



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

Lou Ann Teixeira
Executive Officer

NOTICE AND AGENDA FOR REGULAR MEETING

Wednesday, March 11, 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. 1st 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: March 11, 2026, 01:30 PM Pacific Time (US and Canada)

Topic: LAFCO Zoom Meeting 03/11/2026

Join from PC, Mac, iPad, or Android:

<https://cccounty-us.zoom.us/j/88013772344>

Join via audio:

USA: [+1 408-961-3928](tel:+14089613928) US Toll

USA [1 855-758-1310](tel:18557581310) US Toll Free

Conference Code: **880 1377 2344**

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.

MARCH 11, 2026 CONTRA COSTA LAFCO MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. **Selection of 2026 Commissioner Officers (Chair and Vice Chair)**
4. **Recognition of Outgoing Chair**
5. Approval of January 14, 2026, LAFCO meeting minutes
6. 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.

BUSINESS ITEMS

7. **Environmental Planning Services** – Update regarding contracting for environmental planning services
8. **Updates to LAFCO Employee Salary Ranges** - Consider approving a 4.2% increase to LAFCO employee salary ranges
9. **CALAFCO Updates and Events** – Receive CALAFCO updates and upcoming events and receive Commissioner comments

INFORMATIONAL ITEMS

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

ADJOURNMENT

Next regular LAFCO meeting is April 8, 2026, at 1:30 pm. LAFCO STAFF REPORTS AVAILABLE AT:
http://www.contracostalafco.org/meeting_archive.htm



Lou Ann Teixeira
Executive Officer

March 11, 2026 (Agenda)

**March 11, 2026
Agenda Item 3**

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

Selection of Commission Officers for 2026

Dear Members of the Commission:

The procedure for selecting officers for the Contra Costa LAFCO is described in Section 1.4 (*Rules and Procedures*) of the Commission Handbook and provides for the following:

- The members of the Commission shall elect a Chair and Vice Chair at the first meeting of the Commission held in January of each year or as soon thereafter as practicable.
- The Chair and Vice Chair shall serve for one-year terms, or until their successors are elected, whichever occurs later.
- Officers shall be selected from the categories of members in the following order:

County member 1
Special District member 1
City member 1
Public member
County member 2
Special District member 2
City member 2

In 2025, Special District Member Michael R. McGill served as Chair and City Member Gabriel Quinto served as Vice Chair.

RECOMMENDATION – Per the Commission’s policy, it is recommended that the Commission select a City member as Chair to serve until January 2027, and a County member to serve as Vice Chair until January 2027.

Sincerely,

LouAnn Teixeira

LOU ANN TEXEIRA
EXECUTIVE OFFICER

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**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION COMMENDING**

Michael R. McGill

**For Dedicated and Outstanding Service as
Contra Costa LAFCO Chair - January - December 2025**

WHEREAS, Local Agency Formation Commissions (LAFCOs) were created by the Legislature in 1963 to encourage the orderly formation of local governmental agencies, preserve agricultural and open space lands, and discourage urban sprawl; and

WHEREAS, Commissioners rely on their expertise and experience while serving on LAFCO, and exercise responsibility through a countywide LAFCO perspective in making decisions; and

WHEREAS, Contra Costa LAFCO appointed District Member McGill to serve as LAFCO Chair in 2025; and

WHEREAS, during Chair McGill's term, Contra Costa LAFCO received results of LAFCO protest hearing for LAFCO 24-04 - *Annexation of Rodeo Hercules Fire Protection District (RHFPD) to Contra Costa County Fire Protection District and Dissolution of RHFPD*; extended the proposed dissolution of *County Service Area (CSA) R-9* to April 8, 2026; approved 24-01 - *Annexation to City of San Ramon and Detachment from County Service Area P-6*; approved LAFCO 25-01 - *Activation of Latent Powers Kensington Community Services District (KCSD)*; approved LAFCO 25-02 - *Annexation of Kensington Fire Protection District (KFPD) to KCSD and Dissolution of KFPD*; approved LAFCO 2-03 - *Annexation to West County Wastewater District - Richmond Rod & Gun Club*; approved LAFCO 25-04 - *Annexation to Mt. View Sanitary District - Bay View Estates*; approved LAFCO 25-05 - *City of Martinez - Out of Agency Service*; completed *Municipal Services Review (MSR)/Sphere of Influence (SOI)* updates covering 15 County Service Area (CSAs); completed 3rd round *Reclamation Services MSR/SOI* updates covering 12 districts; initiated a 2nd round *Irrigation and Water Districts MSR/SOI* updates; approved the proposed and final FY 2025-26 budgets and received mid-year budget reports; voted for Special District Risk Management Authority Association candidates; approved the *Inactive Applications* policy; updated LAFCO employee salary ranges; and completed the Executive Officer's employee performance review and salary increase; and

WHEREAS, LAFCO also 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) (one parcel)*; LAFCO 25-08 - *Annexation to CCCSD (two parcels)* all of which are currently under review; LAFCO updated LAFCO's holiday schedule to include Juneteenth; amended LAFCO'S policies and procedures to reflect the *Policies and Procedures Committee* as a standing committee; provided CALAFCO updates regarding events and legislative issues; provided updates regarding current and potential LAFCO applications; provided updates from Contra Costa County Employees' Retirement Association; and provided staff announcements and various newspaper articles of interest.

NOW, THEREFORE, BE IT RESOLVED THAT Contra Costa LAFCO hereby extends its recognition and appreciation to Commissioner McGill for his dedicated service as the LAFCO Chair for 2025.

PRESENTED by Contra Costa LAFCO on March 11, 2026.

Candace Andersen, County Member
Diane Burgis, County Member
Patricia Bristow, Special District Member
Charles R. Lewis, IV, Public Member
Dawn Morrow, Special District Member

Laura Nakamura, City Member
Gabriel Quinto, City Member
Marisol Rubio, City Member
Shanelle Scales-Preston, County Member
Rob Schroder, Public Member

Lou Ann Texeira, LAFCO Executive Officer
Thomas Geiger, LAFCO Legal Counsel
Anna Seithel, LAFCO Clerk Analyst

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CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
MEETING MINUTES – January 14, 2026

1. **Call to Order and Pledge of Allegiance** - *Chair McGill called the meeting to order at 1:30 P.M. Chair McGill requested Commissioner Lewis lead the Pledge of Allegiance for today's meeting.*
2. **Roll Call Vote** – *Following the Roll Call Vote, Chair McGill noted the following Commissioners and staff were present:*

Regular Commissioners	Alternate Commissioners	Staff
Candace Andersen	Marisol Rubio	Lou Ann Texeira, Executive Officer
Patricia Bristow	Shanelle Scales-Preston	Tom Geiger, Commission Counsel
Diane Burgis (absent)	Rob Schroder	Anna Seithel, Clerk Analyst
Charles Lewis, IV	Dawn Morrow	
McGill, Chair		
Laura Nakamura		
Gabriel Quinto, Vice Chair		

3. **Approval of December 10, 2025, LAFCO Commission Meeting Minutes** - *Chair McGill called for approval of December 10, 2025, meeting minutes. There were no questions or comments regarding the minutes, and Commissioner Scales-Preston moved to approve the minutes, and with a second by Commissioner Andersen, the Commission unanimously, by a 7-0 vote, approved the December 10, 2025, meeting minutes.*

VOTE

AYES: Andersen, Bristow, Lewis, McGill, Nakamura, Quinto, Scales-Preston
NOES: None
ABSENT: Burgis
ABSTAIN: None

4. **Public Comment Period:** *Chair McGill invited public comments 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 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 - The Commission received the staff report and Chair McGill opened the public hearing for questions and comments. There were no public questions or comments. Chair McGill asked for questions and comments from the Commission. There were no questions or comments from the Commission. Chair McGill then requested the Commission's approval of the proposed annexation. Commissioner Lewis moved to approve the annexation, with a second by Commissioner Bristow. Commissioner Andersen agreed that it is preferable to have citizens connected to City services over a septic system, for reasons of health and safety. The Commission then unanimously, by a 7-0 vote, approved the proposed annexation of Richmond Rod and Gun Club to West County Wastewater District (WCWD).*

VOTE

AYES: Andersen, Bristow, Lewis, McGill, Nakamura, Quinto, Scales-Preston
NOES: None
ABSENT: Burgis
ABSTAIN: None

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 - The Commission received the staff report and Chair McGill opened the public hearing for questions and comments. There were no public questions or comments. Commissioner Lewis asked teleconference attendee Kris Kamerzell, Project Manager of Land Development with the applicant's developer, Discovery Builders, to speak about current zoning regarding the planned unit development and individual lots, and Mr. Kamerzell noted the planned development*

zone criteria requirements were satisfied and changes were complete. Commissioner Andersen noted this project has already undergone the process dating back to 2021 and the entitlement process was completed. There were no further questions or comments from the Commission. Chair McGill then requested the Commission's approval of the proposed annexation. Commissioner Scales-Preston moved to approve the annexation, with a second by Commissioner Quinto. The Commission then unanimously, by a 7-0 vote, approved the proposed annexation of Bay View Estates to Mt. View Sanitary District.

VOTE

AYES: Andersen, Bristow, Lewis, McGill, Nakamura, Quinto, Scales-Preston
NOES: None
ABSENT: Burgis
ABSTAIN: None

BUSINESS ITEMS

6. **2026 LAFCO Meeting Schedule** – consider approving the 2026 LAFCO meeting schedule
Commissioner Andersen noted that the 2026 meeting schedule was consistent. Commissioner Andersen motioned to accept the report with a second from Commissioner Nakamura.

VOTE

AYES: Andersen, Bristow, Lewis, McGill, Nakamura, Quinto, Scales-Preston
NOES: None
ABSENT: Burgis
ABSTAIN: None

7. **CALAFCO Updates, Events, and Legislation** – Receive CALAFCO updates and upcoming events
Following a brief update from staff, the Commissioners accepted the report.

INFORMATIONAL ITEMS

9. **Current and Potential Applications** – *LAFCO noted several recent applications and a brief update regarding two previous applications including dissolution of LAFCO 21-17 CSA R-9, LAFCO 16-06 – Tassajara Parks Reorganization, and LAFCO 16-07 – Sphere of Influence Amendment - Tassajara Parks - informational*
10. **Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)** – next regular meeting is January 21, 2026 - *informational*
11. **Commissioner Comments and Announcements-** *informational – Vice Chair Gabriel Quinto congratulated Commissioner Burgis, in her continuing role as Contra Costa County Supervisor, on her recent promotion to President of the Board of Supervisors, and also thanked Commissioner Andersen, in her continuing role as Contra Costa County Supervisor, and for her work in the last year as President of the Board of Supervisors. Vice Chair Quinto also congratulated the new Mayor of Concord, Commissioner Laura Nakamura.*
12. **Staff Announcements/Newspaper Articles-** *informational*

ADJOURNMENT

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



Lou Ann Teixeira
Executive Officer

March 11, 2026 (Agenda)

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

March 11, 2026
Agenda Item 7

Environmental Planning Services

Dear Commissioners:

DISCUSSION: The LAFCO budget includes funding for various professional services to augment LAFCO staffing and provide budgetary flexibility. One of the contract services provided to LAFCO is environmental planning. These services include the following:

- Reviews and provides comments on LAFCO applications and projects
- Reviews and provides comments on environmental documents prepared by outside agencies
- Assists with preparing environmental documents for LAFCO projects
- Assists with developing new, and reviews existing, LAFCO policies and procedures
- Attends LAFCO hearings, meetings with applicants, and other meetings as needed

Previously, LAFCO retained Yuba Planning Group, LLC (YPG) to provide “as-needed” environmental planning services. The contract with Yuba Planning Group, LLC (YPG) will expire in April 2026. Jessica Hankins, the Principal of YPG, recently informed LAFCO that she can no longer provide environmental services to Contra Costa LAFCO as she has taken a new full-time position with Nevada City.

LAFCO staff reached out to several LAFCO Executive Officers regarding their environmental planners and several provided suggestions for environmental planning services. LAFCO staff is currently in the process of contacting four of the environmental planning firms to obtain information about their hourly rates, staffing and experience with LAFCOs. The contract will note that we are seeking environmental planning services *as needed*.

Sincerely,

Lou Ann Teixeira
Executive Officer

c: Thomas Geiger, LAFCO Legal Counsel

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Lou Ann Teixeira
Executive Officer

March 11, 2026 (Agenda)

**March 11, 2026
Agenda Item #8**

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

Increase to LAFCO Employee Salary Ranges

Dear Members of the Commission:

As an independent entity created by the State Legislature, LAFCO hires its own staff and provides employee benefits, including health, dental, retirement, and other employee benefits. Contra Costa LAFCO purchases most of its employee benefits from Contra Costa County, and its retirement benefits from Contra Costa County Employees' Retirement Association (CCCERA).

In 2007, LAFCO adopted its own personnel system, including an Employee Benefit Plan, job descriptions, and an employee Salary Plan. The Employee Benefit Plan is updated annually or (as needed) with changes to the County management employee benefit plan, and the Salary Plan.

Contra Costa LAFCO currently employs two full time employees – an Executive Officer (“EO”) and a Clerk Analyst (“CA”). The last salary updates occurred in February 2025. To keep Contra Costa LAFCO salaries current and competitive, LAFCO staff conducts an annual salary survey of the Bay Area and Urban LAFCOs for the following LAFCO positions: LAFCO EO, Executive Assistant/Clerk, Analyst I/II, and CA.

Based on the recent LAFCO salary survey, the Bay Area Consumer Price Index (CPI), cost of living factors, and Contra Costa County's salary increases, it is recommended that the Commission update the LAFCO Salary Plan by increasing the salary ranges by 4.2% for the Executive Officer, Executive Assistant/Clerk, Analyst I/II positions, and Clerk/Analyst positions. The proposed adjustments to the salary ranges do not automatically result in adjustments to employee salaries. LAFCO employee salary adjustments are based solely on performance. LAFCO employees do not receive annual cost-of-living adjustments. The Commission typically conducts an annual performance review for the EO and approves salary adjustments based on performance. The EO conducts annual performance reviews for the other LAFCO employees and provides salary adjustments based on performance. Salary increases for these positions occur in conjunction with annual performance reviews.

LAFCO employee benefits and salary ranges are provided at the discretion of the Commission and can be modified as deemed appropriate. The benefit plan and salary ranges are reviewed periodically to keep pace with market conditions.

RECOMMENDATIONS

It is recommended that the Commission approve LAFCO Resolution 2026-01 increasing the salary ranges by 4.2% for the Executive Officer, Clerk Analyst, Analyst I/II, and Executive Assistant/Clerk positions.

Sincerely,

Lou Ann Texeira

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachments

Draft Resolution 2026-01
Updated LAFCO Employee Salary Plan (Exhibit A)

RESOLUTION NO. 26-01

**RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
UPDATING THE LAFCO EMPLOYEE SALARY PLAN TO INCREASE SALARY RANGES**

WHEREAS, the Contra Costa Local Agency Formation Commission (LAFCO) is an independent regulatory agency created by the State Legislature; and

WHEREAS, pursuant to Government Code §56384, LAFCO appoints an Executive Officer and may appoint other staff as needed; and

WHEREAS, LAFCO currently employs an Executive Officer to carry out the functions of the Commission, and a Clerk Analyst to provide administrative and analytical support; and

WHEREAS, the Analyst I/II and Executive Assistant/LAFCO Clerk positions are currently unfilled; and

WHEREAS, in 2007, the Commission adopted a salary plan which included salary ranges for the LAFCO employee positions; and

WHEREAS, the salary ranges for the other LAFCO positions were last reviewed in January 2025 and should be reviewed annually and adjusted to keep pace with market conditions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that:

1. Contra Costa LAFCO hereby increases the LAFCO salary ranges for the Executive Officer, Analyst I/II, Clerk Analyst, and Executive Assistant/LAFCO Clerk positions by 4.2% as shown in Exhibit A. These salary ranges reflect a recent survey of comparable Bay Area and Urban LAFCOs, Bay Area Consumer Price Index, and current market conditions.
2. Contra Costa LAFCO employees receive no Cost-of-Living Adjustments (COLAs) and may receive an annual salary increase based solely on performance.

PASSED AND ADOPTED THIS 12th day of March 11, 2026, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

Michael R. 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: March 11, 2026

Lou Ann Texeira, Executive Officer

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EXHIBIT A

**2026 CONTRA COSTA LAFCO
EMPLOYEE SALARY RANGES**

<u>JOB TITLE</u>	<u>BEGINNING MONTHLY</u>	<u>MAXIMUM MONTHLY</u>
*CLERK/EXECUTIVE ASSISTANT	\$5,771	\$7,320
CLERK ANALYST	\$5,822	\$7,932
*ANALYST I/II	I - \$6,922	I - \$9,179
	II - \$7,304	II - \$9,679
EXECUTIVE OFFICER	\$13,513	\$18,010

*Currently unfilled

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Lou Ann Teixeira
Executive Officer

March 11, 2026
Agenda Item #9

March 11, 2026

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

CALAFCO UPDATES AND EVENTS

Dear Members of the Commission:

CALAFCO has been busy in the past few months. They launched its first CALAFCO-U session of 2026 with LAFCO 101, a practical introduction to LAFCO fundamentals. In addition, CALAFCO established the Regional and Board Structure Working Groups to review potential governance and regional structures and importantly, to gather input from LAFCOs before any recommendations are finalized.

Other discussions included a proposed nine-region map, possible adjustments to Board representation and per LAFCO representation on the CALAFCO Board, eligibility for Executive Officers to serve on the CALAFCO Board and eliminating Board seat types. The feedback showed clear and consistent support for two items: making Executive Officers eligible to serve on the CALAFCO board and eliminating the current Board seat types. The feedback showed clear and consistent support for two items: making Executive Officers eligible to serve on the CALAFCO Board and eliminating the current Board seat structure.

Feedback on other topics -particularly the proposed regional map and Board representation by region-was mixed and raised questions that will be discussed further before any recommendations are brought forward.

As a result, at the February 23rd Special Business Meeting, the Board considered a proposed amendment to the CALAFCO bylaws. If approved, the changes would take effect with the October 2026 Board elections. Additional outreach and discussion will continue.

Also, CALAFCO will conduct a Special Corporate Business Meeting for LAFCO Commissions. This virtual meeting will be held on Friday, May 15th from 9:00 am to 2:00 pm. Also, *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 and assured staff that the conversation, work and updates will continue.

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

Sincerely,

Lou Ann Teixeira
Executive Officer

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Lou Ann Teixeira
Executive Officer

March 11, 2026

March 11, 2026
Agenda Item 10

Contra Costa Local Agency Formation Commission
40 Muir Road, 1st 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 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 – March 11, 2026**

Attachment 10.1

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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