



Lou Ann Texeira  
Executive Officer

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

**Wednesday, January 14, 2026, 1:30 PM**

**PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS**

The public may attend this meeting in person at the following location: Board of Supervisor Chambers, County Administration Building, 1025 Escobar St. 1<sup>st</sup> Floor, Martinez, CA 94553. 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:

When: January 14, 2026 01:30 PM Pacific Time (US and Canada)

Topic: LAFCO Zoom Meeting 01/14/2026

Join from PC, Mac, iPad, or Android:

<https://cccounty-us.zoom.us/j/86118146375>

Join via audio:

USA 1 408-961-3928 US Toll

USA 1 855-758-1310 US Toll Free

Conference Code: **861 1814 6375**

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](mailto:LouAnn.Teixeira@lafco.cccounty.us) or by U.S. mail to Contra Costa LAFCO at 40 Muir Road 1<sup>st</sup> 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.

## **JANUARY 14, 2026 CONTRA COSTA LAFCO MEETING AGENDA**

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of December 10, 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 25-03 – Annexation of the Richmond Rod & Gun Club to West County Wastewater District (WCWD)** - consider approving the annexation and related actions under the California Environmental Quality Act - **Public Hearing**
6. **LAFCO 25-04 – Annexation to Mt. View Sanitary District – Bay View Estates** - consider approving the annexation and related actions under the California Environmental Quality Act - **Public Hearing**

### **BUSINESS ITEMS**

7. **2026 LAFCO Meeting Schedule** – consider approving the 2026 LAFCO meeting schedule
8. **CALAFCO Updates, Events, and Legislation** – Receive CALAFCO updates and upcoming events

### **INFORMATIONAL ITEMS**

9. ***Current and Potential Applications - informational***
10. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA) – next regular meeting is January 21, 2026 - *informational*
11. Commissioner Comments and Announcements
12. Staff Announcements/Newspaper Articles

### **ADJOURNMENT**

*Next regular LAFCO meeting is February 11, 2026, at 1:30 pm.*

LAFCO STAFF REPORTS AVAILABLE AT: [http://www.contracostalafco.org/meeting\\_archive.htm](http://www.contracostalafco.org/meeting_archive.htm)

**CONTRA COSTA LOCAL AGENCY FORMATION  
COMMISSION MEETING MINUTES  
December 10, 2025**

**January 14, 2026  
Agenda Item 3**

1. Welcome and Call to Order by Chair McGill, opening today's meeting at 1:38 p.m.
2. **Roll Call.** The following Commissioners and staff were present:

Regular Commissioners	Alternate Commissioners	Staff
Candace Andersen	Dawn Morrow	Lou Ann Texeira, Executive Officer
Patricia Bristow	Marisol Rubio	Tom Geiger, Commission Counsel
Diane Burgis (absent)	Shanelle Scales-Preston	Anna Seithel
*Charles R. Lewis, IV (not present)	Rob Schroder	
Mike McGill, Chair		
Laura Nakamura		
*Gabriel Quinto, Vice Chair (not present)		

*\*Commissioners Lewis and Quinto observed as members of the public. Alternate Commissioner Rubio was the city voting member for today's meeting.*

Per request of Chair McGill, Commissioner Andersen led the Pledge of Allegiance.

3. *Approval of October 8, 2025, regular LAFCO Meeting Minutes. Chair McGill called for approval of October 8, 2025, meeting minutes. Chair McGill invited comments from the public and there were no public comments. Upon motion by Commissioner Scales-Preston and second by Commissioner Andersen, by a 5-0 vote, with Commissioner's Nakamura and Rubio abstaining, the Commission unanimously approved the meeting minutes of October 8, 2025.*

AYES: Andersen, Bristow, McGill, Scales-Preston, Schroder

NOES: None

ABSENT: Burgis, Lewis, Quinto

ABSTAIN: Nakamura, Rubio

#### 4. **Public Comment**

Public Comment Period observes a three-minute time limit. Members of the public are invited to address the Commission regarding any item that is within the jurisdiction of the Commission and is not scheduled for discussion as part of this agenda. No action will be taken by the Commission at this meeting on any item not appearing on this agenda. *Chair McGill invited Public Comment and there were no public comments.*

#### **BUSINESS ITEMS**

5. *LAFCO 25-05 City of Martinez – Out-of-Agency Service; consider a request by the City of Martinez to extend municipal water service to 33 Wanda Way (APN 366-102-08). Chair McGill called for public comments; Commissioner Lewis stated it may be relevant to add a 'whereas' in the resolution to note that the owner has signed an agreement not to protest. Commissioner Schroder noted that he'd be interested in hearing from the City of Martinez regarding any thoughts on future annexations. There were no further public comments. Upon motion by Commissioner Bristow and second by Commissioner Schroder, by a 7-0 vote, the Commission unanimously approved the out-of-area-service request.*

AYES: Andersen, Bristow, McGill, Nakamura, Rubio, Scales-Preston, Schroder

NOES: None

ABSENT: Burgis, Lewis, Quinto

ABSTAIN:

6. *CALAFCO Updates, Events, and Legislation – information received re: CALAFCO updates and upcoming events.*

### **INFORMATIONAL ITEMS**

7. *Current and Potential Applications - **update on current and potential applications – information received.***
8. *Correspondence from Contra Costa County Employees' Retirement Association (CCCERA) - **informational***
9. *Commissioner Comments and Announcements*
10. *Staff Announcements/Newspaper Articles/CALAFCO Update.*

### **ADJOURNMENT**

**Chair McGill** adjourned the meeting at 1:55 pm. *Next regular LAFCO meeting is January 14, 2026, at 1:30 pm.*

By: Lou Ann Texeira

LAFCO Executive Officer

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

January 14, 2026 (Agenda)

January 14, 2026  
Agenda Item 5

LAFCO 25-03                      Annexation to West County Wastewater District (WCWD) – Richmond Rod & Gun Club

APPLICANT                      Richmond Rod & Gun Club (Landowner)

SYNOPSIS                      The applicant proposes to annex 14.28± acres (portion of one parcel) just north of Richmond Parkway to WCWD in order to receive wastewater services. The subject area is used as a shooting range and gun club.

