



Lou Ann Teixeira
Executive Officer

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

Wednesday, April 9, 2025, 1:30 PM

PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS

The public may attend this meeting in person at the following locations: Board of Supervisor Chambers, County Administration Building, 1025 Escobar St. 1st Floor, Martinez, CA 94553, and 660 K Street, San Diego, CA 92101. The public may also attend this meeting remotely by Zoom or telephone. The public may also attend this meeting remotely by Zoom or telephone.

If joining remotely by Zoom, please click the link below:

Join from PC, Mac, iPad, or Android:

<https://cccounty-us.zoom.us/j/88049204639>

Join via audio:

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. For public hearings, the Chair will announce the opening and closing of the public hearing. The Chair will call for verbal public comments. Public comments generally will be limited to two minutes per speaker. Time limits for public speakers may be adjusted at the discretion of the Chair.

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 \$500 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 was 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.

Americans with Disabilities Act Compliance: LAFCO will provide reasonable accommodation 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.

APRIL 9, 2025 CONTRA COSTA LAFCO MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of February 12, 2025, LAFCO meeting minutes
4. 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.

SPHERE OF INFLUENCE (SOI) AMENDMENTS/CHANGES OF ORGANIZATION

5. ***LAFCO 21-17 – Dissolution of County Service Area (CSA) R-9*** – receive update and consider governance options including dissolution of CSA R-9 . The district comprises 3.1+ square miles and serves unincorporated El Sobrante Valley including parts of Richmond ***Public Hearing continued from August 10, 2022, March 8, 2023, and March 13, 2024***

BUSINESS ITEMS

6. ***Miscellaneous County Service Areas (CSAs) Municipal Service Review (MSR)/SOI Updates*** – receive an overview of the Final MSR, receive public comments, provide input, and approve the final CSA MSR ***Public Hearing***
7. ***FY 2025-26 Proposed Budget and Work Plan*** - consider approving the proposed LAFCO budget and work plan for FY 2025-26 ***Public Hearing***
8. ***CALAFCO Update*** – receive the CALAFCO update and provide comments

INFORMATIONAL ITEMS

9. ***Current and Potential Applications - information only***
10. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)
11. Commissioner Comments and Announcements
12. Staff Announcements/Newspaper Articles/CALAFCO Update

CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: Executive Officer

CONFERENCE WITH LABOR NEGOTIATORS

Agency Negotiators: Chair Mike McGill and Vice Chair Gabe Quinto

Unrepresented Employee: Executive Officer

ADJOURNMENT

Next regular LAFCO meeting is May 14, 2025, at 1:30 pm.

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

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

MEETING MINUTES

February 12, 2025, 1:30 PM

1. Chair McGill called the meeting of February 12, 2025, to order at 1:30 p.m. Rob Schroder led the Pledge of Allegiance. Counsel noted for the record that Chair McGill was conducting this meeting while off-site, travelling on business for another agency.

2. Roll call. The following Commissioners and staff were present:

Regular Commissioners	Alternate Commissioners	Staff
Candace Andersen	Diane Burgis	Lou Ann Texeira, Executive Officer
Patricia Bristow	Scott Pastor (alternate)	Tom Geiger, Commission Counsel
Charles R. Lewis, IV, Chair	Rob Schroder (alternate)	Anna Seithel, LAFCO Clerk
Mike McGill, Vice Chair		
Gabriel Quinto		

3. **Approval of January 8, 2025, LAFCO Commission Meeting Minutes and January 22, 2025 Protest Hearing** - *Chair McGill invited Commissioner and staff comments. Commissioner Lewis motioned to approve, and Commissioner Bristow seconded. Chair McGill invited public comment on items not on the agenda. There were no public comments and Chair McGill closed the Public Comment period. The Commission unanimously, by a 6-0 vote, approved the minutes of the January 8, 2025, LAFCO Commission Meeting Minutes and January 22, 2025, Protest Hearing.*

VOTE

AYES: Andersen, Bristow, Burgis, Lewis, McGill, Quinto
NOES: None
ABSENT:
ABSTAIN:

4. **Public Comment** – Chair McGill invited public comment on items not on the agenda. There were no public comments and Chair McGill closed the Public Comment period.

SPHERE OF INFLUENCE (SOI) AMENDMENTS/CHANGES OF ORGANIZATION

5. **LAFCO 24-04 – Annexation of Rodeo Hercules Fire Protection District (RHFPD) to Contra Costa County Fire Protection District and Dissolution of RHFPD** — receive results of the January 22, 2025, protest hearing regarding the annexation and dissolution, and determine whether to order the reorganization, order the reorganization subject to an election, or terminate the proceedings. *The Commission received the results of the protest hearing (no protests) and ordered reorganization. A Citizen Initiative has been circulated within RHFPD. Per County Elections, the initiative proposes the repeal of a parcel tax measure (Measure O, passed in 2016) if RHFPD is annexed to CCCFPD. The citizens have 180 days from January 3, 2025, to gather the required number of signatures. Once submitted, County Elections has 30 days (excluding holidays and weekends) to validate signatures. There were no comments from Commissioners. Chair McGill invited public comment. There were no public comments and Chair McGill closed the Public Comment period. Commissioner Lewis motioned to approve, and Commissioner Burgis seconded. The Commission unanimously, by a 6-0 vote, approved the annexation of Rodeo Hercules Fire Protection District (RHFPD) to Contra Costa County Fire Protection District and dissolution of RHFPD.*

VOTE

AYES: Andersen, Bristow, Burgis, Lewis, McGill, Quinto
NOES: None
ABSENT:
ABSTAIN:

BUSINESS ITEMS

6. **Miscellaneous County Service Areas (CSAs) Municipal Service Review (MSR)/SOI Updates - Contract Extension – PLANWEST PARTNERS** – consider extending the existing contract with PLANWEST PARTNERS to April 30, 2025, in conjunction with the CSA MSR/SOI Updates covering 15 CSAs. *Chair McGill invited public comment. There were no comments and Chair McGill closed the Public Comment period. Commissioner Lewis motioned to approve, and Commissioner Quinto seconded. The Commission unanimously, by a 6-0 vote, extending the existing contract with PLANWEST PARTNERS to April 30, 2025, recommendations.*

VOTE

AYES: Andersen, Bristow, Burgis, Lewis, McGill, Quinto
NOES: None
ABSENT:
ABSTAIN:

7. ***FY 2024-25 Mid-Year Budget Report*** - receive FY 2024-25 mid-year budget report. ***The Commission received the FY 2024-25 mid-year budget report and provided comments. Chair McGill invited Commissioner comments and there were none. Chair McGill invited public comment. There were no comments and Chair McGill closed the Public Comment period. Commissioner Burgis motioned to approve, and Commissioner Quinto seconded. The Commission unanimously, by a 6-0 vote, received and approved the FY 2024-25 mid-year budget report.***

VOTE

AYES: Andersen, Bristow, Burgis, Lewis, McGill, Quinto
NOES: None
ABSENT:
ABSTAIN:

8. ***FY 2025-26 Proposed Budget Schedule and Workplan*** - provide input on FY 2025-26 proposed budget schedule and work plan. ***The Commission received the FY 2025-26 proposed budget schedule and workplan, and Chair McGill invited Commissioner comments. Commissioner Lewis inquired about the LAFCO Directory. Commissioner Quinto noted that at the Mayors Conference, a vote regarding the two new members would take place. Chair McGill invited public comment. There were no comments and Chair McGill closed the Public Comment period. No direction was provided by the Commission to staff on this matter.***

9. ***Updates to LAFCO Employee Salary Ranges*** – consider approving increases to LAFCO employee salary ranges. ***The Commission received the salary range updates and Resolution 2025-02 increasing salary ranges. Chair McGill invited Commissioner comments and there were none. Chair McGill invited public comment. There were no comments and Chair McGill closed the Public Comment period. Commissioner Lewis motioned to approve the resolution, and Commissioner Quinto seconded. The Commission unanimously, by a 6-0 vote, received and approved Resolution 2025-02, increasing LAFCO employee salary ranges.***

VOTE

AYES: Andersen, Bristow, Burgis, Lewis, McGill, Quinto
NOES: None
ABSENT:
ABSTAIN:

10. ***CALAFCO Update*** – discuss and provide input regarding the future direction of the California Association of Local Agency Formation Commissions (CALAFCO). ***The Commission received an update regarding recent CALAFCO activities. Chair McGill invited Commissioner comments and there were none. Chair McGill invited public comment. There were no comments and Chair McGill closed the Public Comment period. Commissioner Lewis provided input regarding the staff report for CALAFCO's direction, and Chair McGill concurred with staff that CALAFCO has positive changes.***

INFORMATIONAL ITEMS

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

ADJOURNMENT - ***Next regular LAFCO meeting is March 12, 2025, at 1:30 pm.***



Lou Ann Teixeira
Executive Officer

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April 9, 2025
Agenda Item 5

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 9, 2025 (Agenda)

Dissolution of County Service Area R-9

SUMMARY: In June 2021, Contra Costa LAFCO completed its 2nd round *Parks & Recreation Services Municipal Services Review* (MSR) and Sphere of Influence (SOI) updates. The MSR covered all 19 cities, three parks & recreation districts, one regional park district, four community services districts, and eight County Service Areas (CSAs) including CSA R-9 (El Sobrante). Consistent with the recommendations in the MSR, the Commission adopted a zero SOI for CSA R-9 in June 2021 signalling future dissolution of CSA R-9.

In November 2021, the Commission considered initiating dissolution of CSA R-9, but deferred action for 6-9 months at the request of County Supervisor John Gioia and pending an update on the status of CSA R-9. In August 2022, the Commission adopted a resolution initiating proceedings for dissolution of CSA R-9 and requested an update from the County. Supervisor Gioia previously reported to the Commission that a working group was exploring a parcel tax for parks in El Sobrante. Supervisor Gioia requested an additional six months to continue these discussions which the Commission granted. In March 2023, Supervisor Gioia provided an update noting there was community interest and an active working group exploring improvements and a potential assessment measure. Supervisor Gioia requested a one-year extension to March 2024 to pursue these efforts which the Commission granted.

In February 2024, Supervisor Gioia and Contra Costa County Public Works provided an update and additional information to LAFCO staff regarding the status of CSA R-9. Supervisor Gioia and Public Works noted that in December 2023, the County Board of Supervisors allocated \$1 million annually from Measure X to fund County parks and recreation projects (capital and maintenance) in unincorporated areas.

County Public Works staff notes that funding for maintenance and capital needs for parks and recreation is not adequate, which limits facilities and services. Measure X funds could be used to augment existing revenue with a focus on equity to impacted communities. The approved allocation could provide consistent funding for capital improvements, deferred maintenance, planning and development of new park and recreation facilities, and increase ability to leverage grants.

As the park funding program develops, it is likely there will be coordination with each Supervisorial District to determine their specific goals as it relates to parks and recreation. It is anticipated that each County Supervisor will prioritize funding based on their District's unique community needs and desires. The County recognizes that CSA R-9 and the El Sobrante community currently lack consistent park and recreation opportunities, and that Measure X funding is a potential source of revenue to expand and improve services.

Supervisor Gioia also notes there is a countywide allocation of \$1 million for parks (capital and/or maintenance). Supervisor Gioia is pursuing a possible park location in El Sobrante where he would use his district's share to help develop a park. However, a ballot measure may be needed. Further, Supervisor Gioia believes it is premature to plan a measure now.

Supervisor Gioia wishes to keep CSA R-9 in existence as the County pursues funding option and requests that R-9 not be dissolved at this time since there is potential to obtain funding for parks in unincorporated El Sobrante. There is also the potential to place a funding measure on the ballot.

DISCUSSION:

Background: CSA R-9 was formed in 1974 to provide park and recreation services to the unincorporated El Sobrante community (see Exhibit A). Since formation, there were five detachments from and three annexations to CSA R-9. The CSA R-9 service area is approximately 3.1± square miles with an estimated population of 15,639 (2020). CSA R-9 is almost entirely within the City of Richmond's SOI with a small portion in the north that lies within the City of Pinole's SOI, and an island to the southwest which lies within the City of San Pablo's SOI. There are no disadvantaged communities within CSA R-9.

Within CSA R-9 is the Children's Reading Garden located at the El Sobrante library. The Reading Garden was built with one-time park dedication fees, is designed to have minimal maintenance, and is maintained by volunteers and the library. Other than possible Measure X funding, CSA R-9 has no money and no funding source to fund maintenance of the Children's Reading Garden. Park improvements in El Sobrante were previously funded with one time park dedication funds collected on new development and with East Bay Regional Parks Measure WW funds. Also, the County notes that reliance on volunteer community members to maintain the Reading Garden is not sustainable due to liability and accountability issues. Further, the Reading Garden is 0.1± acres and does not provide sufficient capacity to meet current or future demands. There are limited opportunities for shared facilities given R-9's lack of resources.

Regarding financial ability of the district to provide services, R-9 lacks a secure source of revenue. Planned expenditures are expected to exceed revenues, which means maintenance and other expenses may need to be partially deferred. Two past attempts to pass assessments in 1985 and 1998 failed.

The LAFCO MSR identified two SOI options for R-9: 1) retain the existing coterminous SOI, or 2) adopt a zero SOI signaling future dissolution of R-9 whereby the County would be the successor agency. County staff noted that R-9 park maintenance duties could shift to the County Landscape & Lighting District.

In accordance with the MSR consultant and LAFCO staff recommendations, the Commission adopted a zero SOI as CSA R-9 is not providing services and has no secure source of revenue.

Commission Proceedings – A dissolution may be initiated by LAFCO if it is consistent with a recommendation or conclusions of a study prepared pursuant to GC §§56378, 56425, or 56430, and LAFCO makes determinations specified in §56881(b). Sections 56378, 56425, and 56430 require LAFCO to study existing agencies, make determinations regarding SOIs and conduct MSRs.

Section 56881(b) requires LAFCO to make both of the following determinations regarding dissolution:

- (1) Public service costs of a proposal that the commission is authorizing are likely to be less than or substantially similar to the costs of alternate means of providing the service.
- (2) A change of organization or reorganization that is authorized by the commission promotes public access and accountability for community service needs and financial resources.

