



Lou Ann Teixeira
Executive Officer

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
40 Muir Road, 1st Floor • Martinez, CA 94553
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(925) 313-7133

NOTICE AND AGENDA FOR REGULAR MEETING

Wednesday, August 12, 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 by telephone. The public may also attend this meeting remotely by Zoom or telephone. If joining remotely by Zoom, please click the link below:

You are invited to a Zoom webinar!

When: August 12, 2026 01:30 PM Pacific Time (US and Canada)

Topic: LAFCO Zoom Meeting 8/12/2026

Join from PC, Mac, iPad, or Android:

<https://cccounty-us.zoom.us/j/87536408523>

Join via audio:

+1 408-961-3927 US

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+1 408-961-3929 US

Or 1 855-758-1310 US Toll Free

Conference Code/Webinar ID: 875 3640 8523

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.

August 12, 2026 CONTRA COSTA LAFCO MEETING

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of July 8, 2026, 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/CHANGES OF ORGANIZATION

5. **LAFCO 25-06 - Annexation to City of Clayton - Clayton Estates - applicant proposes to annex to the City of Clayton approximately 41.5 acres located along Marsh Creek Road for residential development. Consider adopting a resolution and findings denying the annexation proposal.**

INFORMATIONAL ITEMS

6. ***Current and Potential Applications – informational***
7. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA) – *informational*
8. Commissioner Comments and Announcements
9. Staff Announcements/Newspaper Articles/**CALAFCO Updates, Events, and Legislation** – *informational*

Next regular LAFCO meeting is September 9, 2026, at 1:30 pm.

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

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
MEETING MINUTES – July 8, 2026

August 12, 2026
Agenda Item #3

1. **Call to Order and Pledge of Allegiance** - *Chair Quinto called the meeting to order at 1:30 P.M. and led the Pledge of Allegiance.*
2. **Roll Call Vote** – *Following the Roll Call Vote, Chair Quinto called for the roll, noting the following Commissioners and staff were present:*

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

3. **Approval of June 10, 2026, LAFCO Commission Meeting Minutes** - *Chair Quinto called for approval of the meeting minutes. Commissioner Burgis motioned for approval, and with a second by Commissioner Bristow, the Commission unanimously, by a 7-0 vote, approved June 10, 2026, meeting minutes.*

VOTE

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

4. **Public Comment Period:** *Chair Quinto invited public comments on items not on the agenda. Gwen Gallagher, resident of Alamo, came to the podium to discuss the consolidation of Police Services in Alamo. Commissioner Andersen welcomed this inquiry and directed this citizen to contact Commissioner Andersen's office; there were no additional comments, and Chair Quinto closed the Public Comment period.*

SPHERE OF INFLUENCES (SOI)/CHANGES OF ORGANIZATION

5. **LAFCO 25-06 - Annexation to City of Clayton - Clayton Estates - applicant proposes to annex to the City of Clayton 41.5+ acres (two parcels) located along Marsh Creek Road for residential development.**
Continue hearing to August 12, 2026, at 1:30 p.m.

Chair Quinto opened public questions and comments. Speakers included City of Clayton, City Manager Kris Lofthus, and applicant Vince Moita. There were no further public questions or comments, and Chair Quinto closed the comment period. Commissioner Lewis moved to continue the public hearing to August 12, 2026, and, with a second by Commissioner Andersen, it was unanimously agreed to continue the public hearing to August 12, 2026, at 1:30 p.m.

VOTE

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

BUSINESS ITEMS

6. **Executive Officer's Performance Review and Compensation** – Revisiting the closed session in April Consider approving a 4% salary increase for the Executive Officer, to an annual salary of \$203,881, in conjunction with the April 8, 2026, performance review. *The Commission received the staff report Chair Quinto invited public comments; there were no comments and the comment portion was closed. Commissioner Lewis motioned to approve and with a second by Commissioner McGill, the Executive Officer's Performance Review and Compensation approving a 4% salary increase was approved.*