DISCUSSION

Government Code §56668 sets forth factors that the Commission must consider in evaluating a proposed boundary change as discussed below. In the Commission's review, no single factor is determinative. In reaching a decision, each is to be evaluated within the context of the overall proposal.

1. **Consistency with the Sphere of Influence (SOI) of Any Local Agency:**

The property proposed for annexation is within WCWD's SOI, and within the County Urban Limit Line; the parcels are located in unincorporated Richmond.

2. **Land Use, Planning and Zoning - Present and Future:**

The County's land use and zoning for the parcel is *Community and Regional Recreational*. The County General Plan designation is *Open Space/Recreation*. No changes to the General Plan or zoning designations are proposed in conjunction with this proposal. The subject parcel is located within the Urban Limit Line.

3. **The Effect on Maintaining the Physical and Economic Integrity of Agricultural and Open Space Lands:**

The subject area contains no prime farmland, no land covered under the Williamson Act Land Conservation agreements, no conservation of agricultural land, no agricultural preserve area, no land within a land conservation easement, and not adjacent to a greenbelt. The proposal eliminates the need for septic.

4. **Topography, Natural Features and Drainage Basins:**

The topography is generally flat and marshland.

5. **Population:**

There is one caretaker apartment on the site located in the clubhouse. The subject area currently has one registered voter; thus, the subject area is considered uninhabited.

6. **Fair Share of Regional Housing:**

No development is proposed. There is no population increase associated with the proposed development; no housing is included in the project.

7. **Governmental Services and Controls - Need, Cost, Adequacy and Availability:**

An application for a change of organization or reorganization typically requires a plan for providing services within the affected territory (Gov. Code §56653). The plan for service is available in the LAFCO

office at 40 Muir Road, Martinez. The plan for service includes all of the following information and any additional information required by the Commission or the LAFCO Executive Officer:

- (1) An enumeration and description of the services to be extended to the affected territory.
- (2) The level and range of those services.
- (3) An indication of when those services can feasibly be extended to the affected territory.
- (4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
- (5) Information with respect to how those services will be financed.

The annexation area is served by various local agencies including, but not limited to, Contra Costa County, East Bay Municipal Utility District (EBMUD), and other local and regional agencies.

The proposal before the Commission is to annex a 14.28± acre portion of the subject parcel in order to provide wastewater service.

WCWD serves approximately 34,000 residences and 900 commercial and industrial businesses, with a total population of nearly 100,000 commercial and industrial businesses, within the cities of Richmond, San Pablo, and the unincorporated areas of East Richmond Heights, North Richmond, Bayview, El Sobrante, Rollingwood, and Tara Hills within a 16.9± square mile service area.

WCWD owns, operates, and maintains a wastewater collection system with 252 miles of gravity sewer pipelines, 17 lift stations, six miles of force mains, and a Water Quality and Resource Recovery Plant with a capacity of 12.5 million gallons per day (gpd), average dry weather flow.

Based on the proposed uses on the subject property, the projected demand for wastewater service is approximately 210 gallons per day of wastewater collection service. Infrastructure/improvements needed to serve the subject area includes an on-site sewer pump system as well as on-site and off-site sewer piping on Goodrick Avenue (approximately linear feet (LF) of 6" gravity sewer pumping and 1,389 LF of 1,389 located north of Richmond Parkway. The developer/owner will be required to complete construction necessary to connect to the collection system. Sewer laterals will be constructed on the parcels to facilitate sewer collection from the parcels into the collection system.

#### **8. Timely Availability of Wastewater and Related Issues:**

The subject property is within the sphere of influence of WCWD and the District states they can serve the property.

#### **9. Assessed Value, Tax Rates, and Indebtedness:**

The annexation area is within tax rate area 08121. The total assessed value for the annexation area is \$712,521 (2024-25 roll). The territory being annexed shall be liable for all authorized or existing taxes comparable to properties presently within the annexing agencies. The City and District will rely on the master tax transfer agreements for this annexation.

#### **10. Environmental Impact of the Proposal:**

As Lead Agency, the WCWD found the proposal exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities). The LAFCO environmental coordinator reviewed the WCWD Notice of Exemption and determined it is acceptable for LAFCO purposes.

#### **11. Landowner Consent and Consent by Annexing Agency:**

According to County Elections, there is one registered voter in the subject area; thus, the area proposed for annexation is, by statute, considered uninhabited. The property owner/applicant consents to the

proposed annexation. Therefore, if the Commission approves the annexation, the Commission may waive the protest hearing (Gov. Code §56662).

All 11 landowners and one registered voter within the proposal area(s) and within 300 feet of the exterior boundary of the subject parcel were sent notice of the LAFCO hearing.

**12. Boundaries and Lines of Assessment:**

The annexation area is within WCWD's SOI and contiguous to the District's service boundary. A map and legal description to implement the proposed boundary change was submitted and is subject to approval by the County Surveyor.

**13. Environmental Justice:**

LAFCO is required to consider the extent to which a change of organization or reorganization proposal will promote environmental justice. As defined by statute, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The proposed annexation is not expected to promote or discourage the fair treatment of minorities or economically disadvantaged groups.

**14. Disadvantaged Communities:**

In accordance with state law, local agencies and LAFCOs are required to plan for disadvantaged unincorporated communities (DUCs). Many of these communities lack basic infrastructure, including streets, sidewalks, storm drainage, clean drinking water, and adequate sewer service. LAFCO actions relating to Municipal Service Reviews, SOI reviews/ amendments, and annexations must take into consideration DUCs, and specifically the adequacy of public services, including sewer, water, and fire protection needs or deficiencies, to these communities. According to the County Department of Conservation and Development, the area proposed for annexation is within a DUC.

**15. Comments from Affected Agencies/Other Interested Parties:**

No comments were received from other affected agencies or parties.

**16. Regional Transportation and Regional Growth Plans:**

In its review of a proposal, LAFCO shall consider a regional transportation plan adopted pursuant to GC §65080 [GC §56668(g)]. Further, the Commission may consider the regional growth goals and policies established by a collaboration of elected officials only, formally representing their local jurisdictions in an official capacity on a regional or sub regional basis (GC §56668.5). Regarding these sections, LAFCO looks at consistency of the proposal with the regional transportation and other regional plans affecting the Bay Area.