As previously noted, in August 2022, the Commission adopted a resolution initiating dissolution of CSA R-9. Before LAFCO can dissolve a district, LAFCO must hold a public hearing. LAFCO deferred action on the proposed dissolution pending an update from Supervisor Gioia.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted, the Commission should consider approving one of the following options:

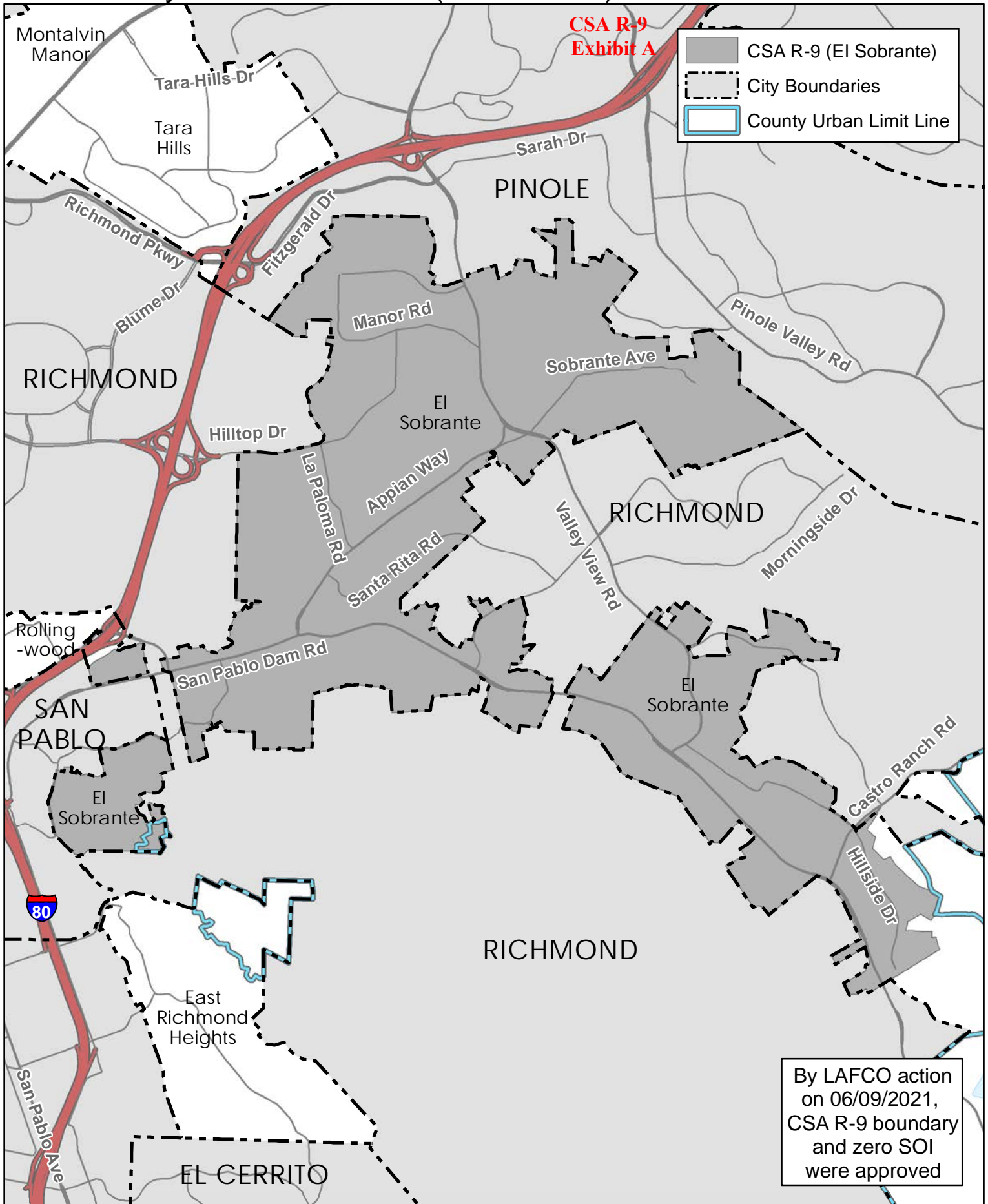
- Option 1** Direct LAFCO staff to schedule a public hearing to consider dissolution of CSA R-9.
- Option 2** If the Commission needs more information, CONTINUE this matter to a future meeting.
- Option 3** Defer further action regarding dissolution and request an update in six months (October 2025) regarding the status of CSA R-9 including funding.

RECOMMENDED ACTION: Option 3

LOU ANN TEXEIRA, EXECUTIVE OFFICER
CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

Exhibit A: LAFCO Map of CSA R-9
c: Distribution

County Service Area R-9 (El Sobrante) and Coterminus SOI





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April 9, 2025 (Agenda)

April 9, 2025
Agenda Item 6

Contra Costa Local Agency Formation Commission (LAFCO)
40 Muir Road, First Floor
Martinez, CA 94553

**Miscellaneous County Service Areas
Municipal Services Review/Sphere of Influence Updates**

Dear Members of the Commission:

BACKGROUND: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) provides that LAFCO shall review and update each sphere of influence (SOI), and that in conjunction with the SOI update, the Commission shall conduct a municipal service review (MSR). The MSR is an important tool for LAFCO in fulfilling its legislative mandate to coordinate the efficient and logical development of local government agencies and services. The MSR serves as a basis for SOI updates and future boundary changes.

MSRs provide an assessment of the range and adequacy of municipal services provided in the County and the basis for making LAFCO determinations relating to *growth & population projections, location and characteristics of disadvantaged communities, capacity of public facilities, services, and infrastructure, financial ability of agencies to provide services, opportunities for share facilities, accountability, governance structure and operational efficiencies*, and other factors relating to efficient and effective service delivery.

Contra Costa LAFCO continues its work on MSRs having recently completed the 3rd round Wastewater MSR/SOI updates (June 2024). We also recently initiated the 3rd round reclamation district MSR/SOI updates which is currently underway.

At this time, we are pleased to present the *Final Miscellaneous County Service Areas (CSAs) MSR/SOI Updates* which is available for review on the Contra Costa LAFCO website at <https://www.contracostalafco.org/>. This MSR includes a review of 15 CSAs, as detailed below.

SUMMARY: In November 2023, LAFCO initiated the 3rd round MSRs covering 15 CSAs. This round MSR focuses on the following:

- ✚ Updating profile data including growth and population, finances (expenses, revenues, debt, reserves, rates/fee schedules, other fiscal indicators); and staffing/management
- ✚ Capacity of public services, programs, and facilities; and service to disadvantaged communities
- ✚ Shared services/facilities and collaboration
- ✚ Accountability, structure, and efficiencies
- ✚ Governance structure options
- ✚ Other metrics specific to these services as identified by LAFCO staff and the consultant team

The MSR Process – Planwest Partners, Inc. was hired to prepare the MSR report.

To date, the MSR process entailed the following:

- ✚ December 2023 – Kick-off
- ✚ January – Sept 2024 - Data Collection and analysis
- ✚ November 2024 Release *Public Review* MSR
- ✚ December 2024 – LAFCO Public Hearing
- ✚ March 2025 - Release *Final MSR*
- ✚ April 2025 – LAFCO Public Hearing

OVERVIEW AND PROCESS: In November 2023, LAFCO initiated the “*Miscellaneous CSA MSR/SOI Updates*”. Planwest Partners prepared the MSR. The *CSA MSR* focuses on a variety of services including:

- ✚ Drainage Maintenance/Geologic Hazard Abatement
- ✚ Transportation/Transit/Streetlighting/Delta Ferry/BART/Road Maintenance
- ✚ Libraries
- ✚ Law Enforcement/Police Protection

On November 18, 2024, the Public Review *MSR* report was released and posted on the Contra Costa LAFCO website homepage at <https://www.contracostalafco.org/> On December 11, 2024 LAFCO held a public hearing at which time the MSR consultants provided an overview of the MSR and SOI updates.

At the final LAFCO public hearing on April 9, 2025, the Commission will receive final public comments and be asked to approve the MSR/SOI updates.

County Service Areas Covered in the MSR

The CSAs covered in this MSR include the following agencies:

1. D-2 – Drainage – Walnut Creek
2. L-100 – Countywide Street Lighting
3. Lib-2 – El Sobrante
4. Lib-10 – City of Pinole
5. Lib-12 – Moraga
6. Lib-13 – Concord, Walnut Creek, and Ygnacio Valley
7. M-1 – Delta Ferry
8. M-20 Parkway Tree Maintenance
9. M-23 – Drainage Maintenance and Geologic Hazard Abatement Service
10. M-31 - Pleasant Hill BART Transportation Demand Management Program
11. P-2 – Police Protection Zone A-Blackhawk and Zone B-Alamo
12. P-5- Police Protection-Roundhill
13. P-6 - Police Protection-Unincorporated Areas
14. RD-4 – Road Maintenance – Bethel Island
15. T-1 – Transit Service

DISCUSSION

Municipal Service Review Determinations – In accordance with the MSR, LAFCO must prepare written determinations relating to the following factors pursuant to Government Code (“GC”) section 56430:

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged unincorporated communities (DUCs) within or contiguous to the SOI.
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies, including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any DUCs within or contiguous to the SOI.
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

The CSA MSR report includes an analysis of these factors.

Sphere of Influence (SOI) Updates – The requirement for LAFCOs to conduct MSRs was established by the CKH Act to acknowledge the importance of SOIs and recognize that periodic SOI updates should be conducted.

A SOI is defined as a “*plan for the probable physical boundaries and service area of a local agency, as determined by the commission.*” SOIs define the logical, long-term service boundary for an agency. SOIs can be the same, larger, or smaller than the existing local agency boundary. Contra Costa LAFCO uses various SOI designations, including “zero,” which signals dissolution or consolidation of the local agency; “provisional” SOI, which delineates that a future restructuring or change of organization is needed; and “pending” SOI which indicates there are pending issues to resolve before updating the SOI.

The MSR typically culminates in updating the SOIs of the subject agencies covered in the MSR report. LAFCOs are required to make written determinations in accordance with Government Code §56425(e) when establishing, amending, or updating an SOI for any local agency that addresses the following:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.
5. For an update of an SOI of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any DUC with the existing SOI.

When updating the SOI for a district, and in this case, a CSA, LAFCO is also required to establish the nature, location, and extent of any functions or classes of services provided [Section 56425(i)]. The SOI options and recommendations are presented in Attachment 1.

As shown in the attached table, the recommendations include retaining the existing SOIs for most of the CSAs, reducing one CSA's SOI, increasing three CSAs SOIs, and designating a zero SOI for one CSA.

ENVIRONMENTAL ANALYSIS

The MSR is a study intended to serve as an informational tool to assist LAFCO, local agencies, and the public better understand the public service structure in Contra Costa County. The MSR study and determinations are Categorical Exempt under §15306, Class 6 of the California Environmental Quality Act (CEQA) Guidelines. The proposed LAFCO SOI updates are exempt under the General Rule exemption §15061(b)(3) of the CEQA Guidelines.

RECOMMENDATIONS

1. Receive the consultants' presentation and LAFCO staff report;
2. Open the public hearing to receive public comments;
3. After receiving public comments, close the hearing;
4. Provide comments as desired; and
5. Approve the Final CSA MSR and Resolutions

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment 1 – CSA Options and Recommendations
Attachment 2 – CSA Resolutions

c: Distribution

Attachment 1

OPTIONS AND RECOMMENDATIONS

CSA #	County Service Areas	SOI Options	Recommendations
D-2	Drainage (Walnut Creek)	1. Retain coterminous SOI 2. Zero SOI	Retain coterminous SOI
L-100	Streetlighting (countywide)	1. Retain coterminous SOI 2. Reduce SOI – exclude territory in cities 3. Zero SOI	Reduce SOI to exclude territory in city SOIs
LIB-2	Library	1. Retain existing coterminous SOI 2. Adjust SOI to reflect current service area	Retain coterminous SOI
LIB-10	Library	1. Retain existing coterminous SOI 2. Adjust SOI to reflect current service area	Retain coterminous SOI
LIB-12	Library	1. Retain existing coterminous SOI 2. Adopt a zero SOI	Retain existing coterminous SOI
LIB-13	Library	1. Retain coterminous SOI 2. Increase SOI to include Rancho Paraiso area	Increase SOI to include Rancho Paraiso area
M-1	Delta Ferry	Retain coterminous SOI	Retain coterminous SOI
M-20	Parkway Tree Maintenance	1. Retain coterminous SOI 2. Zero SOI; dissolution of service with no successor agency	Retain coterminous SOI
M-23	Drainage Maintenance, Geologic Hazard Abatement Services (Blackhawk)	1. Retain coterminous SOI 2. Zero SOI as service is now provided by GHAD	Zero SOI - GHAD as successor agency
M-31	BART RDA Transportation Demand Mgmt Program	1. Retain coterminous SOI 2. Increase SOI to include interior roads	Increase SOI to include interior roads
P-2	Police Protection	<p><i>Zone A</i></p> <ol style="list-style-type: none"> 1) Retain coterminous SOI 2) Increase SOI to include areas consistent with the Blackhawk-Camino Tassajara CDP <p><i>Zone B</i></p> <ol style="list-style-type: none"> 1) Retain coterminous SOI 2) Increase SOI to include areas consistent with the Alamo CDP 3) Increase SOI to include district boundaries of CSA P-5 (Roundhill) within the CSA P-2 Alamo area SOI 	<p><i>Zone A</i> - Increase SOI to include to include areas consistent with the Blackhawk-Camino Tassajara CDP</p> <p><i>Zone B</i> - Increase SOI to include to include areas consistent with the Alamo CDP</p> <p><i>No Designated Zone</i> – Remove the portion of CSA P-2 west of Danville from the SOI and eventually detach it from CSA P-2</p>

		<p>4) Increase SOI for CSA P-5 (Roundhill) to include all of the Alamo area CSA P-5. Zone B for CSA P-2 could remain intact and would become a Zone within the new CSA P-5. CSA P-2 would then consist of the Blackhawk area only (and in the future Camino Tassajara if that area were to be added to the CSA P-2 SOI)</p> <p><i>No Designated Zone</i> Remove the portion of CSA P-2 west of Danville from the SOI and eventually detach it from CSA P-2.</p>	
P-5	Police Protection	Retain existing SOI	Retain existing SOI
P-6	Police Protection	Retain existing coterminous SOI	Retain existing coterminous SOI
RD-4	Road maintenance	Adopt coterminous SOI with additional determinations Adopt zero SOI and dissolution with County as successor agency”	Adopt zero SOI and dissolution with County as successor agency
T-1	Transit	<ol style="list-style-type: none"> 1. Adopt coterminous SOI 2. Adopt annexable SOI including Wendt Ranch subdivision 3. Adopt provisional SOI 4. Adopt zero SOI 	Adopt coterminous SOI

**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA D-2**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA D-2, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA D-2 was formed in 1968 and provides drainage service to portions of the Walnut Creek area (incorporated and unincorporated); and

WHEREAS, CSA D-2 serves approximately 9,716 people in a service area of 2.46± square miles; and

WHEREAS, the MSR report identified one SOI option for the District: retain the existing SOI; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the District's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Retain the existing SOI for CSA D-2 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA D-2 service area is comprised of some incorporated and unincorporated areas of Walnut Creek. Land uses include residential and open space areas (Shell Ridge). No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - CSA D-2's service area is expected to experience some growth over the next 20 to 25 years. The current population within CSA D-2 is approximately 9,716. The City of Walnut Creek anticipates significant growth within the City and within the CSA D-2 service area.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – There is a countywide Contra Costa Flood Control Capital Improvement Plan (CIP) which was last updated in 2021 for FY 2021-22 thru 2027-28. The plan includes several projects within the D-2 service area. This includes a planned Flood

Control Zone 3B Channels and Structures Conditions Assessment within the D-2 SOI which would identify deficiencies and conduct a retrofit plan, if needed. There is also a project to perform San Ramon Creek Sediment Removal near San Ramon Bypass. This project, with a funding allocation from Flood Control Zone 3B (\$400,000), manages base flows and are maintained within the natural creek channel.

- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – CSA D-2 provides services within the City of Walnut Creek and unincorporated areas. The District also receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA D-2's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – CSA D-2 provides master drainage plan and drainage corrections in portions of Walnut Creek (incorporated and unincorporated areas).