VOTE

AYES: Andersen, Burgis, Lewis, McGill, Morrow, Quinto, Rubio

NOES: None

ABSENT: Bristow, Nakamura,

ABSTAIN: None

7. **Countywide Water and Irrigation Districts - Municipal Services Review (MSR)/Sphere of Influence (SOI) Updates, Public Review Draft 1** – review and consider accepting the current draft MSR report. Policy Consulting Associates presented a slide review of the detail for the draft MSR. *Commission received the MSR overview and Consultants were available for Commission questions. Chari Quinto invited public comment and there were no comments. Commission recommended staff to set the next MSR hearing for September 9, motioned by Vice Chair Burgis, with a second by McGill.*
8. **Current and Potential Applications** – informational
9. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA) – informational
10. Commissioner Comments and Announcements
11. Staff Announcements/Newspaper Articles/CALAFCO Updates, Events, and Legislation – informational

CLOSED SESSION

Public Employee Performance Evaluation (Gov. Code, § 54957(b)(1) Title: Executive Officer.

Chari Quinto invited public comment and there were no comments. Commission resumed closed session at this time. Chair Quinto adjourned this meeting but was not heard via mic, at 2:45pm. Vice Chair Burgis re-adjourned at 3:30pm via recorded open mic.

ADJOURNMENT

Next regular LAFCO meeting is August 12, 2026, at 1:30 pm.



Lou Ann Teixeira
Executive Officer

August 12, 2026
Agenda Item #5

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 12, 2026 (Agenda)

LAFCO 25-06 – Annexation to City of Clayton – Clayton Estates

APPLICANT

Clayton Estates, LLC, Jim J. and Julie F. Moita Trust - (Landowners)

SYNOPSIS

The applicant proposes to annex 41.5± acres located along Marsh Creek Road for residential development. The location is east of the City of Clayton.

DISCUSSION

Government Code §56668 sets forth factors that the Commission must consider in evaluating a proposed boundary change as discussed below. Government Code section 56375 authorizes the Commission to review and approve or disapprove annexation proposals. The attached Resolution No. 25-06 denies the Clayton Estates annexation application, based on the findings included in the resolution.

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

The property proposed for annexation has been within the City of Clayton's SOI since the 1990s. No SOI amendment is required. Regarding the City Urban Limit Line (ULL), 13.5± acres are within the ULL, and 28.5± acres are outside the ULL.

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

The existing land use is cattle grazing for fire mitigation purposes. The applicant notes that cattle grazing is not economically viable land use given the high property taxes and special assessments intended to support development. The land is undeveloped besides an access road. The proposed boundary would facilitate the use of less than half of the land for low-density residential and dedication of over 50% of the land use for 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, 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. The northern half of the western property line of the proposal area abuts the *Clayton Community Clayton Community Park and Diablo View Middle School*. The southern half of the western property line of the proposal abuts the Oak Creek Canyon subdivision.

5. *Population:*

Regarding population, no units exist on the annexation site. The annexation might allow for future development of 29-35 single-family homes. Assuming 35 units are built and an average household of 2.5, approximately 87 people might be added to the City.

6. *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 must include all of the following information:

- (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.

7. *The Comments of Any Affected Local Agency:*

On May 6, 2026, the City of Clayton City Manager submitted a letter raising concerns about the proposed application. These include concerns about the plan for services required by Government Code section 56653, whether the 1995 Marsh Creek Road Specific Plan and EIR have been reviewed to determine any changed circumstances require a supplemental review, and the status of the property tax sharing agreement.

On May 7, 2026, the Contra Costa County Conservation and Development Director submitted a letter raising concerns about CEQA, the ULL of both the County and cities in the County, including the existing property tax transfer agreement between the County and cities in the County, including Clayton. On June 22, 2025, the City of Clayton City Manager submitted a letter requesting that the Commission deny the application.

8. *Land in a Very High Fire Hazard Zone:*

The site is located in and completely surrounded by a very high fire hazard zone, according to a map prepared by the State Fire Marshal.

RECOMMENDATIONS:

It is recommended that the Commission:

1. Open the Public Hearing, receive testimony, and close the public hearing
2. Adopt Resolution No. 25-06 making determinations and denying the Clayton Estates annexation application, based on the findings included in the resolution.