SB 375, a landmark state law, requires California's regions to adopt plans and policies to reduce the generation of greenhouse gases (GHG), primarily from transportation. To implement SB 375, the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), adopted Plan Bay Area as the "*Regional Transportation Plan and Sustainable Communities Strategy*" for the San Francisco Bay Area through 2050. *Plan Bay Area* focuses on where the region is expected to grow and how development patterns and the transportation network can work together to reduce GHG emissions. The Plan's key goals are to reduce GHG emissions by specified amounts; and plan sufficient housing for the region's projected population over the next 25 years.

In October 2021, ABAG and MTC adopted *Plan Bay Area 2050*, which serves as the Bay Area's official long-range plan for housing, economic development, transportation, and environmental resilience for the next four years. While prior iterations of *Plan Bay Area* focused on transportation and housing, the 2050 plan expands the scope introducing strategies for long-term economic development and

environmental resilience, while meeting federal and state requirements. This proposal is consistent with *Plan Bay Area*.

## ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials submitted, the Commission should consider taking one of the following actions:

**Option 1** Approve the annexation as proposed.

- A. Find that, as a Responsible Agency under the California Environmental Quality Act (CEQA), the proposed annexation is categorically exempt from CEQA pursuant to CEQA Guidelines section 15319 (Class 19 – Annexations of Existing Facilities and Lots for Exempt Facilities). As Lead Agency, the WCWD found the project exempt under the CEQA.
- B. Adopt this report, approve LAFCO Resolution No. 25-03 (Exhibit B), and approve the proposal, to be known as *Richmond Rod & Gun Club - Annexation to West County Wastewater District* subject to the following terms and conditions:
  1. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments, and charges comparable to properties presently within the annexing agency.

**Option 2** Adopt this report and DENY the proposal.

**Option 3** If the Commission needs more information, CONTINUE this matter to a future meeting.

## RECOMMENDED ACTION:

**Option 1** – Approve the annexation as proposed.

Lou Ann Texeira

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

## Exhibits

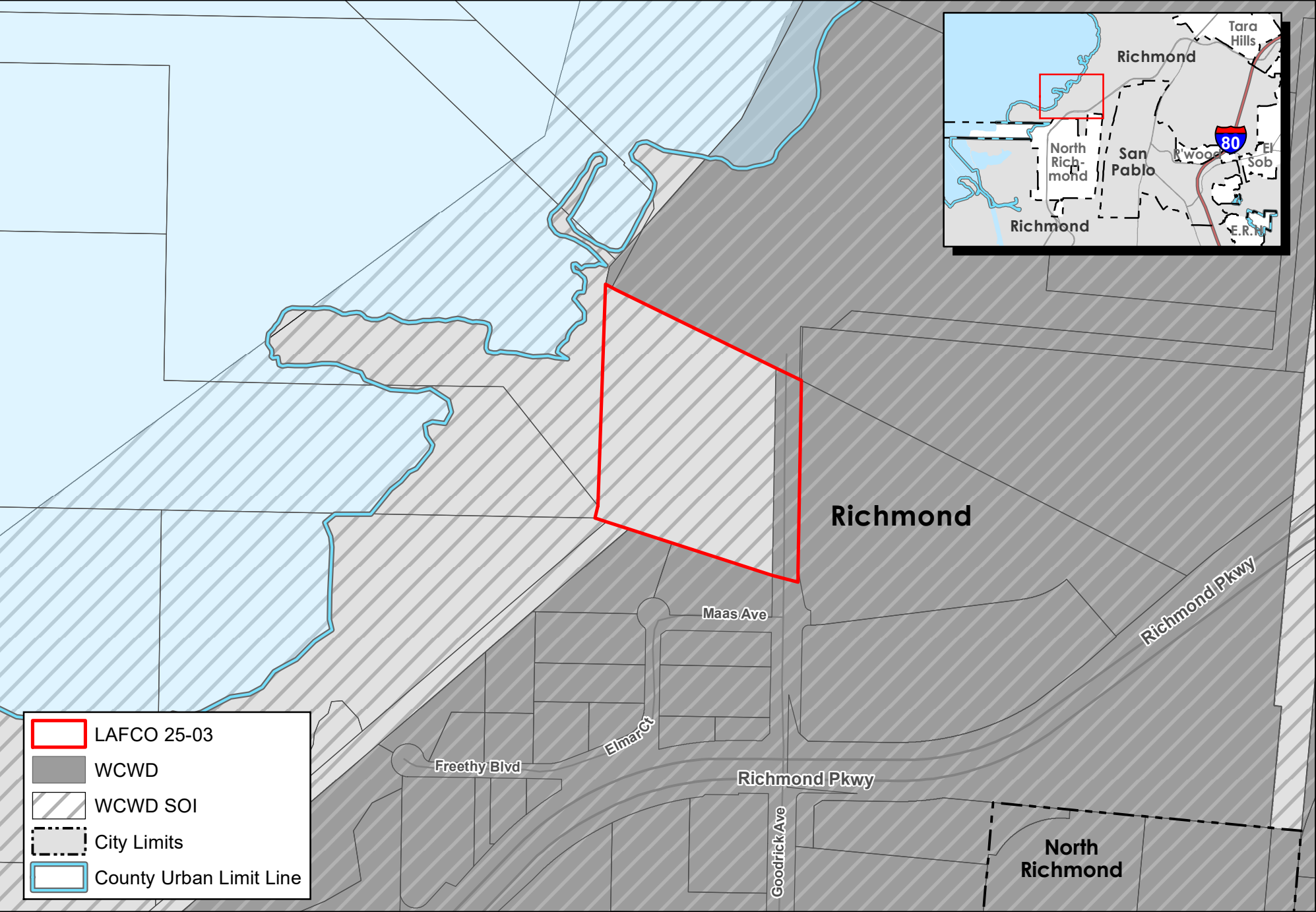
A – WCWD Annexation Map

B – Draft LAFCO Resolution 25-03

c: Distribution



# LAFCO 25-03 Annexation to West County Wastewater District - Richmond Rod and Gun Club



- LAFCO 25-03
- WCWD
- WCWD SOI
- City Limits
- County Urban Limit Line



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**RESOLUTION NO. 25-03**

**RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
MAKING DETERMINATIONS AND APPROVING ANNEXATION TO WEST COUNTY  
WASTEWATER DISTRICT – RICHMOND ROD & GUN CLUB**

**WHEREAS**, the above-referenced proposal was filed with the Executive Officer of the Contra Costa Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (§56000 et seq. of the Government Code); and

**WHEREAS**, the Executive Officer examined the application and executed her certification in accordance with law, determining and certifying that the filing is sufficient; and

**WHEREAS**, at the time and in the manner required by law, the Executive Officer gave notice of the Commission's consideration of the proposal; and

**WHEREAS**, the Executive Officer reviewed available information and prepared a report including her recommendations therein, and the report and related information have been presented to and considered by the Commission; and

**WHEREAS**, at a public hearing held on January 14, 2026, the Commission heard, discussed, and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendations, the environmental document and determination, applicable General and Specific Plans, consistency with the spheres of influence, and related factors and information including those contained in Gov. Code §56668; and

**WHEREAS**, information satisfactory to the Commission has been presented that there is one voter within the subject area and 48 landowners within the subject area. As of this writing, no voters or landowners have objected to the proposal; and

**WHEREAS**, the Local Agency Formation Commission determines the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Contra Costa County; and

**WHEREAS**, the applicant delivered to LAFCO an executed indemnification agreement providing for the applicant to indemnify LAFCO against any expenses arising from any legal actions to challenge the annexation.

**NOW, THEREFORE**, the Contra Costa Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

1. The West County Wastewater District found the proposal exempt from the California Environmental Quality Act (CEQA). In accordance with CEQA, the Commission finds the proposed annexation is categorically exempt from CEQA pursuant to California Code of Regulations Title 14, Article 19, Section 15319(b) – *Annexations of Existing Facilities and Lots for Exempt Facilities*, which is consistent with the determination of the West County Wastewater District, as Lead Agency under CEQA.

2. Annexation to the Richmond Rod & Gun Club 14.28± acres to extend wastewater services to the subject parcel is hereby approved.
3. The subject proposal is assigned the following distinctive short-form designation:  
**ANNEXATION TO WEST COUNTY WASTEWATER DISTRICT – RICHMOND  
ROD & GUN CLUB**
4. The boundary of the subject area is found to be definite and certain as approved and set forth in Exhibit A, attached hereto and made a part hereof.
5. The subject area shall be liable for any authorized or existing taxes, charges, and assessments currently being levied on comparable properties within the annexing agencies.
6. The subject area is uninhabited pursuant to Gov. Code §56079.5.
7. No affected landowners or registered voters within the subject area object to the proposal, and the conducting authority (protest) proceedings are hereby waived.
8. All subsequent proceedings in connection with these annexations shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

\* \* \* \* \*

PASSED AND ADOPTED THIS 14<sup>th</sup> day of January 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

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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.*

Dated: January 14, 2026

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Lou Ann Texeira, Executive Officer

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

January 14, 2026 (Agenda)

January 14, 2026  
Agenda Item 6

LAFCO 25-04                      Annexation to Mt. View Sanitary District (MVSD) – Bay View Estates

APPLICANT                      Discovery Builders, LLC (Landowner)

SYNOPSIS                      The Mt. View Sanitary District is an independent district, formed in 1923 pursuant to the Sanitary District Act of 1923 (Health & Safety Code §6499 et seq.). In September 2025, Contra Costa LAFCO received an application to annex property to Mt. View Sanitary District (MVSD) (APN 380-030-046). The parcel is located near Pacheco Boulevard in Martinez. The applicant intends to build 144 new single-family homes.

DISCUSSION

Government Code §56668 sets forth factors that the Commission must consider in evaluating a proposed boundary change as discussed below. In the Commission's review, no single factor is determinative. In reaching a decision, each is to be evaluated within the context of the overall proposal.

1. **Consistency with the Sphere of Influence (SOI) of Any Local Agency:**

The parcel proposed for annexation is within MVSD's SOI, and within the Contra Costa County Urban Limit Line (ULL).

2. **Land Use, Planning and Zoning - Present and Future:**

The County's General Plan designation for the parcel open space/new development. Zoning is *Planned Unit Development (P-1)*. The subject parcel is located within the Urban Limit Line (ULL). The land use designation is *Residential Medium Development*. No changes to the General Plan or zoning designations are proposed in conjunction with this proposal. The proposed development preserves significant open space.

3. **The Effect on Maintaining the Physical and Economic Integrity of Agricultural and Open Space Lands:**

The subject area contains no prime farmland or land covered under the Williamson Act Land Conservation agreements. There is no significant impact to open space.

4. **Topography, Natural Features and Drainage Basins:**

The subject area is hillside medium density.

5. **Population:**

The subject area is currently vacant. MVSD serves an estimated population of 21,000 residents consisting of 8,930 residential and 281 commercial, industrial, and institutional sewer connections.

6. **Fair Share of Regional Housing:**

The proposed use of the subject property is construction of approximately 144 new single-family homes. The surrounding area includes single family homes.

7. **Governmental Services and Controls - Need, Cost, Adequacy and Availability:**

An application for a change of organization or reorganization typically requires a plan for providing services within the affected territory (Gov. Code §56653). The plan for service is available in the LAFCO office at 40 Muir Road, Martinez. The plan for service includes the following information and any additional information required by the Commission or the LAFCO Executive Officer:

- (1) An enumeration and description of the services to be extended to the affected territory.
- (2) The level and range of those services.
- (3) An indication of when those services can feasibly be extended to the affected territory.
- (4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
- (5) Information with respect to how those services will be financed.

The annexation area is served by various local agencies including, but not limited to, *Contra Costa County, Contra Costa County Fire Protection District, Contra Costa County Flood Control, County Service Area P-6, County Water Agency, Contra Costa Resource Conservation District, Contra Costa Mosquito Abatement District, Contra Costa Water District, BART, Bay Area Air Management District, East Bay Regional Park District, County Superintendent of Schools, Mt. Diablo Unified School District, and Contra Costa County Community College.*

The proposal before the Commission is to annex 78.64± acres (one parcel) for the provision of wastewater collection, treatment, and disposal services.

MVSD serves approximately 23,000 people within the MVSD and within the district's 4.7± square mile service area. The District's sphere of influence (SOI) encompasses an additional 1.6± square miles and primarily includes an area of 1.46± square miles of industrially zoned land to the north of the district's boundary as well as land within the center of the district's 0.14+ square miles that is in agricultural use. The SOI to the north of the District is designated as heavy industrial to the west of I-680 and open space and parks and recreation to the east of I-680.

The District's wastewater collection system is located in the rolling hills in and surrounding Martinez and serves three zones or watersheds. The collection system includes four pumping stations and 73 miles of sewer pipelines ranging in diameter from 6 to 24 inches.

MVSD provides wastewater collection, treatment, and disposal services for the northeasterly portion of the City of Martinez and adjacent unincorporated lands to the northeast. The plant receives approximately 1.0 million gallons per day during dry weather.

The District collaborates with the Central Contra Costa Sanitary District (CCCSD) to provide a permanent Household Hazardous Waste Collection facility and disposal services for the central portion of the county. MVSD has a franchise agreement with Republic Services to provide trash collection, recycling, and disposal services within the unincorporated area of MVSD's boundaries. The effluent is comprised of approximately 90% residential and 10% small business waste.

MVSD serves a population of approximately 21,000–22,000 residents in Martinez through approximately 7,958 to 8,930 residential connections. The district provides wastewater treatment for roughly 4.7± square miles, with residential waste making up about 90% of its total volume. There are approximately 7,958 and 8,930 residential sewer connections.

Services provided include collection, treatment, and disposal of wastewater, solid waste, and solid waste franchiser. Infrastructure includes gravity sewer pipelines and lift stations. Sewer laterals will be constructed on the parcel to connect to MVSD sewer mains. The landowners will complete construction necessary to connect to MVSD's collection system. The estimated improvement costs are approximately \$500,000. The landowner is responsible for paying all fees and costs for infrastructure improvements.

## 8. **Timely Availability of Water and Related Issues:**

The subject property is within the service boundary of Contra Costa Water District (CCWD) which was formed in 1936 to provide water for irrigation an industry. CCWD serves over 219± square miles with a population of approximately 550,000 people in Central and Eastern Contra Costa

County including Clayton, Clyde, Concord, Pacheco, Port Costa, and parts of Martinez, Pleasant Hill, and Walnut Creek. The primary source of water supply for MVSD is CCWD. CCWD also provides

**Wholesale Water:** Provides water to other entities that serve an additional 250,000 customers, including the cities of Antioch and Brentwood, and the Golden State Water Company. MVSD can adequately serve the project. CCWD delivers safe, clean water to *approximately 550,000 people* in central and eastern Contra Costa County

**9. Assessed Value, Tax Rates, and Indebtedness:**

The annexation area is within tax rate area 79266. The total assessed value for the annexation area is \$5,962,069 (2024-25 roll). The territory being annexed shall be liable for all authorized or existing taxes comparable to properties presently within the annexing agencies. MVSD will rely on the master tax transfer agreement for this annexation.

**10. Environmental Impact of the Proposal:**

In conjunction with the proposed annexation, Contra Costa County, as Lead Agency, prepared and certified an Environmental Impact Report (EIR) and Mitigation and Monitoring Reporting Program. The LAFCO Environmental Coordinator has reviewed the County's CEQA documentation and finds it adequate for LAFCO purposes.

**11. Landowner Consent and Consent by Annexing Agency:**

According to County Elections, there are zero registered voters in the subject area; thus, the area proposed for annexation is, by statute, considered uninhabited. The property owner/applicant consents to the proposed annexation. Therefore, if the Commission approves the annexation, the Commission may waive the protest hearing (Gov. Code §56662).

All landowners and registered voters within the proposal area(s) and within 300 feet of the exterior boundary of the subject parcel were sent notice of the LAFCO hearing.

**12. Boundaries and Lines of Assessment:**

The annexation area is within MVSD's SOI and contiguous to the MVSD service boundary. A map and legal description to implement the proposed boundary change was submitted and is subject to approval by the County Surveyor.

**13. Environmental Justice:**

LAFCO is required to consider the extent to which a change of organization or reorganization proposal will promote environmental justice. As defined by statute, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The proposed annexation is not expected to promote or discourage the fair treatment of minorities or economically disadvantaged groups.

**14. Disadvantaged Communities:**

In accordance with state law, local agencies and LAFCOs are required to plan for disadvantaged unincorporated communities (DUCs). Many of these communities lack basic infrastructure, including streets, sidewalks, storm drainage, clean drinking water, and adequate sewer service. LAFCO actions relating to Municipal Service Reviews, SOI reviews/ amendments, and annexations must take into consideration DUCs, and specifically the adequacy of public services, including sewer, water, and fire protection needs or deficiencies, to these communities. According to the County Department of Conservation and Development, the area proposed for annexation is not within a DUC.

**15. Comments from Affected Agencies/Other Interested Parties:**

As of this writing, no comments were received from affected agencies, parties, landowners, or registered voters.

**16. Regional Transportation and Regional Growth Plans:**

In its review of a proposal, LAFCO shall consider a regional transportation plan adopted pursuant to GC §65080 [GC §56668(g)]. Further, the Commission may consider the regional growth goals and policies established by a collaboration of elected officials only, formally representing their local jurisdictions in an official capacity on a regional or sub regional basis (GC §56668.5). Regarding these sections, LAFCO looks at consistency of the proposal with the regional transportation and other regional plans affecting the Bay Area.

SB 375, a landmark state law, requires California's regions to adopt plans and policies to reduce the generation of greenhouse gases (GHG), primarily from transportation. To implement SB 375, the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), in July 2013, adopted Plan Bay Area as the "*Regional Transportation Plan and Sustainable Communities Strategy*" for the San Francisco Bay Area through 2040. *Plan Bay Area* focuses on where the region is expected to grow and how development patterns and the transportation network can work together to reduce GHG emissions. The Plan's key goals are to reduce GHG emissions by specified amounts; and plan sufficient housing for the region's projected population over the next 25 years.

In October 2021, ABAG and MTC adopted *Plan Bay Area 2050*, which serves as the Bay Area's official long-range plan for housing, economic development, transportation, and environmental resilience for the next four years. While prior iterations of *Plan Bay Area* focused on transportation and housing, the 2050 plan expands the scope introducing strategies for long-term economic development and environmental resilience, while meeting federal and state requirements. This proposal is consistent with *Plan Bay Area*.

**ALTERNATIVES FOR COMMISSION ACTION**

After consideration of this report and any testimony or additional materials submitted, the Commission should consider taking one of the following actions:

**Option 1** Approve the annexation as proposed.

- A. Find that, as a Responsible Agency under the California Environmental Quality Act (CEQA), LAFCO has reviewed and considered the environmental effects of the Bay View Estates housing development project in Contra Costa County's *Environmental Impact Report and Mitigation Monitoring & Reporting Program*, and finds that all changes or alterations in the project that avoid or substantially lessen its environmental effects are within the responsibility and jurisdiction of the County and not LAFCO, and that those changes have been, or can and should be, adopted by the County as lead agency.
- B. Adopt this report, approve LAFCO Resolution No. 25-04 (Exhibit B), and approve the proposal, to be known as *Annexation to Mt. View Sanitary District – Bay View Estates* subject to the following terms and conditions:
  - 1. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments, and charges comparable to properties presently within the annexing agency.

**Option 2** Adopt this report and DENY the proposal.

**Option 3** If the Commission needs more information, CONTINUE this matter to a future meeting.



RECOMMENDED ACTION:

**Option 1** – Approve the annexation as proposed.

*Lou Ann Texeira*

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

Exhibits

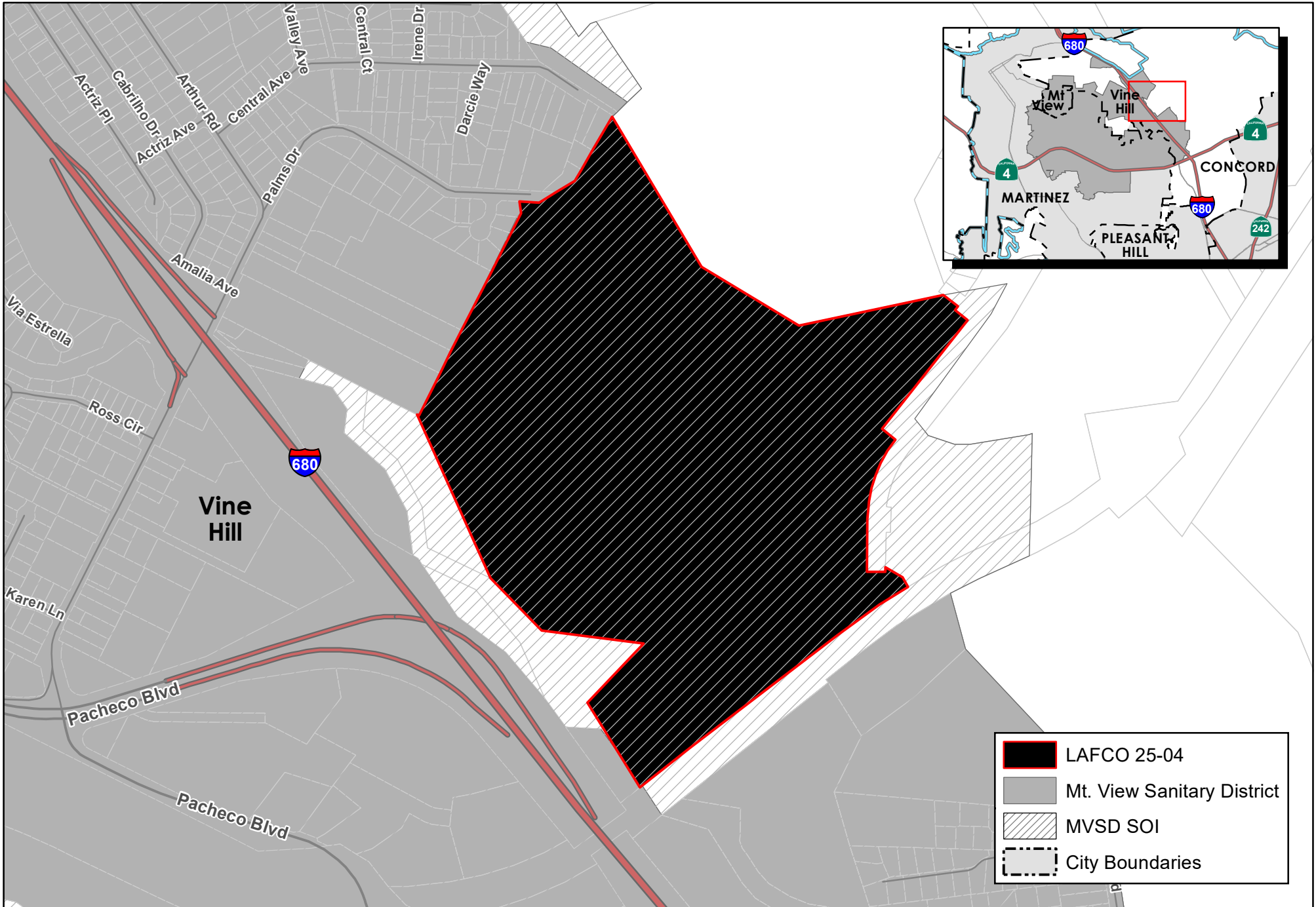
A – MVSD Annexation Map

B – Draft LAFCO Resolution 25-04

c: Distribution

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# LAFCO 25-04 Annexation to Mt. View Sanitary District – Discovery Builders (APN 380-030-046)



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**RESOLUTION NO. 25-04**

**RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
MAKING DETERMINATIONS AND APPROVING ANNEXATION TO MT. VIEW  
SANITARY DISTRICT – BAYVIEW ESTATES – MARTINEZ**

**WHEREAS**, the above-referenced proposal was filed with the Executive Officer of the Contra Costa Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (§56000 et seq. of the Government Code); and

**WHEREAS**, the Executive Officer examined the application and executed her certification in accordance with law, determining and certifying that the filing is sufficient; and

**WHEREAS**, at the time and in the manner required by law, the Executive Officer gave notice of the Commission's consideration of the proposal; and

**WHEREAS**, the Executive Officer reviewed available information and prepared a report including her recommendations therein, and the report and related information have been presented to and considered by the Commission; and

**WHEREAS**, at a public hearing held on January 14, 2026, the Commission heard, discussed, and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendations, the environmental document and determination, applicable General and Specific Plans, consistency with the spheres of influence, and related factors and information including those contained in Gov. Code §56668; and

**WHEREAS**, information satisfactory to the Commission is presented and no affected landowners or registered voters within the subject area object to the proposal; and

**WHEREAS**, the Local Agency Formation Commission determines the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Contra Costa County; and

**WHEREAS**, the applicant delivered to LAFCO an executed indemnification agreement providing for the applicant to indemnify LAFCO against any expenses arising from any legal actions to challenge the annexation.

**NOW, THEREFORE**, the Contra Costa Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

1. Contra Costa County, as Lead Agency, prepared and certified an Environmental Impact Report (EIR) which is available on the County website. The Commission is a Responsible Agency under the California Environmental Quality Act (CEQA), and in accordance with CEQA, the Commission finds the proposed annexation is categorically exempt from CEQA pursuant to California Code of Regulations Title 14, Article 19, Section 15319(b) – *Annexations of Existing Facilities and Lots for Exempt Facilities*.

2. Annexation to Mt. View Sanitary District of 78.65± acres to extend wastewater services to the subject parcel is hereby approved.
3. The subject proposal is assigned the following distinctive short-form designation:  
**ANNEXATION TO MT. VIEW SANITARY DISTRICT – BAYVIEW ESTATES**
4. The boundary of the subject area is found to be definite and certain as approved and set forth in Exhibit A, attached hereto and made a part hereof.
5. The subject area shall be liable for any authorized or existing taxes, charges, and assessments currently being levied on comparable properties within the annexing agencies.
6. The subject area is uninhabited pursuant to Gov. Code §56079.5.
7. No affected landowners or registered voters within the subject area object to the proposal, and the conducting authority (protest) proceedings are hereby waived.
8. All subsequent proceedings in connection with these annexations shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

\* \* \* \* \*

PASSED AND ADOPTED THIS 14<sup>th</sup> day of January 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

---

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.*

Dated: January 14, 2026

---

Lou Ann Texeira, Executive Officer



Lou Ann Teixeira  
Executive Officer

January 14, 2026 (Agenda)

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

**January 14, 2026**  
**Agenda Item #7**

## 2026 LAFCO Meeting Schedule

Dear Commissioners:

The Commissioner's Handbook states that regular meetings of the Commission are held on the second Wednesday of each month commencing at 1:30 p.m. Regular meetings are held in the Board of Supervisors Chambers, 1025 Escobar Street, Martinez, unless otherwise noticed.

The proposed 2026 meeting schedule is as follows. Following Commissioner's approval, the meeting schedule will be posted on the LAFCO website.

**January 14**  
**February 11**  
**March 11**

**April 8**  
**May 13**  
**June 10**

**July 8**  
**August 12**  
**September 9**

**October 14**  
**November 11**  
**December 9**

### RECOMMENDATION

It is recommended the Commission approve the 2026 LAFCO meeting schedule as proposed.

Sincerely,

*Lou Ann Teixeira*

LOU ANN TEXEIRA  
EXECUTIVE OFFICER

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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

**January 14, 2026**  
**Agenda Item 8**

January 14, 2026

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

## CALAFCO UPDATES AND EVENTS

Dear Members of the Commission:

CALAFCO will launch its first CALAFCO-U session of 2026 with LAFCO 101, a practical introduction to LAFCO fundamentals. Member sign-up for this webinar is available on the CALAFCO website. This virtual meeting will be held Wednesday, February 25, 2026, from 10:00 - 11:30 a.m.

CALAFCO will conduct a Special Corporate Business Meeting for LAFCO Commissions. This virtual special meeting will be held Monday, February 23, 2026, from 10:00 - 11:30 a.m.

Save-the-date for the following:

- Spring 2026 CALAFCO Staff Workshop will be held in San Luis Obispo from May 06 to May 08, 2026, at The Cliffs Hotel & Spa in Pismo Beach, CA; and
- Fall 2026 CALAFCO Annual Conference will be held in Sacramento from October 21 to October 23, 2026, at Sheraton Grand Sacramento Hotel in Sacramento, CA.

Also, the Regional/Board Restructuring Working Group has been working since September to consider opportunities to enhance and improve the regional model and Board structure and make recommendations for consideration and feedback. CALAFCO reached out to LAFCO staff for feedback.

This is an information item, and no action is needed.

Sincerely,

*Lou Ann Texeira*  
EXECUTIVE OFFICER

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Lou Ann Teixeira  
Executive Officer

January 14, 2026

January 14, 2026  
Agenda Item 9

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

### Current and Potential LAFCO Applications

Dear Commissioners:

**SUMMARY:** This is an informational item including active and potential LAFCO applications.

**DISCUSSION:** The Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH) 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/disapproving boundary changes, boundary reorganizations, formations, mergers, consolidations, dissolutions, incorporations, sphere of influence (SOI) amendments, and extension of out of agency services. Applications involving jurisdictional changes filed by landowners, registered voters, and local agencies are placed on the Commission's agenda as information items before actions are considered by LAFCO at a subsequent meeting (Gov. Code §56857). We currently have 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:** Tassajara Parks Project – SOI Amendment (LAFCO 16-07) and Boundary Reorganization (LAFCO 16-06) - In 2016, the landowner (FT Land) 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.

In the past EBMUD opposed the project indicating 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 note they had meetings with the prior developer (and one where the County was included) to discuss the project. EBMUD staff have consistently reiterated their Board's position. EBMUD staff continue to participate in meetings as needed.

We recently received an update from EBMUD staff noting that they are currently waiting on the United States Bureau of Reclamation (USBR) to review the Central Valley Project (CVP) agreement's service area. The USBR must provide approval and amend EBMUD's contract in accordance with the CVP agreement prior to EBMUD providing water services. The USBR most recently informed EBMUD that they are pending National Environmental Policy Act review and need staff from the Department of the Interior (DOI) to do the environmental review. They did not provide an updated timeline for when the DOI would allocate staff. There have also been several staffing shortages at the Federal Government level which may affect the timing of review by various agencies.

The property owner remains committed to moving the project forward as reflected in and consistent with the development application materials previously approved by the County Board of Supervisors. The landowner and attorneys continue to work diligently with County staff in pursuing the processing of the development application and the County's preparation of the related environmental review. The landowner representatives are coordinating with EBMUD and other key stakeholders throughout this process.

LAFCO recently received two new applications: annexation to the *Richmond Rod & Gun Club* to West County Wastewater District (LAFCO 25-03) and an annexation of one large parcel to Mt. View Sanitary District (Discovery Builders) in anticipation of single-family home development. These two applications are before the Commission today.

**Potential and Other Applications:** LAFCO recently received three new applications including *LAFCO 25-06 – Annexation to City of Clayton – Clayton Estates*, *LAFCO 25-07 – Annexation to Central Contra Costa Sanitary District (CCCSD) – 140 Glendora Drive Martinez* and *LAFCO 25-08 – Annexation to CCCSD – APNs 365-140-009 and -008*. There are several potential applications that may be submitted to LAFCO in the near future, including an annexation to the Town of Moraga and a potential out-of-agency service application in the Discovery Bay area. Also, since completion of the 2021 *Park & Recreation Municipal Services Review*, the Commission discussed dissolving County Service Area R-9. This matter has been continued since 2021. In April 2025, the Commission voted to continue the matter until April 8, 2026.

In addition, the Contra Costa County Department of Conservation and Development (DCD) recently embarked on “*Envision Contra Costa*” which is a comprehensive update of the Contra Costa County General Plan, Zoning Code, the Climate Action Plan, and Urban Limit Line (ULL) Renewal. The Contra Costa County Board of Supervisors initiated work on the 2026 ballot measure to renew the ULL. The ULL, established by Measure C in 1990, prevents sprawl and preserves open space by establishing a boundary beyond where no urban land uses can be designated. It ensures that urban development occurs within established communities where infrastructure and services already exist or are planned.

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

Sincerely,

*Lou Ann Teixeira*

EXECUTIVE OFFICER

Attachment – 9.1 Current Applications Table

**CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
CURRENT APPLICATIONS – January 14, 2026**

Attachment 9.1

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 pending
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 pending
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 2026.
23-13	Annexation to City of Martinez and Detachment from CSA P-6 – Bay's Edge	Application submitted on September 29, 2023	Await signed plat & legal description
25-06	Annexation to City of Clayton – Clayton Estates	Application submitted on December 29, 2025 to annex .	Application pending
25-07	Annexation to Central Contra Costa Sanitary District	Application submitted on December 29, 2025 to annex one parcel (10.03± acres) to build single family homes	Application pending
25-08	Annexation to Central Contra Costa Sanitary District	Application submitted on December 29, 2025 to annex two parcels to connect to public sewer system	Application pending

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## **AGENDA**

### **RETIREMENT BOARD MEETING**

REGULAR MEETING  
January 7, 2026  
9:00 a.m.

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

#### **NOTICE OF TELECONFERENCE MEETING:**

ONE OR MORE MEMBERS OF THE BOARD OF RETIREMENT FOR THE CONTRA COSTA COUNTY EMPLOYEES' RETIREMENT ASSOCIATION MAY PARTICIPATE IN THE BOARD MEETING, SCHEDULED FOR JANUARY 7, 2026, VIA TELECONFERENCE AT THE LOCATION LISTED BELOW, WHICH IS OPEN TO THE PUBLIC.

TELECONFERENCE LOCATION:  
1516 Kamole Street  
Honolulu, HI 96821

THE LOCATION LISTED ABOVE IS ACCESSIBLE TO THE PUBLIC, INCLUDING THOSE WITH DISABILITIES.

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. Approve minutes from the November 19, 2025 and December 3, 2025 meetings.
  - II. Approve the following routine items:
    - a. Certifications of membership.
    - b. Service and disability allowances.

- c. Death benefits.
  - d. Investment liquidity report.
- III. Accept the following routine items:
  - a. Disability applications and authorize subpoenas as required.
  - b. Investment asset allocation report.
- IV. Consider and take possible action to authorize Trustee David MacDonald to attend the SACRS Board of Directors Meetings, January 12-13, 2026, Orange County, CA.
- 3.B Consider and take possible action on Consent Items previously removed, if any.  
(Action Item)

### ***DISCUSSION ITEMS***

- 4. Educational presentation on fiduciary duties presented by fiduciary counsel.  
(Presentation Item)
- 5. Consider and take possible action to issue a request for proposal for external investment legal counsel. (Action Item)
- 6. Report from Investment Committee Chair on December 3, 2025 meeting.  
(Presentation Item)
- 7. Consider authorizing the attendance of Board: (Action Item)
  - a. Institutional Investor Public Funds Roundtable, April 27-29, 2026, Los Angeles, CA.
- 8. Reports. (Presentation item)
  - a. Trustee reports on meetings, seminars and conferences.
  - b. Staff reports

### ***CLOSED SESSION***

- 9. The Board will go into closed session to review the status of the following disability retirement applications pursuant to govt. Code Section 54957:

#### Member

- a. Erica Trujillo



10. The Board will continue in 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. Reginald Powell	Service Connected	Service Connected

11. The Board will continue in closed session pursuant to Govt. Code Section 54957 to consider the Hearing Officer's recommendation regarding the disability application for Vedder Li.

12. CONFERENCE WITH LABOR NEGOTIATORS  
(Government Code § 54957.6)

Agency designated representative:  
Christina Dunn, Chief Executive Officer

Unrepresented Employees: All CCCERA unrepresented positions

13. The next meeting is currently scheduled for January 21, 2026 at 9:00 a.m.

Adjourn