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

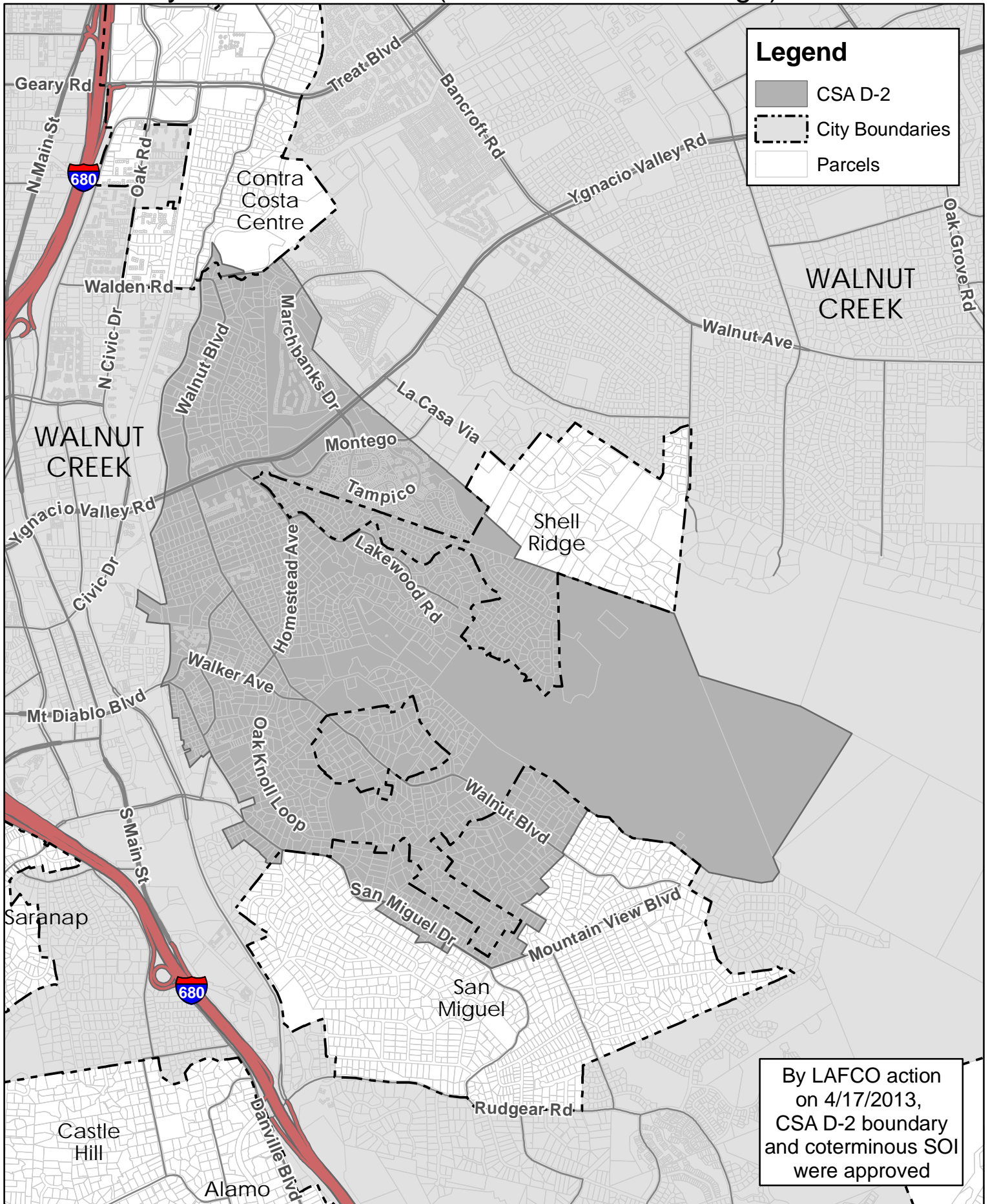
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area D-2 (Walnut Creek Drainage) and SOI



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA L-100**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, CSA L-100 was formed in 1986 and provides public streetlighting service to developed and developing portions of Contra Costa County (unincorporated areas); and

WHEREAS, in 2013, the CSA MSR identified three SOI options for CSA L-100: 1) retain existing SOI, 2) reduce SOI excluding territories in cities; and 3) reduce the SOI to zero; and

WHEREAS, in 2013, the Commission reduced the SOI to zero as any new streetlights are annexed to CFD 2010-1; and

WHEREAS, the SOI is reduced to exclude territory in the city SOIs; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA L-100, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, the CSA L-100 boundary is not coterminous; and

WHEREAS, CSA L-100 currently serves a population of approximately 178,527 in a service area (developed and developing) of 28.97± square miles; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the District's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Retain zero SOI as approved excluding territory in cities as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA L-100 service area is comprised of incorporated and unincorporated areas of Walnut Creek. Land uses include residential and open space areas (Shell Ridge). No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - There is a present and probable need for funding streetlighting services. CSA L-100's service area is expected to experience some growth over the next 20 to 25 years. The current population within CSA L-100 is approximately 178,527.

- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – Streetlight densities are somewhat lower in the CSA boundaries than in the incorporated areas. The SOI update will not impact the present capacity of public facilities and adequacy of public services that CSA L-100 provides or is authorized to provide,
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – CSA L-100 provides services in most unincorporated areas throughout the County. The District also receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the areas that are relevant to CSA L-100.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are DUCs located within CSA L-100's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – CSA L-100 provides public streetlighting service to developed and developing portions of Contra Costa County (unincorporated areas).

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

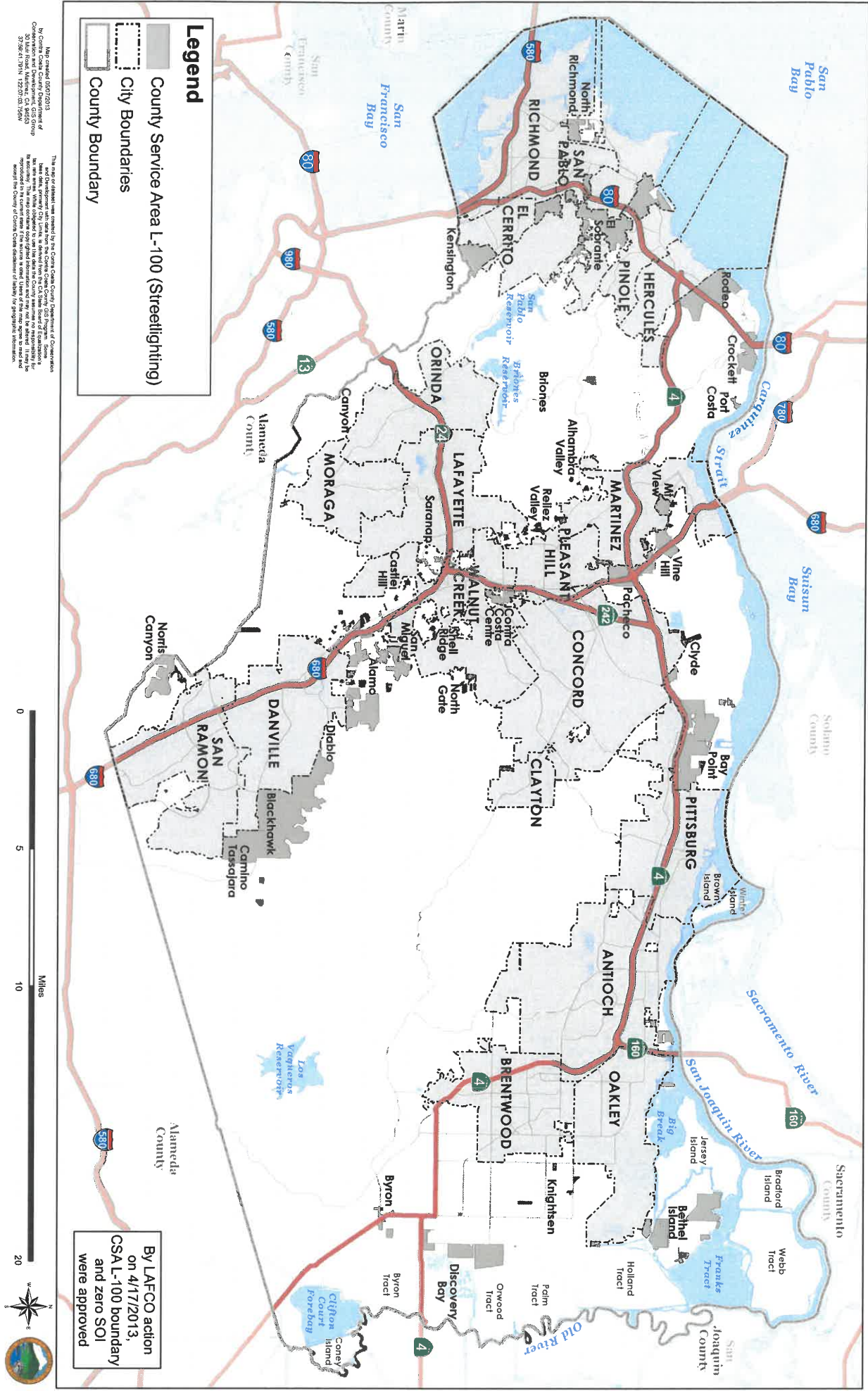
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area L-100 (Streetlighting) and Zero SOI



Map created 08/07/2013
 By Contra Costa County Department of
 Community Development
 300 Main Road, Martinez, CA 94553
 510-261-1721, 12207-03, 2509

This map is a technical drawing created by the Contra Costa County Department of Community
 and Development with data from the Contra Costa County GIS Department. It is not
 a warranty. The map contains geographical information and may not be altered. It may be
 used for informational purposes only. The map is not a legal document. It is not a
 representation of the County of Contra Costa's official position on any geographic information.

**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA LIB-2**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA LIB-2, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA LIB-2 was formed in 1958 and provides library services to the unincorporated community of El Sobrante; and

WHEREAS, CSA LIB-2 is a small full service public and conducts outreach to local schools;

WHEREAS, the library serves approximately 15,846 people in a service area of 3.88± square miles; and

WHEREAS, the MSR report identified two SOI options for CSA LIB-2: retain the existing coterminous SOI or adjust the SOI to reflect the current service area; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the District's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Retain the existing SOI for CSA LIB-2 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA LIB-2 service area is comprised of the unincorporated community of El Sobrante. Land uses include commercial, mixed use, and waterfront. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - CSA LIB-2's service area is expected to experience some growth over the next 20 to 25 years. The current population within CSA LIB-2 is approximately 15,846. The El Sobrante community anticipates some growth within the CSA LIB-2 service area.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – LIB-2 provides services to enhance literacy, support educational

pursuits, and fostering community engagements. Services include access to diverse collections of books and digital resources, and various programs to benefit all community members.

- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – LIB-2 provides services to the El Sobrante community. District also receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA LIB-2's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – LIB-2 provides library services to the unincorporated community of El Sobrante.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

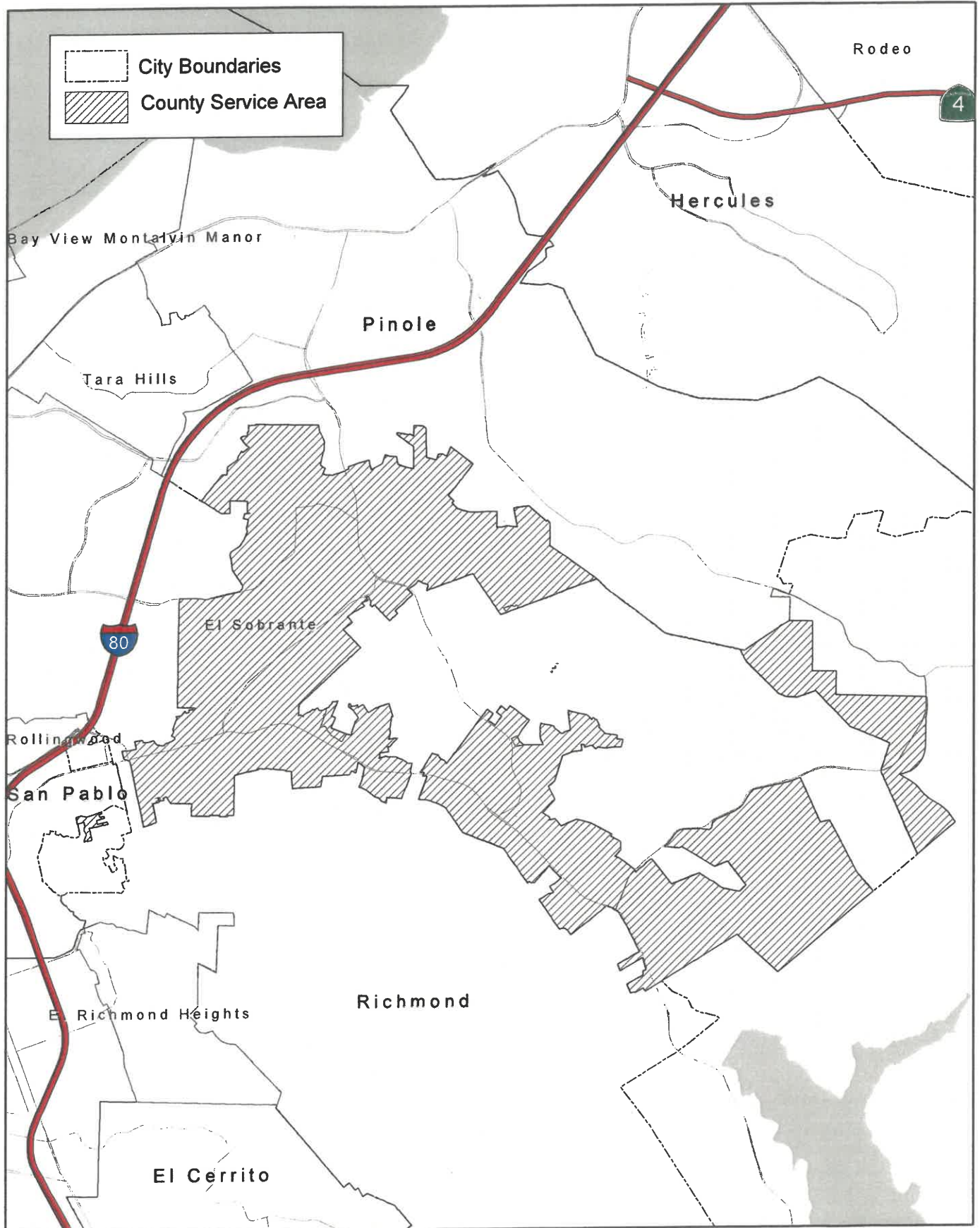
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area LIB-2 (Rancho El Sobrante)



Map created 4/22/2009
by Contra Costa County Community Development, GIS Group
651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
37°56'48.455N 122°06'35.384W

This map was created by the Contra Costa County Community Development Department with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

0 0.2 0.4 0.8 Miles



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA LIB-10**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA LIB-10, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA LIB-10 was formed in 1966 and provides library services to the City of Pinole and nearby unincorporated areas; and

WHEREAS, CSA LIB-10 is a small full service public library and conducts outreach to local schools;

WHEREAS, the library serves approximately 28,360 people in a service area of approximately 14± square miles; and

WHEREAS, the MSR report identified two SOI options for CSA LIB-10: retain the existing coterminous SOI or adjust the SOI to reflect the current service area; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the District's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Retain the existing SOI for CSA LIB-10 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA LIB-10 service area is comprised of the unincorporated community of El Sobrante. Land uses include commercial, mixed use, and waterfront. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - CSA LIB-10's service area is expected to experience some growth over the next 20 to 25 years. The current population within CSA LIB-10 is approximately 28,360. The El Sobrante community anticipates some growth within the CSA LIB-10 service area.

- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – LIB-10 provides services to enhance literacy, support educational pursuits, and fostering community engagements. Services include access to diverse collections of books and digital resources, and various programs to benefit all community members.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – LIB-10 provides services to the El Sobrante community. District also receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA LIB-10's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – LIB-10 provides library services to the unincorporated community of El Sobrante.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

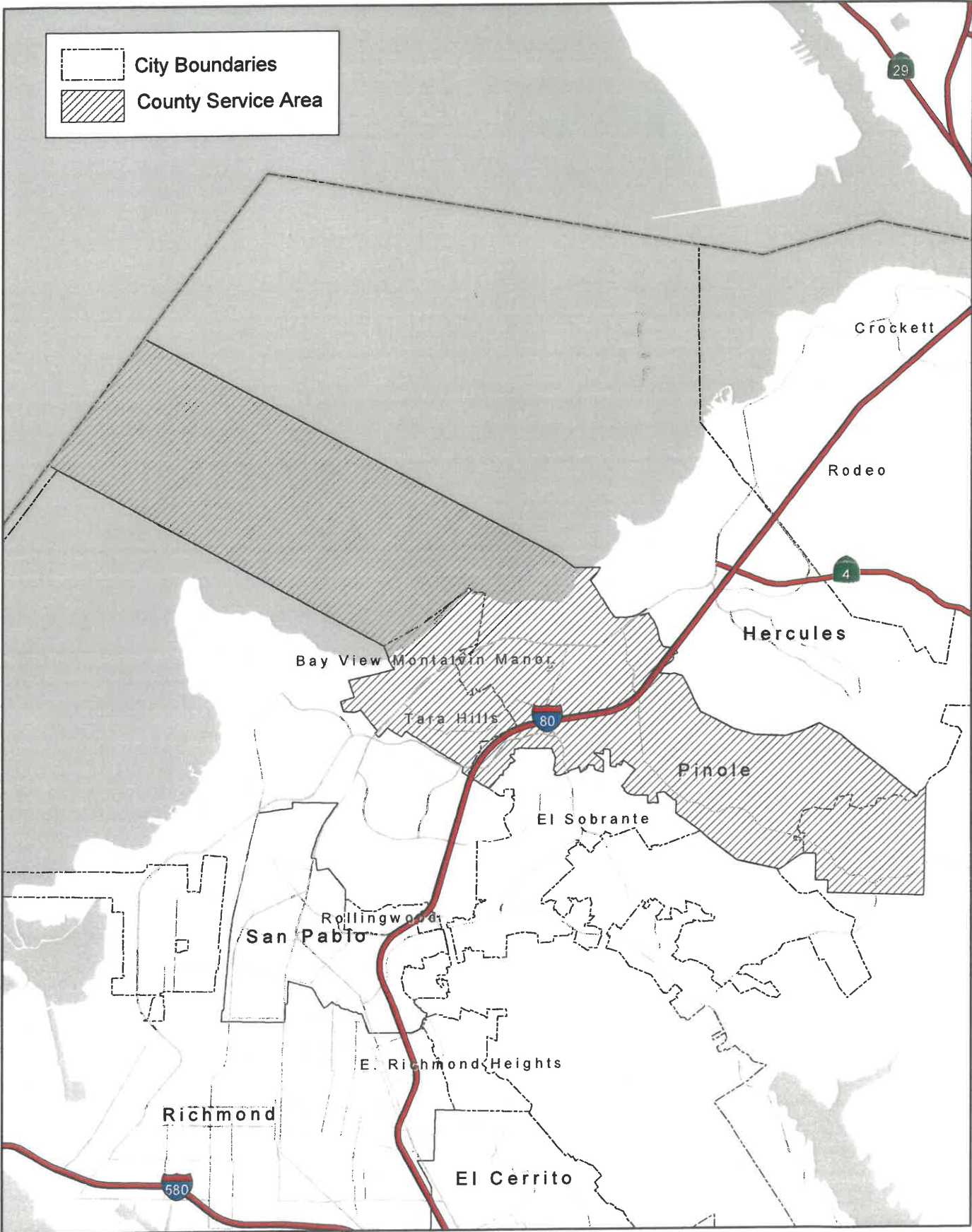
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area LIB-10 (City of Pinole)



Map created 4/22/2009
by Contra Costa County Community Development, GIS Group
651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
37°59'48.455N 122°05'35.394W

This map was created by the Contra Costa County Community Development Department with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

0 0.45 0.9 1.8 Miles



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA LIB-12**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA LIB-12, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA LIB-12 was formed in 1969 and provides library services to the Town of Moraga and nearby unincorporated areas; and

WHEREAS, CSA LIB-12 is a small full service public library and conducts outreach to local schools;

WHEREAS, the library serves approximately 20,015 people in a service area of approximately 8.32± square miles; and

WHEREAS, the MSR report identified two SOI options for CSA LIB-12: retain the existing coterminous SOI or adjust the SOI to reflect the current service area; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the CSA's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Retain the existing SOI for CSA LIB-12 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA LIB-12 serves the Town of Moraga and adjacent unincorporated areas. Land uses include commercial, mixed use, and waterfront. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - CSA LIB-12's service area is expected to experience some growth over the next 20 to 25 years. The current population within CSA LIB-12 is approximately 17,095. The Town of Moraga anticipates some growth within the CSA LIB-12 service area.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – LIB-12 provides services to enhance literacy, support educational

pursuits, and fostering community engagements. Services include access to diverse collections of books and digital resources, and various programs to benefit all community members.

- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – LIB-12 provides services to the Town of Moraga community. The CSA also receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA LIB-12's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – LIB-12 provides library services to the Town of Moraga and unincorporated areas.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

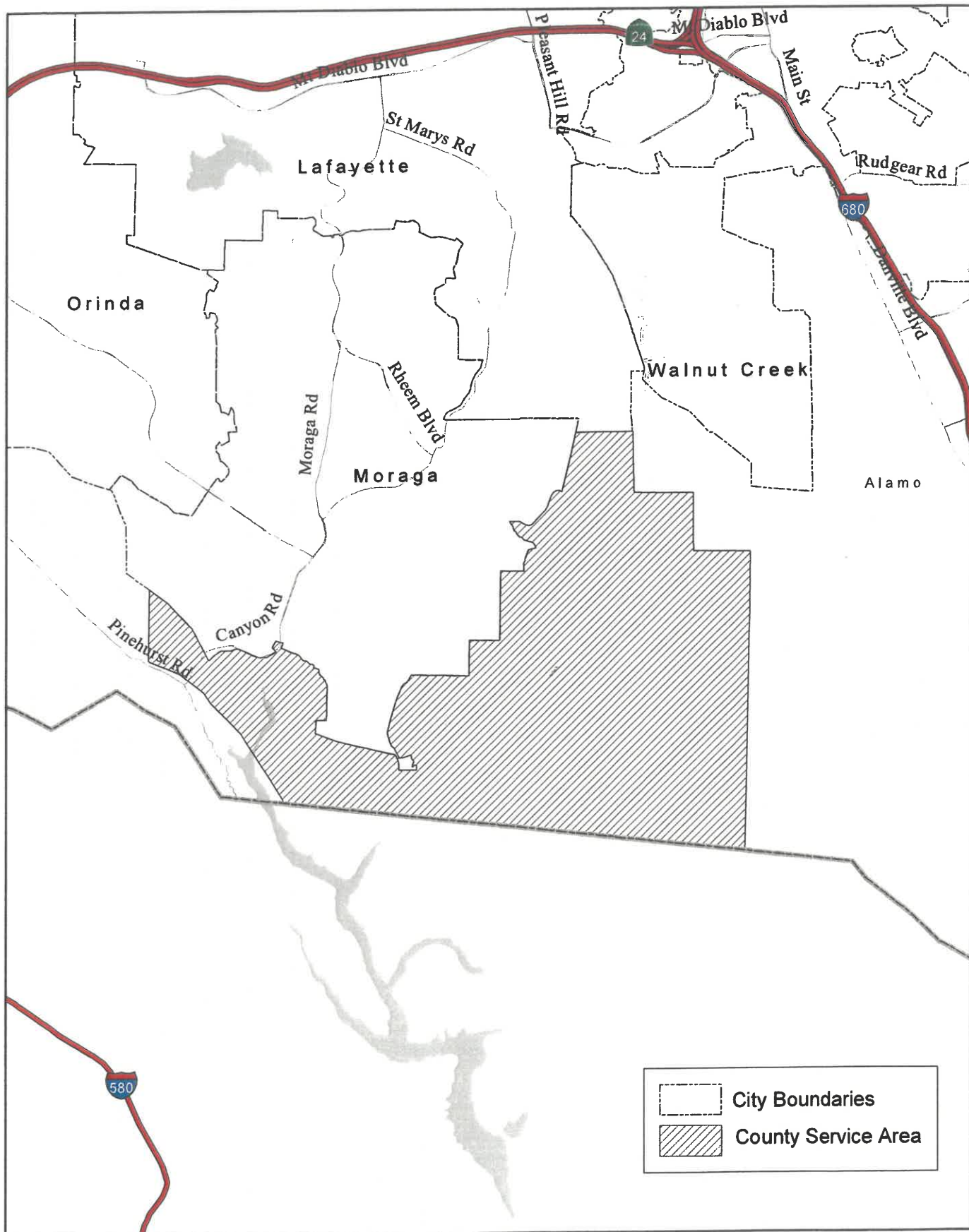
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area LIB-12 (Town of Moraga)



Map created 4/22/2009
by Contra Costa County Community Development, GIS Group
651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0055
37.59:48.455N 122.06:35.394W

This map was created by the Contra Costa County Community Development Department with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

0 0.3 0.6 1.2 Miles



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA LIB-13**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA LIB-13, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA LIB-13 was formed in 1970 and provides library services to portions of the cities of Walnut Creek and Concord; and

WHEREAS, CSA LIB-13 is a full service public library and conducts outreach to local schools;

WHEREAS, the library serves approximately 25,381 people in a service area of approximately 8.98± square miles; and

WHEREAS, the MSR report identified two SOI options for CSA LIB-13: retain the existing coterminous SOI or increase the SOI to include the Rancho Paraiso service area; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the CSA's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Retain the existing SOI for CSA LIB-13 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA LIB-13 serves portions of the cities of Concord and Walnut Creek and nearby unincorporated areas (Shell Ridge). Land uses include mostly missed use and commercial. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - CSA LIB-13's service area is expected to experience some growth over the next 20 to 25 years. The current population within CSA LIB-13 is approximately 25,354. The cities of Concord and Walnut Creek anticipate some growth within the CSA LIB-13 service area.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – LIB-13 provides services to enhance literacy, support educational

pursuits, and fostering community engagements. Services include access to diverse collections of books and digital resources, and various programs to benefit all community members.

- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – LIB-13 provides services to portions of the cities of Concord and Walnut Creek and nearby unincorporated areas. CSA LIB-13 receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA LIB-13's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – LIB-13 provides library services to portions of the cities of Concord and Walnut Creek and nearby unincorporated areas.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

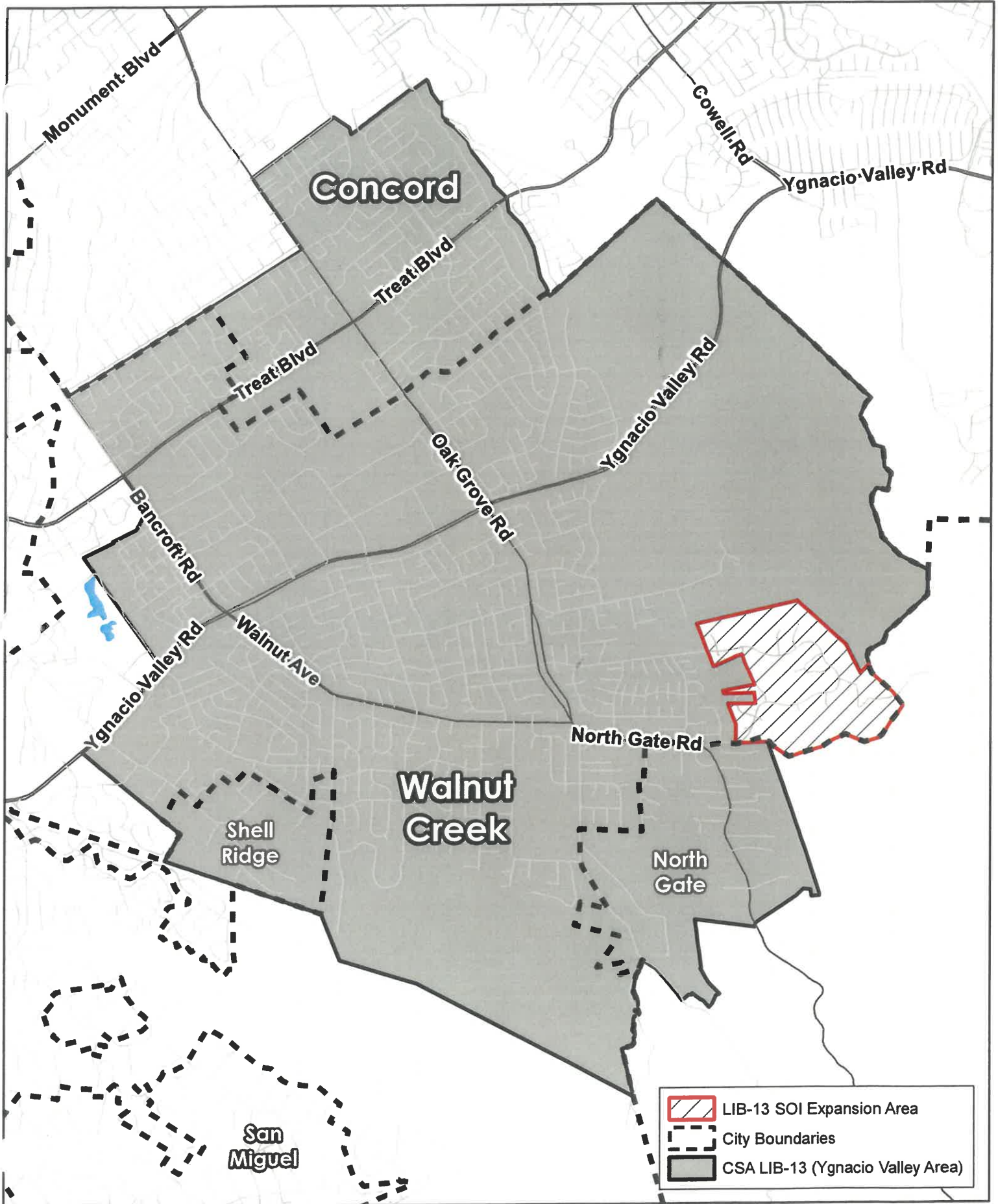
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

Rancho Paraiso Area SOI Expansion of Community Service Area LIB-13 Ygnacio Valley Area



Map created 02/05/2013
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

0 0.25 0.5 1 Miles



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA M-1**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA M-1 (Delta Ferry), and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA M-1 was formed in 1960 and provides ferry service between Bradford, Jersey, and Webb Tract islands; and

WHEREAS, in 2013, the CSA MSR identified one SOI option for CSA M-1: retain existing SOI; and

WHEREAS, CSA M-1 serves approximately 36± people in a service area of approximately 13.56± square miles (Ferry Route); and

WHEREAS, the MSR report identified one SOI option: retain the existing coterminous SOI; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the CSA's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Retain the existing SOI for CSA M-1 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA M-1 service area is comprised of Bradford Island (RD 2059) and Webb Tract (2026). Land uses include agricultural, and secondarily commercial, recreational, residential, and gas extraction. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - CSA M-1 service area is expected to experience minimal growth over the next 20 to 25 years. The current population within CSA M-1 is approximately 36. CSA M-1 anticipates minimal growth within the CSA M-1 service area.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – Ferry services funded by M-1 appear to be adequate. The SOI update

will not impact the present capacity of public facilities and adequacy of public services that CSA M-1 provides.

- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – The primary communities of interest are the Bradford Island and Webb Tract property owners, employees, and vendors. Residents and property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to CSA M-1.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA -12's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – The CSA provides funding for ferry services to the unincorporated Bradford Island and Webb Tract.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

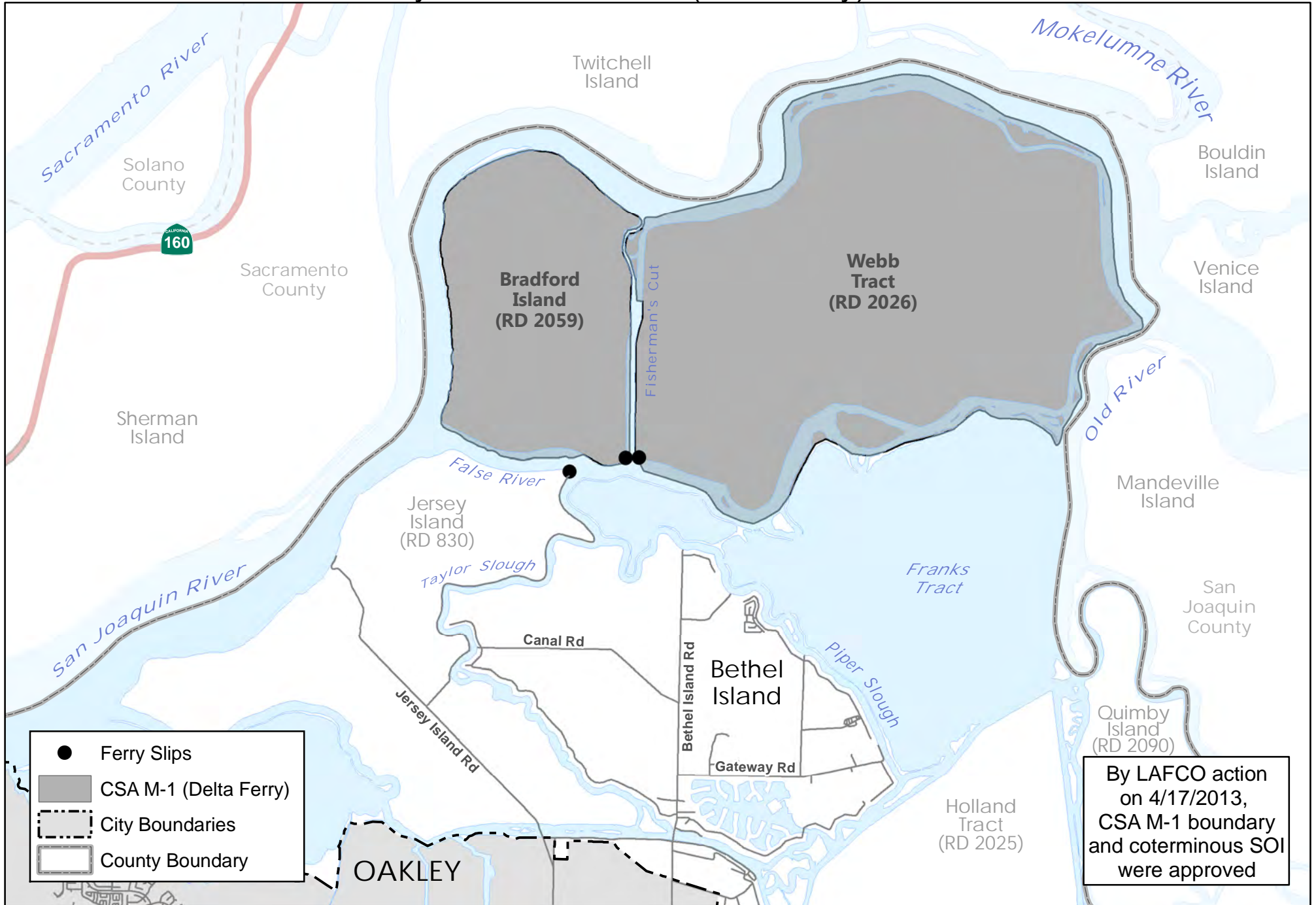
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area M-1 (Delta Ferry) and SOI



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA CSA M-20 (View Pointe Subdivision)**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA M-20, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA M-20 was formed in 1973 and provides parkway maintenance services to View Point Subdivision in Rodeo; and

WHEREAS, in 2013 the CSA MSR identified one option for CSA M-20: retain existing SOI; and

WHEREAS, CSA M-20's boundary is approximately 0.63± square miles; and

WHEREAS, CSA M-20 serves approximately 3,675 people; and

WHEREAS, the MSR report identified one SOI options for CSA M-20: retain the existing SOI:
and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the District's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Retain the existing SOI for CSA M-20 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* –Land uses include primarily residential. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - CSA M-20 service area is expected to experience minimal growth over the next 20 to 25 years. CSA M-20 serves a population of approximately 3,675 people. CSA M-20 anticipates some growth within the CSA M-20 service area.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – CSA M-20 provides parkway maintenance within the View Pointe subdivision.

- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – Provides services within the View Pointe Subdivision in Rodeo. CSA M-20 receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA M-20.
- f. *Nature, location, extent, functions & classes of services to be provided* – CSA M-20 provides parkway maintenance to the View Pointe Subdivision in Rodeo.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

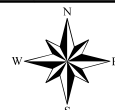
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA M-23**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA M-23, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA M-23 was formed in 1977 and provides services to abate geologic hazards and maintain drainage facilities in the Blackhawk, Danville, and San Ramon areas; and

WHEREAS, CSA M-23 serves approximately 6,193 people in a service area of approximately 4.34± square miles; and

WHEREAS, the MSR report identified two SOI options for CSA M-23: retain the existing coterminous SOI, or 2) adopt a zero SOI as service is now provided by the Geologic Hazard Abatement CSA (GHAD); and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the CSA's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Adopt a zero SOI for CSA M-23 signaling a dissolution of the CSA depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA M-23 serves the Blackhawk, Danville, and San Ramon areas. Land uses primarily include residential and some park, recreation and open space. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - CSA-23 service area is expected to experience some growth over the next 20 to 25 years. The current population within CSA M-23 is approximately 6,193. CSA M-23 anticipates growth within the CSA service area.

- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – provides geologic hazard abatement and maintenance of drainage facilities. Services are now provided by the GHAD.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – provides services to the Town of Moraga community. The CSA also receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA -12's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – the GHAD provides services to incorporated and unincorporated areas.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

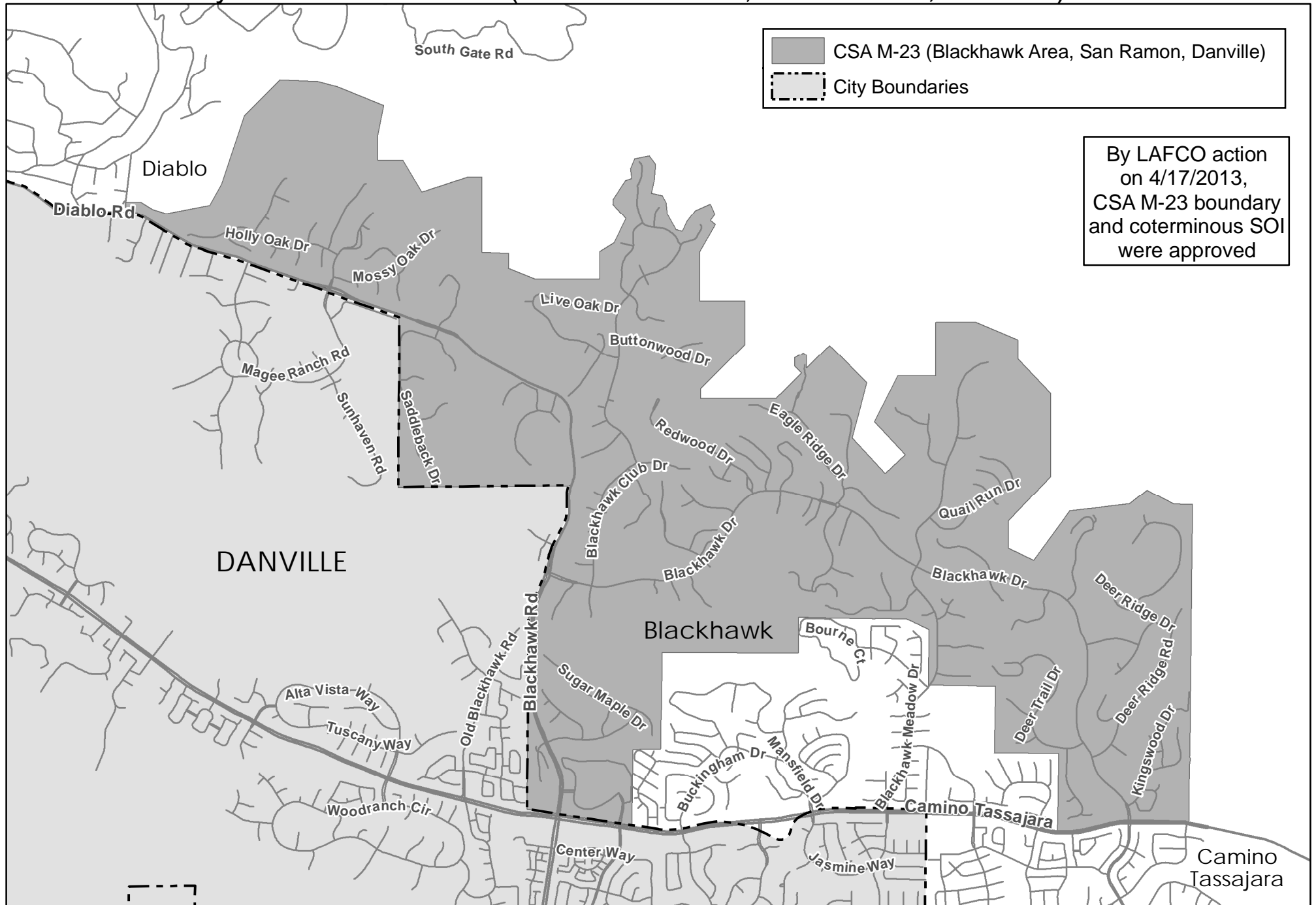
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area M-23 (Blackhawk Area, San Ramon, Danville) and SOI



By LAFCO action
on 4/17/2013,
CSA M-23 boundary
and coterminous SOI
were approved

**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA M-31**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA M-31, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA M-31 was formed in 2002 and provides a continued transportation demand management program (TDM) for the Pleasant Hill BART Redevelopment Area. CSA M-31 was established as County condition of approval in mid-1980s for Pleasant Hill BART Specific Plan EIR; and

WHEREAS, CSA M-31 serves approximately 806 people in a service area of approximately 0.11± square miles; and

WHEREAS, the MSR report identified two SOI options for CSA: retain coterminous SOI, and increase SOI to include interior roads; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the CSA's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Expand the SOI to include interior roads for CSA M-31 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA M-31 service area includes commercial areas located adjacent to the Contra Costa Centre. No land use changes will result from this SOI update; and
 - b. *Present and probable need for public facilities and services in the area* - CSAM-31 service area is expected to experience minimal growth over the next 20 to 25 years. The current population within CSA is approximately 806 people. CSA M-1 anticipates some growth within the CSA M-1 service area.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – provides continued transportation demand management program services.

- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* — provides services to the Pleasant Hill BART station and surrounding areas. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA -31's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – provides continued transportation demand management program service.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

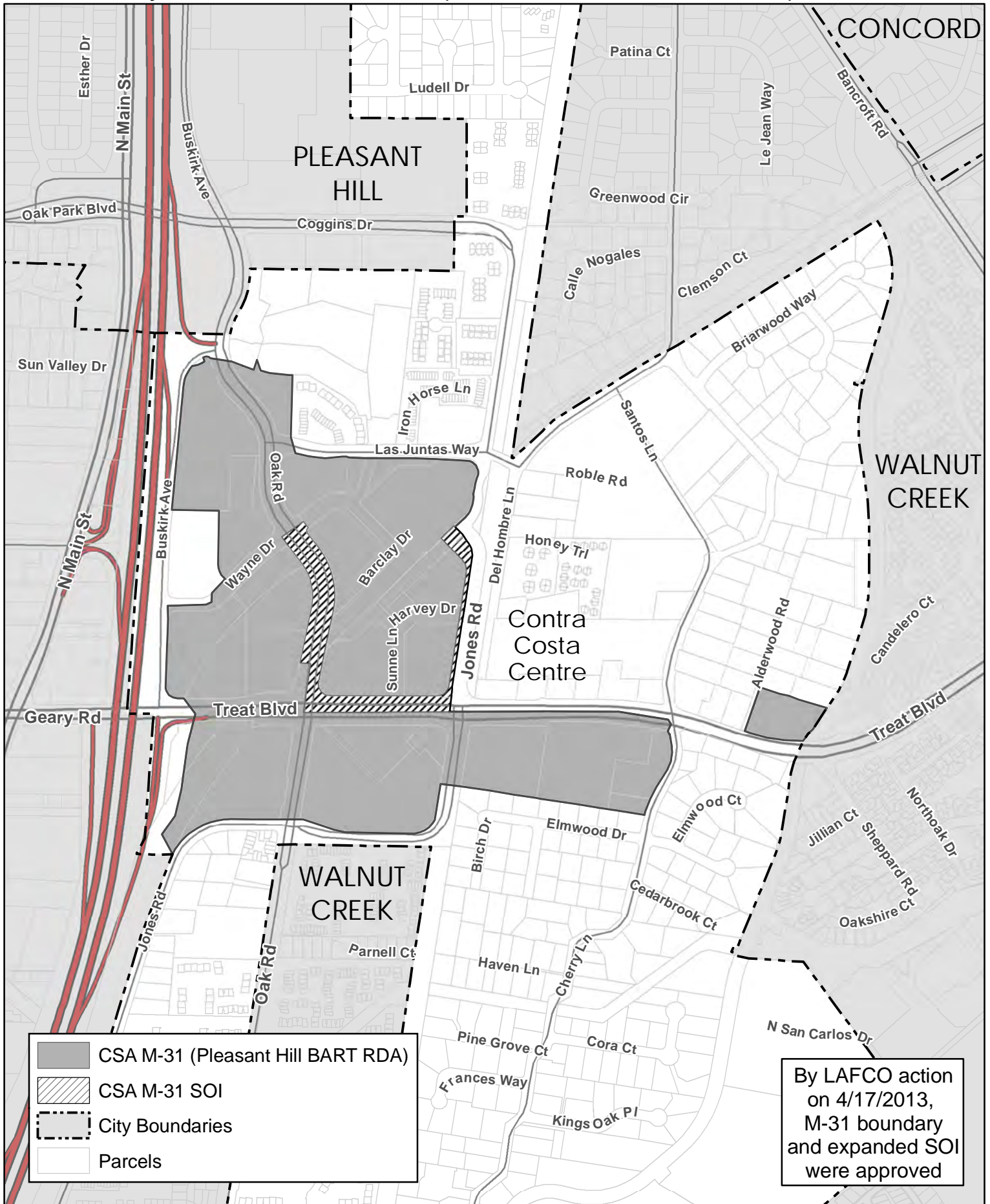
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area M-31 (Pleasant Hill BART RDA) and SOI



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA P-2**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA P-2, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA P-2 was formed in 1970 and provides police protection services to Alamo and Blackhawk (Zones A and B); and

WHEREAS, CSA P-2 serves approximately 6,228 people in a service area of approximately 11.36± square miles; and

WHEREAS, the MSR report identified two SOI options for CSA P-2 *Zone A* including 1) retain the existing coterminous SOI, and 2) increase the SOI to include areas consistent with the Blackhawk-Camino Tassajara Census Designated Place (CDP); and four SOI options for CSA P-2 *Zone B* including 1) retain the existing coterminous SOI, 2) increase the SOI to include areas consistent with the Alamo CDP; 3) increase the SOI to include boundaries of CSA P-5 (Roundhill) within the CSA P-2 Alamo area SOI, and 4) increase the SOI for CSA P-5 (Roundhill) to include all of the Alamo area (CSA P-5). *Zone B* could remain intact and would become a *Zone* within the new CSA P-5. CSA P-2 would then consist of the Blackhawk area only, and in the future Camino Tassajara if added to the CSA P-2 SOI; and

WHEREAS, regarding the “no designated zone” remove the portion of CSA P-2 west of Danville from the SOI and eventually detach it from CSA P-2; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the District’s SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Regarding *Zone A*, increase SOI to include areas consistent with the Blackhawk-Camino Tassajara Census Designated Place(CDP);
3. Regarding *Zone B*; increase SOI to include areas consistent with the Alamo CDP;
4. Regarding the “no designated zone” remove the portion of CSA P-2 west of Danville from the SOI and eventually detach it from CSA P-2;
5. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