Lou Ann Texeira

LOU ANN TEXEIRA, EXECUTIVE OFFICER

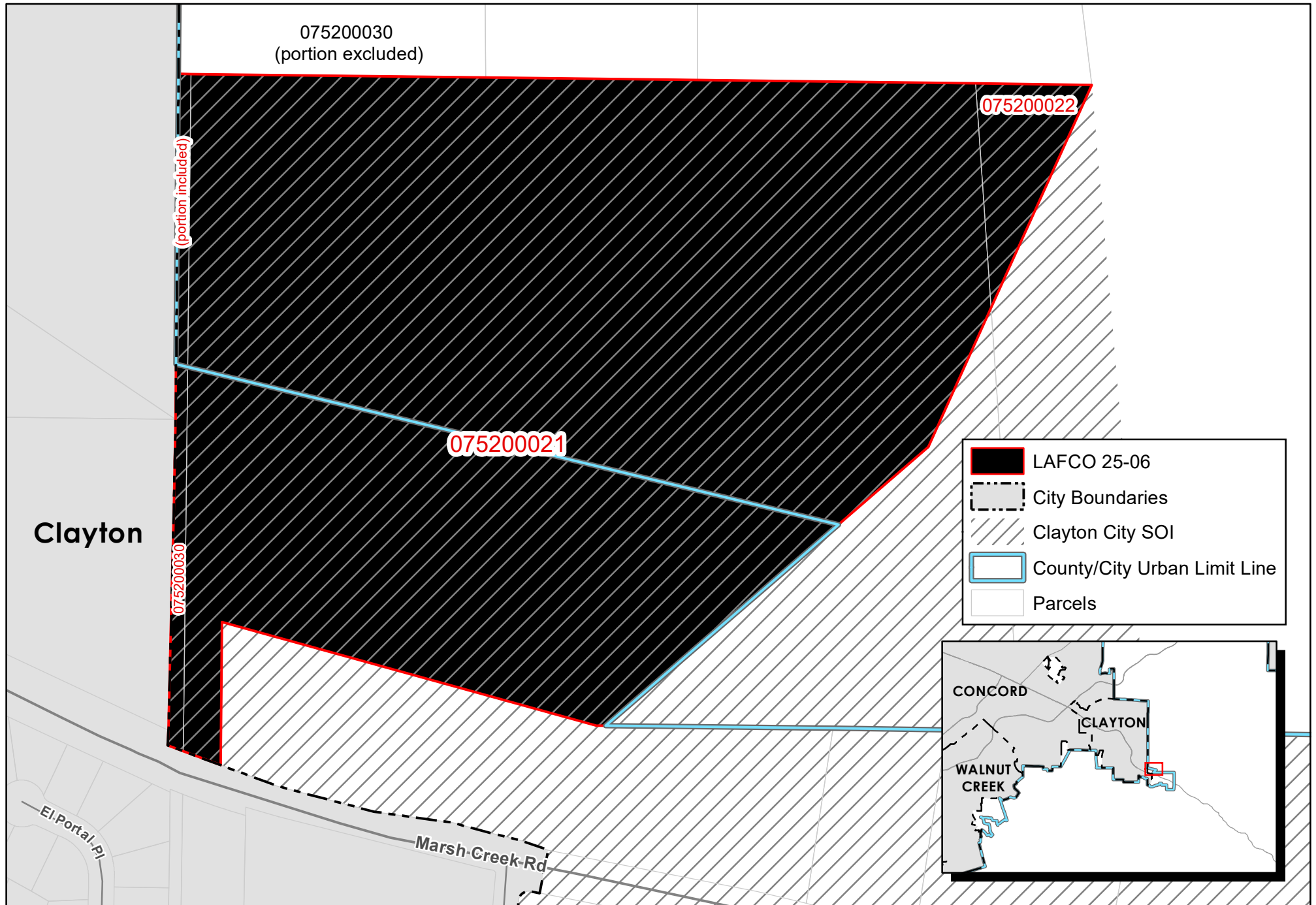
CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

Exhibits

A – Annexation Map

B – Resolution No. 25-06

LAFCO 25-06 - Annexation to City of Clayton - Clayton Estates



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RESOLUTION NO. 25-06

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND DENYING ANNEXATION TO THE CITY OF CLAYTON CLAYTON ESTATES

WHEREAS, on December 29, 2025, Clayton Estates LLC and the Jim J. and Julie F. Moita Trust filed an application to annex to the City of Clayton (*Clayton Estates Property*); and

WHEREAS, the application includes approximately 41.5± acres located along Marsh Creek Road east of the City of Clayton; and

WHEREAS, the proposed annexation area is located in unincorporated Contra Costa County and is currently zoned A-2 agriculture; and

WHEREAS, the proposed annexation area has been within the City's Sphere of Influence (SOI) since the early 1990s; and

WHEREAS, the proposed annexation area includes APNs 075-200-021 and 075-200-022 (each owned by Clayton Estates LLC) and those certain portions of 075-200-030 that lie within the City's SOI (owned by the Jim J. and Julie F. Moita Trust); and

WHEREAS, in June 1995, the City of Clayton adopted its Marsh Creek Road Specific Plan and approved an environmental impact report (EIR) in conjunction with the adoption of the specific plan. The Marsh Creek Road Specific Plan area is located to the south and east of the City of Clayton; and

WHEREAS, the City of Clayton amended its Marsh Creek Road Specific Plan in April 2005; and

WHEREAS, portions of the annexation area have specific plan development designations in the Marsh Creek Road Specific Plan of low density residential; and

WHEREAS, approximately 13.5 acres of the annexation area are located within the City of Clayton's Urban Limit Line (ULL) and approximately 28 acres are located outside the ULL; and

WHEREAS, no entitlement applications for the annexation area are pending with the City of Clayton; and

WHEREAS, the LAFCO Executive Officer issued a Certificate of Filing for the proposal on March 23, 2026; and

WHEREAS, on May 13, 2026, the annexation proposal came on regularly for hearing before the Commission at the time and place specified in the notice prepared by the Executive Officer and published in the East Bay Times. The Commission accepted public comment on the application on May 13, 2026, and moved to continue the hearing to July 8, 2026; and

WHEREAS, on July 8, 2026, the Commission accepted public comment on the application and moved to continue the hearing to August 12, 2026; and

WHEREAS, on August 12, 2026, the Commission held a public hearing on the application. At the hearing, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, objections, and any other information concerning the application and all related matters.

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

The Commission **denies** the application, based on the following findings:

1. The Commission finds that the application improperly designates the City of Clayton as lead agency for CEQA purposes.

The annexation application lists the City of Clayton as the lead agency. (Application, p. 12.) CEQA Guidelines section 15051(b)(2) provides: “When a city prezones an area, the city will be the appropriate Lead Agency for any subsequent annexation of the area and should prepare the appropriate environmental document at the time of the prezone. The Local Agency Formation Commission shall act as a Responsible Agency.” However, the City has not prezoned the area. Government Code section 65859 provides that a city may “prezone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the city.” For this application, the City of Clayton has not prezoned the proposed annexation area to authorize residential development. Portions of the annexation area have specific plan development designations in the Marsh Creek Road Specific Plan of “Low Density Residential,” but a specific plan development designation is not equivalent to a prezone designation. There is no evidence in the record that the annexation area was prezoned in accordance with City of Clayton Municipal Code section 17.28.040, which requires a prezone application to comply with Clayton Municipal Code chapter 17.56. Because the City of Clayton has not prezoned the proposed annexation area to authorize residential development, the City is not the proper lead agency for the proposed agency, and the initial study required by Article 5 of the CEQA Guidelines (commencing with CEQA Guidelines Section 15060) was not prepared. The initial study is the “preliminary analysis prepared by the lead agency to determine whether an EIR or a negative declaration must be prepared or to identify the significant environmental effect to be analyzed in an EIR.” (CEQA Guidelines, section 15365.)

2. The Commission finds that the application improperly relies on an EIR prepared in 1995 by the City of Clayton for a different project.

In June 1995, the City of Clayton approved an EIR in conjunction with its adoption of the City’s Marsh Creek Road Specific Plan. Under CEQA Guidelines section 15153, an earlier EIR prepared in connection with an earlier project [may be used] to apply to a later project, if the circumstances of the projects are essentially the same.” The Commission finds that the circumstances of the separate projects are not “essentially the same.” A comment letter from Save Mount Diablo states that “[t]he impacts and realities of climate change, the [proposed annexation’s] impacts on newly listed (or at least listed since 1995), threatened and endangered species, the increase in protected areas around Clayton, development in the area that has occurred in the last three decades, modern measurements and methods for air pollution analysis, impact on public services of the [proposed annexation] in the era of super-charged, climate-change fueled wildfire and more all point to the need for updated environmental review under CEQA.” Because the circumstances of the separate projects are not “essentially the same,” the application improperly relied on the specific plan EIR, resulting in an inadequate CEQA analysis.

3. The Commission finds that the proposed annexation is not consistent with the City of Clayton General Plan.

Government Code section 56668(h) authorizes the Commission to consider a proposal's consistency with a city general plan. Approximately 28 acres of the proposed annexation are outside the City of Clayton's Urban Limit Line as shown on the City's General Plan Map. A portion of the 28 acres outside the Urban Limit Line is land designated as residential in the City General Plan. The application states that a portion of the Urban Limit Line will have to be adjusted in the future. Because a portion of proposed residential land is outside the City's Urban Limit Line, the proposed annexation is inconsistent with the City's General Plan.

4. The Commission finds that the annexation is not consistent with the planned and probable use of the property.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the CKH Act) – specifically, Government Code section 56375(e) – provides that a Local Agency Formation Commission may “approve the annexation of unincorporated territory consistent with the planned and probable use of the property based upon the review of general plan and rezoning designations.” Because the annexation area has not been rezoned in accordance with the Clayton Municipal Code, as noted in finding 2, and because the proposed annexation is inconsistent with the City's General Plan, as noted in finding 3, the Commission finds that, pursuant to Government Code section 56375(e), the annexation is not consistent with the planned and probable use of the property.

5. The Commission finds that the service plan prepared for the application is inadequate.

Government Code section 56653 requires an annexation application to include a plan for providing services within the affected territory. The application's description of the level and range of the proposed services is: “Sufficient services for eventual development of 29-35 single-family homes.” The Commission finds that this is not an adequate description of the level and range of the services proposed for the annexation. Further, under subsection (b)(4) of section 56653, the service plan must include, among other requirements, “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 [annexation] is completed.” The service plan does not refer to, and has not evaluated, the City's ability to provide sewer services to the property. The service plan also has not fully evaluated the roads required for the annexation. According to the City, streets that were approved for the Oak Creek Canyon project do not extend to the properties listed in the application. The application does not include a statement from the City describing its ability to provide services that are the subject of the application, as required by line No. 17 of Contra Costa LAFCO's Questionnaire for Annexations, Detachment and Reorganizations.

6. The City of Clayton is opposed to the annexation.

Government Code section 56668(j) authorizes the Commission to consider the comments of any affected local agency. The City of Clayton, through its City Manager, has requested that the Commission deny the application on grounds that: (1) the City was not consulted on a property tax

sharing agreement between the City and Contra Costa County before the Certificate of Filing was issued, and (2) there has been a failure to comply with CEQA. The application incorrectly states that the “City has not expressed opposition to this annexation and previously worked to achieve it.” (Application, p. 13.)

7. The annexation area is located in a very high fire hazard severity zone.

Government Code section 56668(q) authorizes the Commission to consider maps that identify land as a very high fire hazard zone. The project site is located in and completely surrounded by a very high fire hazard severity zone, according to a map prepared by the State Fire Marshal. The Commission finds that the proposed annexation risks the property and lives of residents of future development in the annexation area and increases the threat of fire for existing adjacent neighborhoods in Clayton.

PASSED AND ADOPTED on August 12, 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Gabriel Quinto, 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: August 12, 2026

Lou Ann Texeira, Executive Officer



Lou Ann Teixeira
Executive Officer

August 12, 2026

August 12, 2026
Agenda Item #6

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.

In addition, LAFCO processed three new applications including two annexations to *Central Contra Costa Sanitary District (CCCSD)*. Also, since completion of the 2021 *Park & Recreation Municipal Services Review*, the Commission discussed dissolving County Service Area (CSA) R-9. This matter has been continued since 2021. Recently, the Commission voted to continue the matter to a future meeting.

RECOMMENDATION – Informational item – no actions required.

Sincerely,

Lou Ann Texeira

EXECUTIVE OFFICER

Attachment – Current Applications Table

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
CURRENT APPLICATIONS – June 10, 2026

Attachment 12.1

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 November 2026
23-13	Annexation to City of Martinez – