. MAINTENANCE PLAN AD HOC:
9. REPORT FROM STAFF
10. REPORTS / COMMENTS FROM COMMISSIONERS
11. FUTURE AGENDA ITEMS
 - Consider and discuss the use of Parcel Tax funds to clear growth on the hillside public space area behind Alexander Park and the Community Center.
 - Joint meeting with Recreation.
 - Resolution to update Ad Valorem tax distribution to include L&L.
 - Adopt-A-Highway update
12. ADJOURNMENT: To August 18, 2026.

You will find the Minutes of this meeting posted on our website at www.town.crockett.ca.us/lighting-and-landscape-commission

Visit our website for more information on meetings and activities of the Crockett Community Services District and the towns of Crockett and Port Costa on the picturesque Carquinez Strait of the San Francisco Bay.

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in a District meeting, or if you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the District Secretary at (510) 787-2992. Notification at least 48 hours before the meeting or time when services are needed will assist District staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours before a regular meeting will be made available for public inspection at the Crockett Community Services District Office in Crockett. If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda. The office address is 850 Pomona Street, Crockett, California 94525.

LIGHTING & LANDSCAPE COMMISSION (L&L)

of the Crockett Community Services District

P.O. Box 578 - Crockett, CA 94525

850 Pomona Street

Telephone (510) 787-2992

E-mail: Districtsecretary@town.crockett.ca.us

Website: www.town.crockett.ca.us

FOR REVIEW

MINUTES FOR LIGHTING & LANDSCAPING COMMISSION MEETING JUNE 16, 2026.

1. CALL TO ORDER – ROLL CALL: Chair Pannell called the meeting to order at 7:03 p.m. Present: Commissioners Fisk, Garbis, Gomez, and Pannell. Absent: Commissioner Mitzel (unexcused). General Manager (GM) Goodman and District Secretary (DS) Rivas were present.
2. CALL FOR REQUESTS TO CONSIDER ITEMS OUT OF ORDER: No requests were made at the beginning of the meeting. During discussion of the Consent Calendar, Commissioner Garbis requested that the discussion regarding the use of parcel tax funds for hillside maintenance behind Alexander Park be moved from Future Agenda Items to Administrative Item 6(c). By unanimous vote, the Commission approved amending the agenda to consider the item during the Administrative section. (Garbis 1st, Pannell 2nd, 4/0/1)
3. PUBLIC COMMENTS ON NON-AGENDA ITEMS: Commissioner Gomez shared comments received from members of the public regarding restroom access at Alexander Park during bocce activities. Staff explained that a key is available in the bocce shed and that restroom access issues were related to timer settings, which have since been corrected. Staff also noted that increased park usage required more frequent restroom servicing and that lifeguards had been assisting with maintenance.

Commissioners also discussed concerns regarding a homeless individual observed in the park. Staff reported that the individual had been sleeping in the park facilities and that the Contra Costa County Sheriff's Office responded after receiving multiple public complaints.
4. CONSENT CALENDAR: All items were pulled for discussion.
 - a. Approve minutes for Special Joint Meeting with Recreation (June 1).
 - b. Approve minutes for regular meeting on May 19.
 - c. Receive warrant transmittals (May).
5. CONSIDER ITEMS REMOVED FROM THE CONSENT CALENDAR: Motion to approve Consent Calendar with edits to both minutes passed. (Pannell 1st, Fisk 2nd, 4/0/1)
 - 4a. APPROVE MINUTES FOR SPECIAL JOINT MEETING WITH RECREATION (JUNE 1): Commissioners reviewed several revisions to both sets of minutes, including clarification of prior motions, corrections to budget discussion language, updates regarding the Adopt-A-Highway application, and revisions concerning the Crockett Improvement Association's plaza maintenance proposal.
 - 4b. Approve minutes for regular meeting on May 19: Section 6a, the total number of decorative baskets was confirmed; 6 double-sided baskets for a total of 12 individual baskets are being added to six decorative lights on 2nd Street. The Chamber has not yet received funding for the project.
 - 4c. RECEIVE WARRANT TRANSMITTALS (MAY): The tree removal charge expense included multiple maintenance activities. Staff is seeking reimbursement from the responsible homeowner's association for one of the tree removals.
6. ADMINISTRATIVE
 - a. DISCUSS DRAFT MAINTENANCE PLAN AND NEXT STEPS: Commissioners Garbis and Pannell continued their comprehensive review of the draft L&L Maintenance Plan with assistance from former Board Member Peterson. The purpose of the document is to establish a long-term reference

identifying which maintenance responsibilities qualify for L&L funding, which agency is responsible for each maintenance activity, anticipated maintenance frequency, and opportunities for coordination with other agencies and volunteer organizations.

The Commission reviewed each maintenance category in detail, beginning with properties and facilities believed to fall within the scope of the L&L assessment district. Discussion focused on confirming ownership, maintenance responsibility, and funding eligibility for fencing at Alexander Park, Bridgehead maintenance, John Sweatt High School fencing, Plaza fencing, public right-of-way landscaping, and decorative street lighting.

Commissioners discussed the importance of distinguishing between maintenance funded through L&L assessments and work that remains the responsibility of Contra Costa County, Caltrans, Crockett Community Services District (CCSD), the Crockett Improvement Association (CIA), or volunteer organizations. Commissioners agreed the maintenance plan should become a practical management tool while also serving as a public reference explaining maintenance responsibilities throughout the community. Commissioners Garbis and Pannell will continue refining the document, verify ownership information with outside agencies before publication, and return the revised maintenance plan for further review at the July meeting.

- b. DISCUSS SKIPPING JULY 21 MEETING: Commissioners agreed it would be beneficial to hold the July meeting to maintain momentum on the maintenance plan and continue discussion of hillside maintenance and parcel tax funding. No formal action was taken.
- c. DISCUSSION OF PARCEL TAX FUNDS FOR HILLSIDE MAINTENANCE: The Commission resumed discussion regarding the potential use of L&L parcel tax funds for vegetation management and maintenance of the hillside area located behind Alexander Park and the Community Center.

Commissioners discussed the need to better understand: ownership of the hillside property; the extent of vegetation management needed; estimated maintenance costs; potential grant funding opportunities; the availability of L&L funds after completion of previously approved projects; and whether ongoing maintenance would be sustainable. Carquinez Fire Department Captain Columbo previously received Measure X funds to clear the hillside. Inviting Mr. Columbo to a future meeting was suggested. Staff will present an Assessor parcel map identifying boundaries and ownership of the property to assist the Commission in determining maintenance responsibilities.

The L&L Fund currently maintains a positive balance; approximately \$15,000 in Walk of Honor funds must be transferred from the account, reducing the amount available for future projects. Approximately \$22,000 would remain available before accounting for any additional expenditure occurring after the May financial reports.

Commissioners agreed that additional information, including cost estimates, ownership verification, and potential funding sources, should be assembled before considering any recommendation regarding the use of parcel tax funds for hillside maintenance. No action was taken.

- 7. BUDGET AND FINANCE: A public hearing for the District budget is July 22. No additional Budget and Finance items were considered.
- 8. MAINTENANCE PLAN AD HOC: Discussed under 6c.
- 9. REPORT FROM STAFF: GM Goodman reported on several administrative items related to Commission projects. The Adopt-a-Highway application is pending the contractor's required signature before submission to Caltrans. Ongoing efforts to verify ownership and maintenance responsibilities for public improvements throughout the L&L assessment district. Coordination with Contra Costa County staff regarding maintenance responsibilities for County-owned rights-of-way. Plans to update the draft Maintenance Plan by incorporating ordinance language defining eligible L&L maintenance activities and public rights-of-way. Staff noted that future coordination meetings with County Public Works and Supervisor Scales-Preston's office may assist in confirming ownership responsibilities and maintenance schedules for County-maintained areas. Commissioners were asked to keep an eye out for trucks with large quantities of tires as they are being dumped repeatedly on Wanda Street and Cummings Skyway.

10. REPORTS / COMMENTS FROM COMMISSIONERS: Commissioners expressed appreciation to Commissioners Garbis and Pannell for the significant time devoted to developing the draft Maintenance Plan and creating a comprehensive inventory of maintenance responsibilities throughout Crockett.

Commissioners agreed that the maintenance plan will serve as an important management resource by identifying maintenance responsibilities; establishing expected maintenance frequencies; improving coordination among agencies and volunteer organizations; documenting historical maintenance practices; and providing greater transparency for residents regarding the appropriate use of Lighting & Landscape assessment funds.

11. FUTURE AGENDA ITEMS

- Consider and discuss the use of Parcel Tax funds to clear growth on the hillside of public space behind Alexander Park and the Community Center.
- Adopt-a-Highway program update.
- Joint meeting with Recreation.
- Resolution to update Ad Valorem tax distribution to include L&L

12. ADJOURNMENT: The meeting was adjourned at 8:30 PM until July 21, 2026.

Respectfully submitted,
Sonia Rivas, MBA
District Secretary

CROCKETT COMMUNITY SERVICES DISTRICT

P.O. Box 578 - Crockett, CA 94525 ♦ 850 Pomona Street

Telephone (510) 787-2992

e-mail: DistrictSecretary@town.crockett.ca.us

website: www.town.crockett.ca.us

TO: Board, Commissioners, Committees, Staff, and Members of the Public

FROM: District Secretary

SUBJECT: **Actions Taken by the Board on June 24, 2026**

The following items are abbreviated summaries of administrative actions taken by the Board at the meeting of June 24. The detailed meeting minutes will be presented to the Board for approval on July 22, 2026.

Visit the June 24 agenda page online for a complete copy of the agenda and supporting documents. <https://www.town.crockett.ca.us/2026-06-24-board-meeting>

CLOSED SESSION

- a. Conference with Legal Counsel - significant exposure to litigation pursuant to paragraph (4) of subdivision (d) of California Government Code Section 54956.9.6. **Closed Session was canceled.**

CONSENT CALENDAR: Approved. A complete list of consent items is on the agenda.

- f. Approve Resolution 25/26-11: Levying of Annual Maintenance Tax for FY 2026/27.
- g. Approve Resolution 25/26-12: Levying of Annual Recreation Special Tax for FY2026/27.
- h. Approve Resolution 25/26-13: COLA Increase for FY 2026/27 not to exceed 3.8%.
- i. Approve Resolution 25/26-14: Ordering Even-Year Board of Directors Election; Consolidation of Elections; and Specifications of the Election Order.
- j. Approve Resolution 25/26-15: Appoint Glen Millward to the CVSAN Commission.

Public Comments:

- A CVSAN Commissioner objected to the proposed sewer use rate increase, stating that the financial study presented at the May Board meeting was not in line with past studies and does not consider spending. The Prop 218 notice announces the maximum amount the District can increase fees, but the Board can vote for less.
- A resident provided an extensive history of water damage to her home and surrounding properties over the past 30 years and requested a meeting with agencies related to water.

ADMINISTRATION:

- 9a. Consider and approve additional decorative hanging baskets on District-owned decorative streetlights proposed by the Crockett Chamber of Commerce: **Approved.**
- 9b. Consider Crockett Improvement Association's request for input on the installation of a privacy fence on CCSD property, known as the upper terrace behind downtown Plaza, to provide both security and privacy: **Approved installation of a fence for security and privacy at the upper terrace of the Plaza by the CIA.**

CROCKETT COMMUNITY SERVICES DISTRICT
Crockett Community Services District
Auditor's Date: _____ Fund: 324200 Account : 0830

Date	Name	Memo	Credit	Num
1000 · County Operating Funds				
1015 · Fund 3242 - Maintenance				
06/03/2026	Let's Dig, Inc.	South Side Wanda (Invoice #14); South Side Pomona (Invoice #15)	1,525.00	742
06/03/2026	CONTRA COSTA COUNTY TREASURER	Netchex Payroll #75 - Split	653.26	743
Total 1015 · Fund 3242 - Maintenance			<u>2,178.26</u>	
Total 1000 · County Operating Funds			<u>2,178.26</u>	
TOTAL			<u>2,178.26</u>	


6/2/26

4.c

CROCKETT COMMUNITY SERVICES DISTRICT
Crockett Community Services District

Auditor's Date: _____ Fund: 324200 Account : 0830

Date	Name	Memo	Credit	Num
1000 · County Operating Funds				
1015 · Fund 3242 - Maintenance				
06/17/2026	CONTRA COSTA COUNTY TREASURER	Netchex Payroll #76 - Split	169.76	744
Total 1015 · Fund 3242 - Maintenance			169.76	
Total 1000 · County Operating Funds			169.76	
TOTAL			169.76	


6/17/26

Organization Contra Costa County
Periods FY 2026-27 : 01 Jul - 12 Jun
Ledger Actuals
Ledger Account/Summary 0010:CASH
Accounting Worktag 324200 CROCKETT CSD-MAINT DEPT
Book Operating Book
Company Currency USD
Translation Currency USD
Run 07/02/2026 02:59 PM

Consolidation Data

Ledger Account	Beginning Balance	Debit Amount	Credit Amount	Ending Balance
0010:CASH	0.00	34,666.66	0.00	34,666.66
Total	0.00	34,666.66	0.00	34,666.66

Organization Contra Costa County
Periods FY 2025-26 : 01 Jul - 12 Jun
Ledger Actuals
Ledger Account/Summary 0210:INVESTMENTS
Accounting Worktag 324200 CROCKETT CSD-MAINT DEPT
Book Operating Book
Company Currency USD
Translation Currency USD
Run 07/02/2026 03:28 PM

Consolidation Data

Ledger Account	Beginning Balance	Debit Amount	Credit Amount	Ending Balance
0210:INVESTMENTS	288,242.76	300,461.33	288,242.76	300,461.33
Total	288,242.76	300,461.33	288,242.76	300,461.33

For Reference: Inventory recorded 5/15/2012

CROCKETT -- DECORATIVE STREETLIGHT INVENTORY									
Date:	5/15/2012								
Map Code	Pole Number	Location	Status	First Energized	70w Lamp Replaced	Ballast Replaced	Photocell Replaced	Fuse Replaced	Lamp Socket Replaced
A	1544	S/E corner Second and Wanda	OK	Dec 00	Jan 05 Jul 09	Jan 05			
B	1543	611 Second Ave	OK	Dec 00	Jan 07 Mar 11	Jan 07			
C	1547	616 Second Ave	OK	Dec 00	Jan 07 Mar 11	Jan 07			
D	1548	628 Second Ave	OK	Dec 00	Feb 05 Jul 09				
E	1542	N/E corner Second and Ceres	OK	Dec 00	Jan 05 Jul 09		Mar 11 Jan 05		
F	1525	S/E corner Second and Ceres	OK	Jan 01	Jul 09	Jul 09			
G	1522	712 Second Ave	OK	Jan 01	Jan 08				
H	1526	713 Second Ave	OK	Dec 00	Oct 11 Jan 05 Mar 10	Oct 11 Jan 05	Oct 11		Jan 05
I	1521	720 Second Ave	OK	Jan 01	Sep 07	Sep 07			
J	1527	729 Second Ave	OK	Dec 00	Feb 05 Oct 11	Feb 05			
K	1528	N/E corner Second and Pomona	OK	Jan 01					
L	1533	N/side Pomona in south Plaza planter	OK	Jan 01	Sep 07		Sep 07	Jan 12	
M	No #	10' pole in north Plaza planter	OK	Apr 00					
N	No #	10' pole in east Plaza planter	OK	Apr 00	Jan 05	Jan 05			
P	1530	1202 Pomona Ave	OK	Dec 00	Jan 05 Mar 10 Oct 11	Jan 05 Mar 10		Jan 05	
Q	1532	1207 Pomona Ave	OK	Dec 00	Jun 07			Jun 07	
R	No #	1245 Pomona Ave	OK	Jan 01	Jan 07			Jan 07	
S	1534	1245 Pomona Ave	OK	Jan 01	Jan 07 Mar 11	Mar 11	Oct 11		
T	1535	S/E corner Second and Pomona	OK	Dec 00	Jan 07	Mar 07			
U	1536	S/W corner Second and Pomona	OK	Jan 01	Mar 10				
V	1519	1306 Pomona Ave	OK	Jan 01	Jan 08 Mar 10				
W	1518	1322 Pomona Ave	OK	Dec 00					
X	1537	1319 Pomona Ave	OK	Dec 00	Jan 05 Mar 10	Jan 05	Mar 10	Mar 10	
Y	1538	1345 Pomona Ave	OK	Dec 00	Jan 08 Oct 11	Jan 08	Jan 08	Jan 08	
Z	1515	1400 Pomona Ave	OK	Jan 01	Sep 07 Mar 11		Mar 11		
AA	1529	N/E corner Port and Pomona	crooked	May 12	May 12			none	
BB	1513	N/W corner Port and Pomona	crooked	Jan 01	Jan 05 Mar 11				
CC	1512	1528 Pomona Ave	OK	Jan 01	Jan 07 Jul 09				
DD	1539	1503 Pomona Ave	OK	Jan 01	Jan 05	Jul 09	Jan 05	Jun 05	Jun 05
EE	1540	1523 Pomona Ave	OK	Jan 01	Jan 05	Jan 05	Jan 05		
FF	1509	N/W corner Sixth and Pomona	OK	Oct 11 Jan 01	Oct 11 Jul 09	Oct 11 Jul 09			
Property of Sr. Housing									
GG	No #	N/E corner Second and Wanda	stays on	Oct 11	Oct 11				
HH	No #	N/E corner Second and Wanda	OK	Oct 11					
II	No #	1212 Wanda St	OK		Oct 11				
JJ	No #	1212 Wanda St	OK						

For Discussion on whether Measure L funds can be used for clearing of District-owned property for fire safety purposes.

6.a

Search by Address or Parcel Num...

For assistance please contact the Contra Costa County Department of Information Technology GIS Group. CCCGIS@doit.cccounty.us. For ADA accessibility information please go to the [Contra Costa County Website Accessibility](#) page.



Parcel Attribute Value

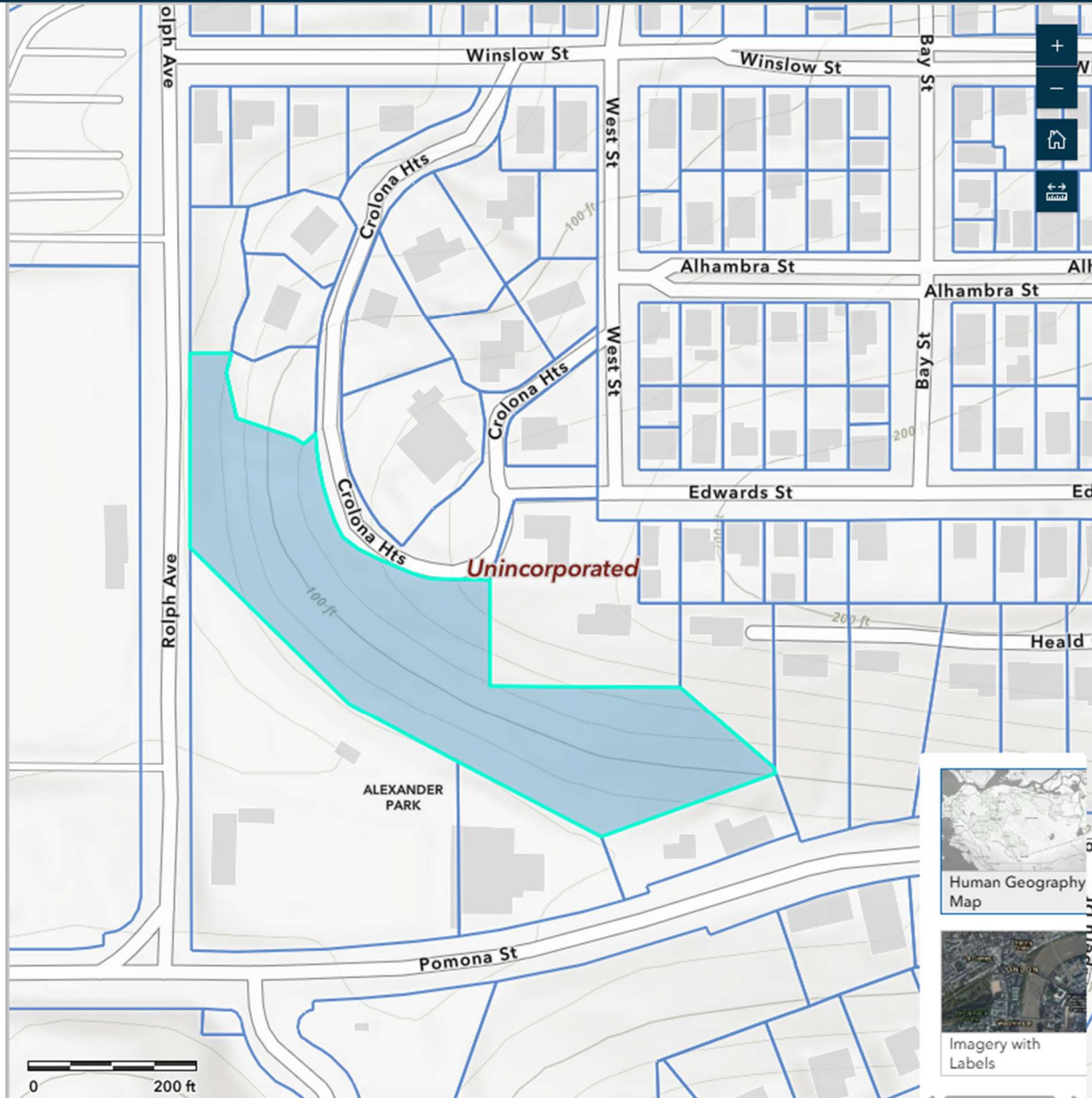
Parcel Number (APN)	354-103-031
Site Address	POMONA ST , CROCKET, CA
Brief Legal Description	PCL MAP 105 PG 18 POR PCL A SCENIC EASE
Parcel Use Code	79
Parcel Use Description	Government-owned, with or without improvements
Land Value	\$74,754
Improvement Value	-
Personal Property Value	-
Tax Rate Area	62006
Tax Exemption 1	-
Tax Exemption 1 Amount	-
Tax Exemption 2	-
Tax Exemption 2 Amount	-
Deed Reference	06388647
Recording Date	12/05/2006
Total Area (Lot Size)	-
Total Living Area	-
Building Constructed	-
Acreage	2.79 ac
Total Building Area	-

☒ Contra Costa County Assessment Parcels

☐ Zoning

☐ General Plan

Contra Costa County Parcel Viewer



The map displays the parcel 354-103-031, which is a large, irregularly shaped lot outlined in red. The lot is situated in a residential area with surrounding streets including Winslow St, Alhambra St, Edwards St, Heald St, Pomona St, and Rolph Ave. The parcel is labeled 'Unincorporated' in red text. The map also shows other parcels, including those labeled 'Crotona Hts' and 'ALEXANDER PARK'. A scale bar at the bottom left indicates a distance of 200 feet. On the right side of the map, there are navigation controls including a zoom in (+) button, a zoom out (-) button, a home button, and a print button. At the bottom right, there are two map style selection buttons: 'Human Geography Map' and 'Imagery with Labels'.

Property Address: **POMONA ST CROCKETT CA 94525**

General Information

Parcel # (APN): **354-103-031-2** [Download Assessor Map](#)
Owner: Available
Mailing Address: **PO BOX 578 CROCKETT CA 94525-0578**
Legal Description: **PCL MAP 105 PG 18 POR PCL A SCENIC EASE**
Use Type: **GOVERNMENT**
Tax Rate Area: **062-006**

Assessment

Total Value: **\$74,754** Year Assd: **2025**
Land: **\$74,754** Zoning: Available
Structures: Use Code: Available
Other: Census Tract:
% Improved: Available Price/SqFt:
Exempt Amt:
Exempt Type: **N**



Detail Report \$14.95 [Learn More](#)

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	12/05/2006	Available	Available	Available
Document Number:	388647	Available	Available	Available
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 2.790	Spaces:	Site Influence:
Lot SqFt: 121,532	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

**The information provided here is deemed reliable, but is not guaranteed.

[Additional reports on this property](#)