- a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA P-2 service area includes the unincorporated communities of Alamo and Blackhawk. Land uses in both Alamo and Blackhawk include single family residential, park and recreation, and open space uses. No land use changes will result from this SOI update.
- b. *Present and probable need for public facilities and services in the area* - CSA P-2 service area is expected to experience some growth over the next 20 to 25 years. The current population within CSA P-2 is approximately 6,196.
- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – CSA P-2 provides police protection services to the Alamo and Blackhawk communities.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – CSA P-2 provides services to the Alamo and Blackhawk and receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA P-2's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – CSA P-2 provides police protection services to the unincorporated communities of Alamo and Blackhawk.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

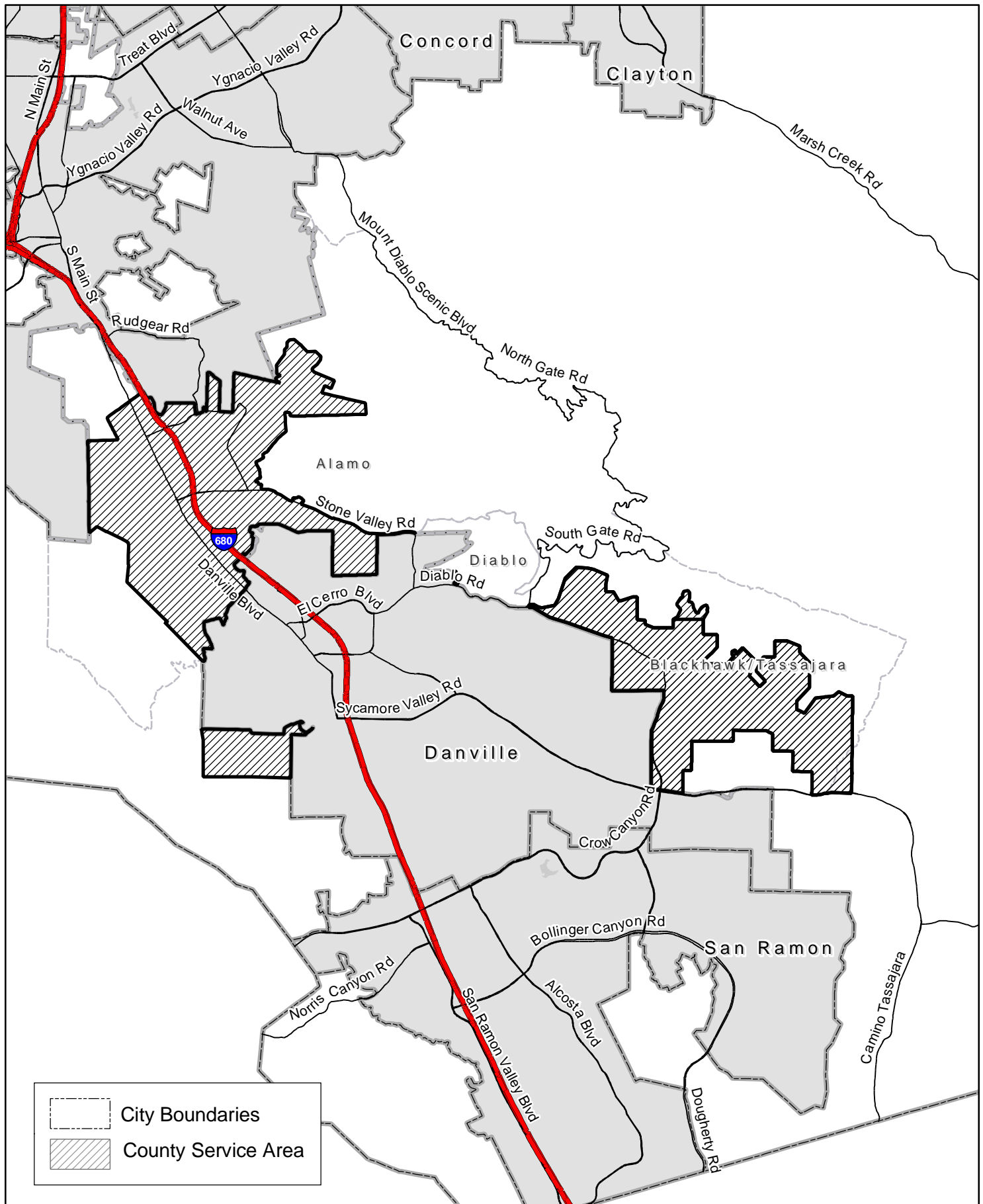
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area P-2



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA P-5**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA P-5 and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA P-5 was formed in 1972 and provides police protection services to the unincorporated Roundhill community in Alamo; and

WHEREAS, CSA P-5 serves a population of approximately 1,891 people within approximately 1.17± square miles; and

WHEREAS, the MSR report identified one SOI option for CSA P-5: retain the existing SOI; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the CSA's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Retain the existing SOI for CSA P-5 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA P-5 serves a population of approximately 1,891 people within approximately 1.17± square miles. Land uses include single family homes, parks and recreation, and open space. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - The CSA P-5 service area is expected to experience some growth over the next 20 to 25 years. The current population within CSA P-5 is approximately 1,891. CSA P-5 anticipates some growth within the CSA P-5 service area.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – CSA P-5 provides police protection services to the Roundhill community in Alamo.
 - d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – CSA P-5 provides services to the Roadhill

community in Alamo. CSA P-5 receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.

- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA P-5's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – CSA P-5 provides police protection services to the unincorporated Roundhill area.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

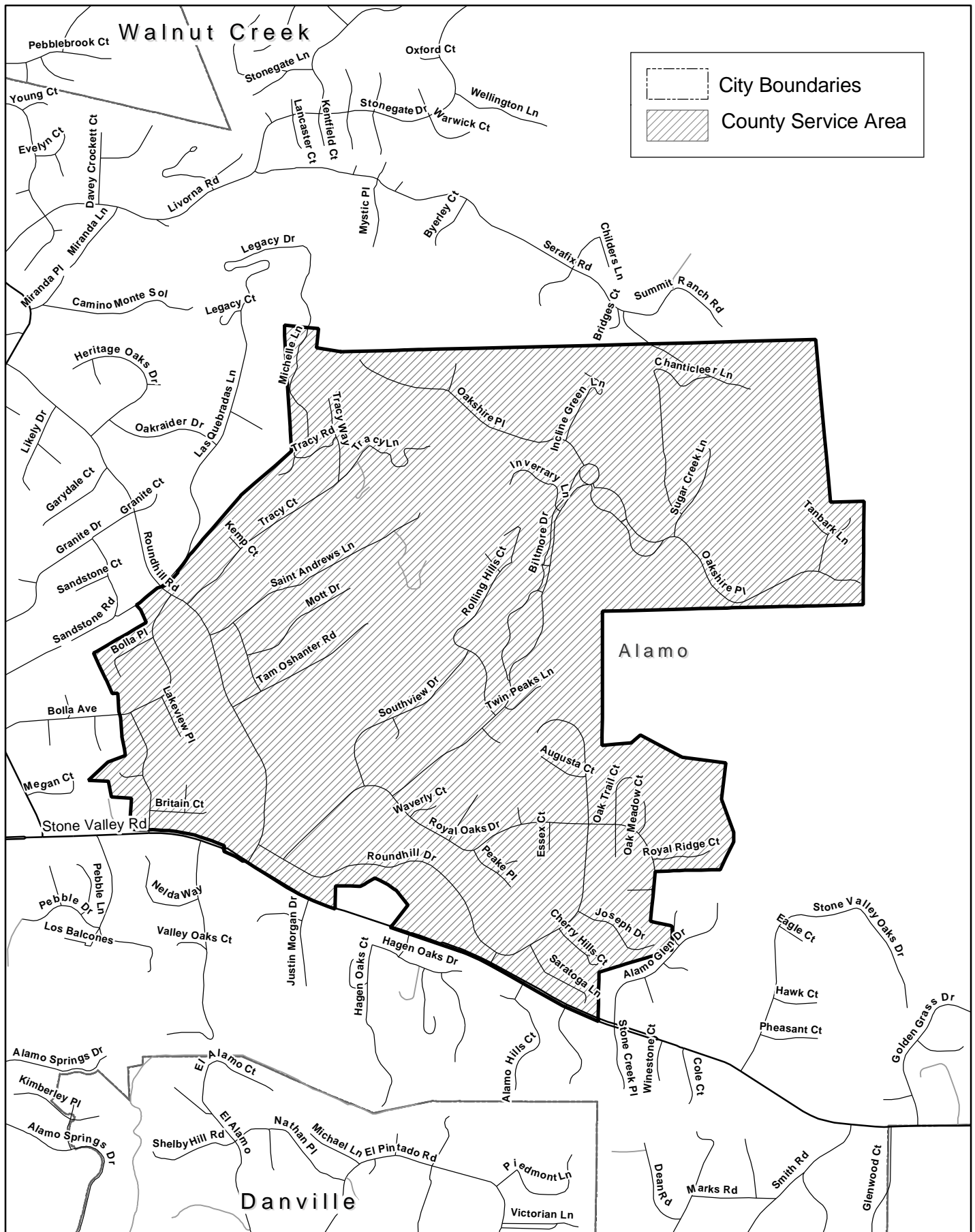
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area P-5 (Roundhill)



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA P-6**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA P-6, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSAP-6 was formed in 1983; and

WHEREAS, CSA P-6 provides extended police protection services in the unincorporated areas of Contra Costa County, excluding Kensington; and

WHEREAS, CSA P-6 serves approximately 178,527 people in a service area of approximately 484.36± square miles; and

WHEREAS, the MSR report identified one SOI option for CSA P-6: retain the existing coterminous SOI; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the CSA's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Retain the existing SOI for CSA P-6 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA P-6 service area is comprised of unincorporated areas within Contra Costa County. There are numerous land uses on CSA P-6. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - CSA P-6 service area is expected to experience some growth over the next 20 to 25 years. The current population within CSA P-6 is approximately 178,527. CSA P-6 anticipates some growth within the CSA's service area.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – provides extended police protection services in the unincorporated areas of Contra Costa County, excluding Kensington.

- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – CSA P-6 provides services to the unincorporated areas of Contra Costa County, excluding Kensington. The CSA also receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are DUCs located within CSA -P-6's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – CSA P-6 provides extended police protection services in the unincorporated areas of Contra Costa County, excluding Kensington.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

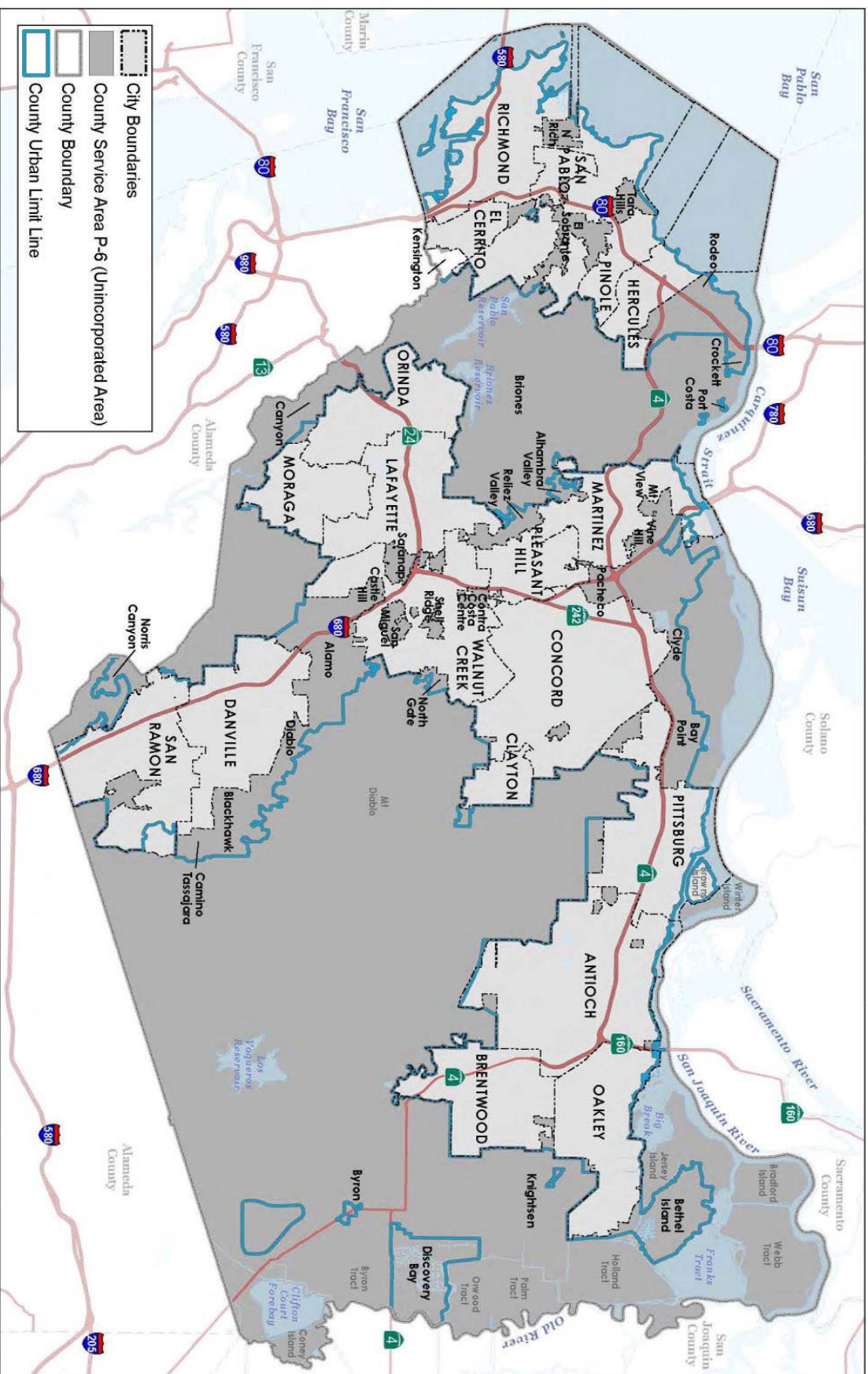
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area P-6 (Unincorporated Area)



This map is not a legal document. It is for informational purposes only. The County of Contra Costa does not warrant the accuracy or completeness of the information shown on this map. The County of Contra Costa is not responsible for any errors or omissions on this map. The County of Contra Costa is not responsible for any damages, including consequential damages, arising from the use of this map. The County of Contra Costa is not responsible for any claims, including claims for damages, arising from the use of this map. The County of Contra Costa is not responsible for any claims, including claims for damages, arising from the use of this map.

**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA RD-4**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA RD-4, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA RD-4 was formed in 1973 and provides road maintenance services to a portion of Bethel Island; and

WHEREAS, CSA RD-4 serves a population of approximately 99 people in a service area of approximately 0.12± square miles; and

WHEREAS, the MSR report identified two SOI options for CSA RD-4: 1) retain the existing coterminous SOI with additional determinations, and 2) adopt a zero SOI and dissolution with the County as successor agency; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the CSA's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Adopt a zero SOI and dissolution with the County as successor agency as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA RD-4 serves 0.12± square miles along Dutch Slough Road in Bethel Island. Land uses include agricultural land. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - CSA RD-4's service area is expected to experience minimal growth over the next 20 to 25 years. The current population within CSA RD-4 is approximately 99 people. The CSA anticipates minimal growth within the CSA RD-4 service area.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* –road maintenance services.

- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* — provides service in the Bethel Island vicinity. The CSA receives a portion of the 1% property tax. Property owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA -RD-4's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – CSA R-4 provides road maintenance services to with the unincorporated area of Bethel Island.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

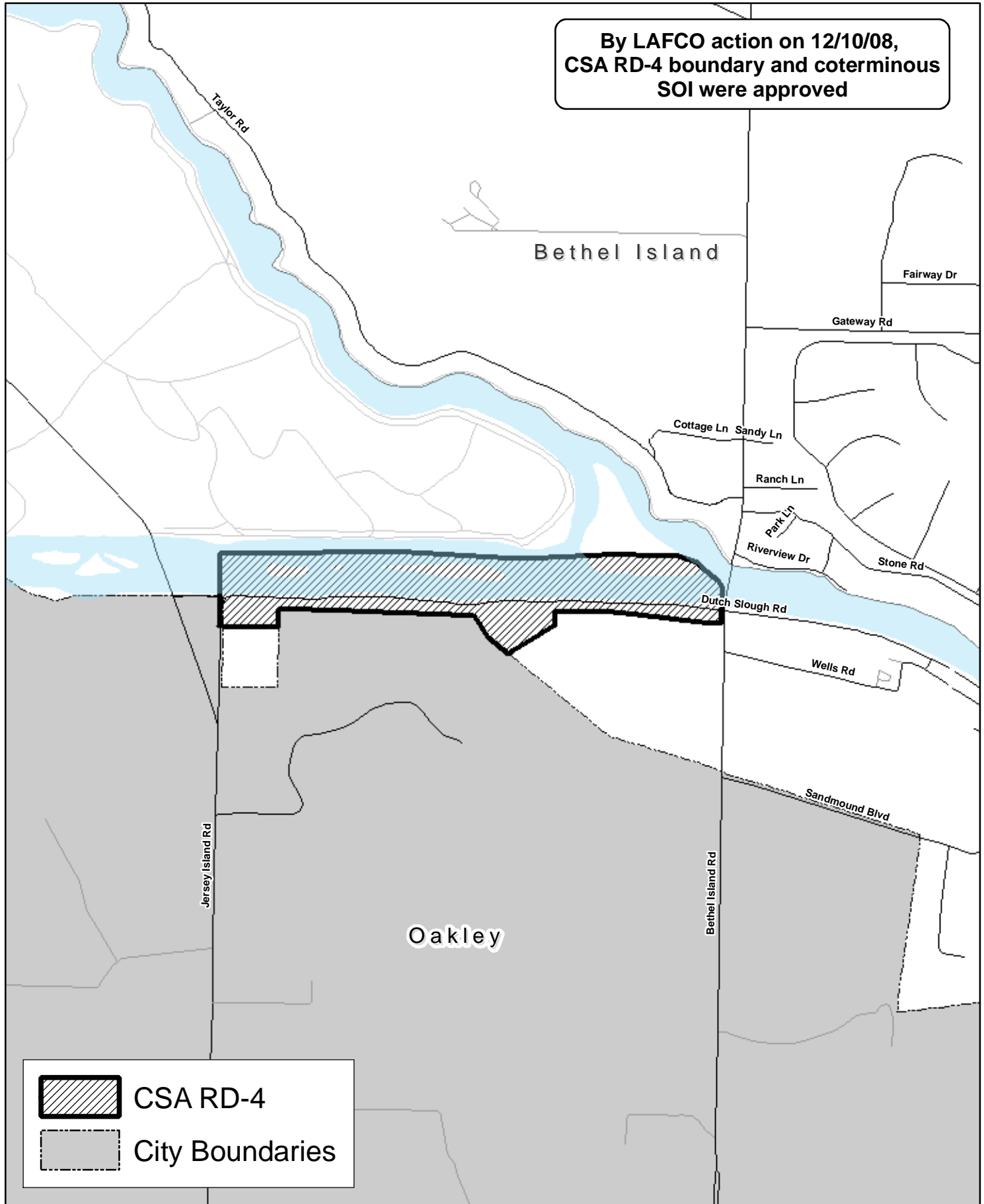
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area RD-4 (Vicinity of Bethel Island)



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION
APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA T-1**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a 2nd round countywide review of Miscellaneous County Service Areas (CSAs), which includes CSA T-1, and adopted written determinations as required by Government Code §56430 on April 9, 2025; and

WHEREAS, CSA T-1 was formed in 2005 and provides extended public transit services in the Camino Tassajara area; and

WHEREAS, CSA T-1 serves approximately 4,559 people in a service area of approximately 1.18± square miles; and

WHEREAS, the MSR report identified four SOI options for CSA T-1: 1) adopt coterminous SOI, 2) adopt annexable SOI including Wendt Ranch subdivision, 3) adopt provisional SOI, and 4) adopt a zero SO; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the CSA's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Adopt a provisional SOI for CSA T-1 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CSA T-1 serves the unincorporated Danville area/Camino Tassajara. Land uses include agricultural, open space, and single family homes. No land use changes will result from this SOI update.
 - b. *Present and probable need for public facilities and services in the area* - The CSA T-1 service area is expected to experience minimal growth over the next 20 to 25 years. The current population within CSA T-1 is approximately 4,495.
 - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* — CSA T-1 provides extended public transit service.
 - d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* —CSA T-1 provides services in the unincorporated Danville area, CSA T-1 receives a portion of the 1% property tax. Property

owners within the area have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.

- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within CSA T-1's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – CSA T-1 provides extended public transit services within the unincorporated Camino Tassajara area.

* * * * *

PASSED AND ADOPTED THIS 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

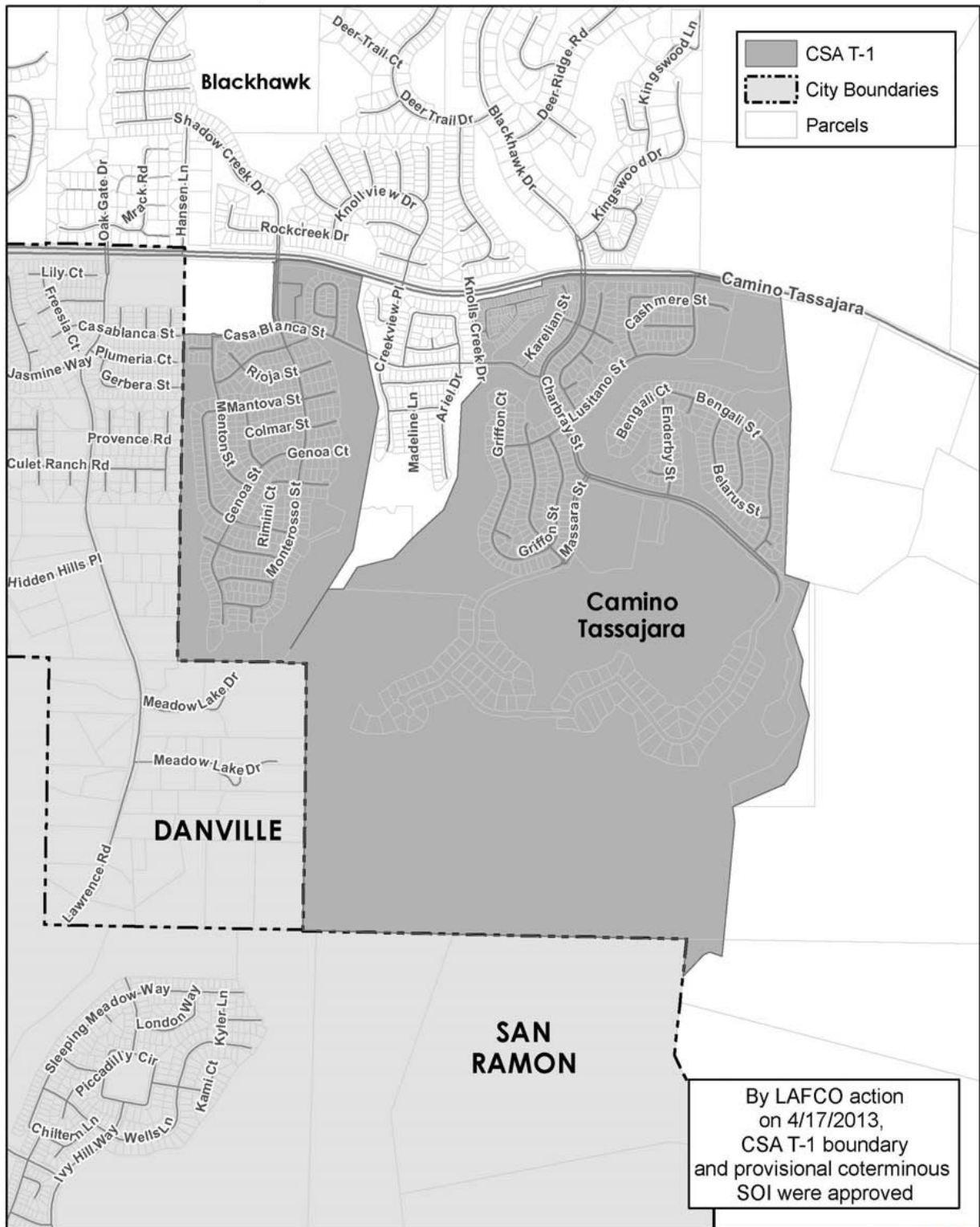
MICHAEL MCGILL, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: April 9, 2025

Lou Ann Texeira, Executive Officer

County Service Area T-1 and provisional SOI



Map created 05/13/2013
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Feet
0 600 1,200 2,400





Lou Ann Teixeira
Executive Officer

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
40 Muir Road, 1st Floor • Martinez, CA 94553
e-mail: LouAnn.Teixeira@lafco.cccounty.us
(925) 313-7133

April 9, 2025

April 9, 2025
Agenda Item 7

Contra Costa Local Agency Formation Commission
40 Muir Road, 1st Floor
Martinez, CA 94553

Proposed FY 2025-26 LAFCO Budget

Dear Members of the Commission:

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) establishes a process for preparing and adopting LAFCO's budget. Government Code ("GC") §56381 provides that the Commission shall annually adopt a proposed budget by May 1 and final budget by June 15, following noticed public hearings. This report presents the proposed FY 2025-26 budget and work plan.

BUDGET SUMMARY: The proposed FY 2025-26 budget (attached) includes appropriations totaling \$1,047,614 and reflects an overall increase of approximately 0.12% as compared to the FY 2024-25 budget. The increase is primarily attributable to increases in employee salaries and benefits including retirement benefits. The proposed FY 2025-26 budget includes a contingency reserve of \$87,000. Details regarding expenditures and revenues are presented below.

EXPENDITURES: Expenditures are divided into three main categories: *Salaries & Employee Benefits*, *Services & Supplies*, a *Contingency Reserve*, along with future liability funds. A summary of expenditures is provided below.

Salaries & Benefits

The FY 2024-25 staffing level includes one full-time Executive Officer (EO) and one full-time Clerk Analyst (CA) and retains the current staffing level. LAFCO staff is supplemented with consultants and County services.

The proposed FY 2025-26 *Salaries & Benefits* account totals \$494,114, reflecting a 0.034% increase as compared to the FY 2024-25 budget. This is primarily due to increases in employee salaries, group insurance, and workers compensation insurance.

LAFCO is also supported by private and public service providers on an as-needed basis. The County provides fiscal, drafting, mapping/GIS and legal services. LAFCO also currently contracts with private firms for financial auditing, environmental planning, and to assist with Municipal Service Reviews (MSRs) and special studies. The FY 2025-26 budget assumes the continuation of these services as reflected in the *Services & Supplies* accounts.

Services & Supplies

The *Services & Supplies* account includes funding for various services, programs and projects including administrative (e.g., office, insurance, rent, utilities, equipment/systems, training, memberships, etc.), contract services (e.g., assessor, GIS, legal, environmental planning, website, financial audits/GASB reports), and programs/projects (i.e., MSRs, special studies).

The proposed FY 2025-26 *Services & Supplies* account totals \$408,500 and reflects a decrease of less than 1% from the FY 2025-26 budget. LAFCO staff anticipates slight decreases in several accounts including building occupancy, employee travel, planning services, data processing services, and CEQA filings.

Regarding the FY 2024-25 adopted budget compared to year-end estimates, we anticipate minor savings and minor increases in several accounts.

Contingency Reserve Fund

Each year, the Commission appropriates funds for unanticipated expenses (i.e., special studies, potential litigation, personnel changes, etc.). The Commission's policy provides that *"the annual budget shall include a contingency reserve (i.e., 10% of budget) as determined by the Commission. Funds budgeted in the contingency reserve shall not be used or transferred to any other expense account without prior approval of the Commission."* Per the Commission's policy, we budget a contingency fund each year. The FY 2025-26 proposed budget includes an \$87,000 contingency.

Other Post-Employment Benefits (OPEB)

Since FY 2011-12, LAFCO has included in its budget an annual expense to pre-fund its OPEB liability. The most recent GASB report shows that the plan as a whole was underfunded. The proposed FY 2025-26 budget includes OPEB funding in the amount of \$30,000.

Pre-funding Retirement Liability (CCCERA)

In FY 2017-18, LAFCO began pre-paying a portion of its unfunded retirement liability to have a better contribution rate. The FY 2025-26 budget includes \$25,000 to fund the OPEB liability and \$30,000 to fund the CCCERA liability.

REVENUES

Revenues consist primarily of apportionments received from the County, cities, and independent special districts with each group paying one-third of the net operating LAFCO budget. The city and district shares are prorated based on general revenues reported to the State Controller. Other revenues include application fees, available year-end fund balance, and miscellaneous revenue (e.g., interest earnings).

Application Charges and Other Revenues

The FY 2025-26 proposed budget includes \$25,000 in application fees. Application activity has been slow. It is projected that LAFCO will receive approximately \$22,000 in application fees in the current fiscal year. The proposed FY 2025-26 budget includes an anticipated \$25,000 in application fees based on a multi-year historical average.

Fund Balance

GC §56381(c) provides: "If at the end of the fiscal year, the Commission has funds in excess of what it needs, the Commission may retain those funds and calculate them into the following fiscal year's budget." The FY 2024-25 fund balance will be calculated at year end. Based on the beginning year fund

balance, and projected FY 2025-26 revenues and expenses, it is estimated that the available fund balance will approximately \$800,000.

The LAFCO fund balance, or any portion thereof, can be used to offset the FY 2025-26 revenues, thereby reducing contributions from the funding agencies (County, cities, districts); or placed in a reserve account, separate from the contingency reserve that is appropriated each year. The proposed FY 2025-26 budget includes \$250,000 in fund balance to offset FY 2025-26 revenues thereby reducing contributions from the local agencies.

Revenues Received from the County, Cities, and Independent Special Districts

After processing fees, available fund balance, and other miscellaneous revenues, the balance of LAFCO's financial support comes from local governmental agencies. Agency contributions represent the most significant LAFCO revenue source.

The CKH Act requires that the net operational costs of LAFCO be apportioned one-third to the County, one-third to the cities, and one-third to the independent special districts. The CKH Act describes how the County Auditor is to make the apportionment and collect the revenues once LAFCO adopts a Final Budget (GC §56381). The city and district allocations are based on revenues reported to the State Controller and vary year to year.

The overall budget is expected to increase by approximately 0.012%. The proposed use of the available fund balance will offset agency contributions for FY 2025-26. The total amount of revenue from funding agencies required to fund the FY 2024-25 budget is \$772,614, reflecting a 0.012% increase.

LAFCO RESPONSIBILITIES, ACCOMPLISHMENTS & GOALS

The FY 2025-26 budget schedule provides for public hearings and consideration of a Proposed Budget (April 9, 2025) and a Final Budget prior to June 15, 2024. The time between these Commission actions is to allow for review and comment by local agencies, the public, and other interested parties, as well as to gather updated budget information.

In accordance with the work plan and proposed budget, staff provide a summary of LAFCO responsibilities and accomplishments as follows.

Major LAFCO Responsibilities

LAFCO receives its authority and statutory responsibilities from the CKH Act. Included among LAFCO's major responsibilities are:

- Act on proposals for changes of organization/reorganizations (i.e., annexations/ detachments, out of agency service, incorporations, consolidations/mergers, district formations/ dissolutions, etc.)
- Establish, review, and update spheres of influence (SOIs) for cities and special districts
- Conduct MSRs prior to or in conjunction with establishing or updating SOIs
- Perform special studies relating to services and make recommendations about consolidations, mergers, or other governmental changes to improve/enhance services and efficiencies
- Serve as responsible or lead agency for compliance with CEQA
- Serve as the conducting authority to conduct protest hearings for changes of organization/reorganizations
- Provide public information about LAFCO and public noticing of pending LAFCO actions
- Maintain/update a LAFCO website
- Adopt and update written policies and procedures
- Adopt an annual budget

Highlights of FY 2024-25

The following is a list of LAFCO's accomplishments and goals for FY 2024-25:

Boundary Change and Related Applications

- a. Received and processed four new applications
- b. Completed proceedings for four applications including a SOI expansion, two reorganizations, and activation of a latent power, along with corresponding public hearings
- c. Pending dissolution of CSA R-9

MSRs/SOI Updates

- a. 3rd round *Wastewater Services* MSR/SOI updates - completed June 30, 2024
- b. Initiated 2nd Round Misc County Service Areas MSR (near completion)
- c. Initiated 2nd round reclamation district MSR (currently underway)

Special Projects/Activities

- a. Completed special study covering finances and operations (cemetery districts)
- b. Completed recruitment for Public Member Alternate seat
- c. Ongoing discussions regarding several future annexations/reorganizations

Administrative and Other Activities

- a. Appointed 2024 LAFCO Chair Lewis and Vice Chair (McGill) and in January 2025 appointed Commissioner McGill as Chair and Commissioner Quinto as Vice Chair
- b. Held a LAFCO Commissioner Workshop in September 2024
- c. Welcomed Commissioner Rob Schroder – Public Member Alternate
- d. Updated LAFCO Salary Plan
- e. Updated LAFCO Policies & Procedures
- f. Completed GASB 68 report
- g. Initiated major update to LAFCO Directory of Local Agencies (ongoing)
- h. Ongoing website updates
- i. Provided quarterly budget reports
- j. Conducted employee performance reviews
- k. Provide comments on local agency environmental documents
- l. Submitted position letters on various bills affecting LAFCOs
- m. Participated in and supported CALAFCO
- n. Approved 2025 LAFCO Meeting Schedule
- o. Updated the list of LAFCO pre-qualified MSR and CEQA consultants

FY 2025-26 Work Plan

The recommended work plan for FY 2025-26 includes the following activities:

- ❖ Complete 3rd round Reclamation Districts MSR/SOI Updates (underway)
- ❖ Initiate MSRs – next in the queue include irrigation districts (two), municipal improvement district (one), and water districts (three)
- ❖ Complete annual financial audit
- ❖ Complete annual actuarial valuation
- ❖ Policy and procedures updates as needed

In conclusion, the Commission and LAFCO staff continue to exercise fiscal prudence, recognizing the financial constraints of our funding agencies. Approval of the proposed budget will enable the Commission to perform its core responsibilities and continue its work on MSRs/SOI updates, processing proposals, legislative activities, policy development, and other projects.

RECOMMENDATIONS

1. Receive the staff report and open the public hearing to accept testimony on the Proposed FY 2025-26 LAFCO Budget,
2. After receiving public comments close the hearing,
3. After Commission discussion, adopt the Proposed FY 2025-26 Budget, with any desired changes, and authorize staff to distribute the Proposed Budget to the County, cities and independent special districts as required by GC §56381, and
4. Schedule a public hearing prior to June 15, 2024 to adopt the Final FY 2025-26 LAFCO Budget.

Respectfully submitted,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment – Proposed FY 2025-26 LAFCO Budget

c: Distribution

PROPOSED FY 2025-26 BUDGET

April 9 2025

Attachment

	FY 2024-25 <u>Approved</u>	FY 2024-25 Year-end <u>Estimated</u>	Proposed <u>(2025-26 Budget</u>
Salaries and Employee Benefits			
Permanent Salaries– 1011	\$ 292,232	\$ 296,144	\$ 306,844
Deferred Comp Cty Contribution - 1015	\$ 1,020	\$ 1,020	\$ 1,020
FICA- 1042	\$ 17,000	\$ 17,000	\$ 18,000
Retirement expense- 1044	\$ 104,000	\$ 104,000	\$ 109,000
Employee Group Insurance- 1060	\$ 49,900	\$ 49,900	\$ 52,400
Retiree Health Insurance- 1061	\$ 14,000	\$ 6,000	\$ 7,500
Unemployment Insurance- 1063	\$ 640	\$ 630	\$ 650
Workers Comp Insurance- 1070	\$ 1,700	\$ 1,600	\$ 1,700
Total Salaries and Benefits	\$ 480,492	\$ 476,294	\$ 497,114
Services and Supplies			
Office Expense- 2100	\$ 3,000	\$ 2,700	\$ 3,000
Publications -2102	\$ 330	100	\$ 300
Postage -2103	\$ 1,100	250	\$ 1,100
Communications - 2110	\$ 2,200	600	\$ 1,200
Tele Exchange Services 2111	\$ 1,000	1,300	\$ 2,300
Minor Furniture/Equipment - 2131	\$ 1,200	400	\$ 1,200
Minor Comp Equipment - 2132	\$ 1,100	800	\$ 7,400
Pubs & Legal Notices 2190	\$ 2,500	\$ 2,400	\$ 2,500
Memberships - 2200	\$ 15,400	13,000	\$ 16,000
Rents & Leases - 2250 (copier)	\$ 4,500	4,500	\$ 5,500
Computer Software - 2251	\$ 1,000	300	\$ 1,000
Bldg Occupancy Costs - 2262	\$ 23,000	\$ 23,000	\$ 11,000
Bldg Life Cycle Costs - 2265	\$ 1,400	\$ 615	\$ 1,055
Bldg Maintennace - 2284	\$ 500	\$ 500	\$ 500
Auto Mileage Emp. – 2301	\$ 200	\$ 200	\$ 200
Other Travel Employees – 2303	\$ 15,000	\$ 8,404	\$ 10,500
Prof & Spec Services – 2310	\$ 285,240	\$ 264,775	\$ 291,665
Assessor	\$ 13,000	\$ 6,000	\$ 18,425
Financial Audit	\$ 10,000	\$ 8,035	\$ 11,000
GIS/Mapping	\$ 13,000	\$ 6,000	\$ 13,000
Legal	\$ 42,000	\$ 37,000	\$ 42,000
MSRs	\$ 180,000	\$ 180,000	\$ 180,000
Planning	\$ 10,000	\$ 10,000	\$ 8,000
Special Projects (document imaging)	\$ 2,000	\$ 2,000	\$ 2,000
Misc Investment Services/CCERA Fees	\$ 240	\$ 240	\$ 240
Special Studies/Workshop/Actuarial Valuation	\$ 12,000	\$ 12,000	\$ 12,000
Website Management	\$ 3,000	\$ 3,500	\$ 5,000
Data Processing Services - 2110 & 2315	\$ 13,000	\$ 2,329	\$ 11,000
Data Processing Security - 2326	\$ 1,000	-	\$ 1,000
Courier - 3622	\$ 1,200	\$ 250	\$ 1,200
Telcomm Rents, Leases, Labor - 2335	\$ 120	-	\$ 120
Other Inter-Dept Costs - 2340	\$ 700	-	\$ 700
Liability/E&O Insurance - 2360	\$ 6,920	\$ 8,143	\$ 7,760
Commission Training/Registration/Stipends - 2467	\$ 30,000	\$ 21,000	\$ 30,000
NOD/NOE Filings - 2490	600	\$ 150	\$ 300
Total Services & Supplies	\$ 412,210	\$ 320,812	\$ 408,500
Total Expenditures	\$ 892,702		\$ 905,614
Contingency Reserve	\$ 87,000		\$ 87,000
OPEB Trust	\$ 30,000		\$ 30,000
CCCERA Pre-Fund	\$ 25,000		\$ 25,000
TOTAL APPROPRIATIONS	\$ 1,034,702		\$ 1,047,614
TOTAL REVENUES	\$ 1,034,702		\$ 1,047,614
Agency contributions - 9500 & 9800	\$ 759,702		\$ 772,614
Application & other revenues	\$ 25,000		\$ 25,000
Fund Balance Contribution	\$ 250,000		\$ 250,000



Lou Ann Texeira
Executive Officer

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
40 Muir Road, 1st Floor • Martinez, CA 94553
e-mail: LouAnn.Teixeira@lafco.cccounty.us
(925) 313-7133

April 9, 2025

Contra Costa Local Agency Formation Commission (LAFCO)
40 Muir Road, 1st Floor
Martinez, CA 94553

April 9, 2025
Agenda Item #8

CALAFCO Update

Dear Commissioners:

Since the last update regarding the California Association of Local Agency Formation Commissions (CALAFCO), there has been some positive movement. On March 14, 2025, CALAFCO sent out a memo addressing member concerns and strengthening CALAFCO's future (Attachment 1).

CALFCO is going through a period of transition and rebuilding trust. A new transition team was formed which includes *José Henriquez* (LAFCO Executive Officer – Sacramento LAFCO) serving as Interim CALAFCO Executive Director; *Pamela Miller* (Governance Consultant & Organization Development Specialist and former CALAFCO Executive Director) who will lead governance consultation and stakeholder outreach to ensure member voices are heard; and *Jeni Tickler* (former CALAFCO Administrative Assistant) who will handle administrative functions, including financial management, membership support, and coordination of upcoming events such as the staff workshop and annual conference.

CALAFCO is also working on updates to the CALAFCO bylaws and ways to engage members via hosting regional focus groups and visioning sessions to engage members in shaping CALAFCO's future; facilitating focus groups for staff at the upcoming staff workshop; and providing ongoing updates and open forums for discussion.

CALAFCO understands that trust is built on action and CALAFCO is dedicated to making the necessary improvements to better serve the CALAFCO members.

RECOMMENDATION: Discuss and provide comments regarding the future of CALAFCO.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment: CALAFCO Summary

The CALAFCO Board and Regional Officers gathered for a forward-thinking planning retreat, facilitated by Pamela Miller of Miller Management & Consulting Group and Erin LaCombe of CV Strategies.

The two-day session was grounded in reflection, alignment, and action—with a shared focus on CALAFCO's future.



Retreat Highlights

DAY ONE – FOUNDATION AND VISION

Led by Pamela Miller, the group explored CALAFCO's evolution, reaffirmed its purpose and values, examined good governance practices, and envisioned a future shaped by unity and responsible leadership.

DAY TWO – COMMUNICATION AND CULTURE

Facilitated by Erin LaCombe, participants deepened their understanding of effective communication, including how to navigate conflict, rebuild trust, and foster a culture of transparency and collaboration.

Emerging Priorities



MISSION DELIVERY – EDUCATION & ADVOCACY – Renewed energy will be directed toward CALAFCO's core mission of education, legislative advocacy, and capacity-building.



GOOD GOVERNANCE & RESPONSIBLE LEADERSHIP – A governance structure will clarify roles, expectations, and decision-making processes, ensuring alignment with CALAFCO's mission and increasing organizational effectiveness.



EFFECTIVE COMMUNICATION FRAMEWORK – CALAFCO is developing a Strategic Communication Framework to align all messaging with the values of trust, transparency, and professionalism through actionable methods, tools, and resources.



RESPONSIVE SUPPORT FOR TRANSITION – The transition team will maximize resources to address member needs and create opportunities for input from LAFcos across the state.



STATEWIDE LISTENING SESSIONS – CALAFCO will host regional focus groups to hear directly from members about structure, culture, and the value of desired services.

Next Steps: Several action items unanimously supported by the Board members present at the retreat will be ratified by the Board at the April 4, 2025 meeting. A full retreat summary and a detailed six-to-nine-month action plan are forthcoming. This moment of transition is also one of transformation—and through clear communication, collaborative governance, and shared purpose, CALAFCO is poised to evolve and thrive.



Pamela Miller

Owner & Chief Engagement Officer, Miller Consulting
pmiller@millermcg.com | 916-850-9271 | millermcg.com

Erin LaCombe

President, CEO & Founder, CV Strategies
erin@cvstrat.com | 760-641-0739 | cvstrat.com



Lou Ann Teixeira
Executive Officer

April 9, 2025

April 9, 2025
Agenda Item 9

Contra Costa Local Agency Formation Commission
40 Muir Road, 1st 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 (CCCSD) 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

File #	APPLICATION NAME/LOCATION	APPLICATION SUMMARY	STATUS
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.



AGENDA

RETIREMENT BOARD MEETING

REGULAR MEETING
April 2, 2025
9:00 a.m.

Board Conference Room
1200 Concord Avenue, Suite 350
Concord, California

THE RETIREMENT BOARD MAY DISCUSS AND TAKE ACTION ON THE FOLLOWING:

1. Pledge of Allegiance.
2. Public Comment (3 minutes/speaker).

CONSENT ITEMS

- 3.A All Consent Items are to be approved by one action unless a Board Member requests separate action on a specific item. (Action Item)
- I. Authorize Vice-Chair MacDonald to attend the Stepstone due diligence meeting in La Jolla, CA, April 10, 2025.
 - II. Authorize Vice-Chair MacDonald to attend the Wilshire due diligence meeting in Santa Monica, CA, April 18, 2025.
 - III. Approve the following routine items:
 - a. Certifications of membership.
 - b. Service and disability allowances.
 - c. Death benefits.
 - d. Investment liquidity report.
 - IV. Accept the following routine items:
 - a. Disability applications and authorize subpoenas as required.
 - b. Investment asset allocation report.
- 3.B Consider and take possible action on Consent Items previously removed, if any. (Action Item)

DISCUSSION ITEMS

4. Presentation from Milliman regarding the December 31, 2024 Other Post-Employment Benefits (OPEB) valuation report. (Presentation Item)
5. Presentation from PARS (Public Agency Retirement Services) regarding the I.R.C. Section 115 Trust for Other Post-Employment Benefits for CCCERA Employees. (Presentation Item)
6. Presentation of Annual Disability Retirement Report. (Presentation Item)
7. Consider and take possible action on SACRS Board of Directors Election. (Action Item)
8. Consider authorizing the attendance of Board: (Action Item)
 - a. Washington Legislative Update, May 19-20, 2025, Washington, DC.
 - b. SACRS/UC Berkeley Program, July 13-16, 2025, Berkeley, CA. (Note: Conflict with Board meeting)
 - c. IDAC 4th Annual Global Summit on Talent Maximization, September 23-25, 2025, San Antonio, TX.
9. Reports. (Presentation item)
 - a. Trustee reports on meetings, seminars and conferences
 - b. Staff reports

CLOSED SESSION

10. The Board will go into closed session pursuant to Govt. Code Section 54957 to consider recommendations from the medical advisor and/or staff regarding the following disability retirement applications:

<u>Member</u>	<u>Type Sought</u>	<u>Recommendation</u>
a. Justin Rabara	Service Connected	Service Connected

11. The Board will continue in closed session pursuant to Govt. Code Section 54957 to evaluate the performance of the following public employee:

Title: Chief Executive Officer

12. CONFERENCE WITH LABOR NEGOTIATOR
(Government Code Section 54957.6)

Agency designated representative:

Lisa Charbonneau, CCCERA's Chief Negotiator

Unrepresented Employee: Chief Executive Officer

The Retirement Board will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Retirement Office at least 24 hours before a meeting.

OPEN SESSION

The next meeting is currently scheduled for April 16, 2025 at 9:00 a.m.

Adjourn

The Retirement Board will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Retirement Office at least 24 hours before a meeting.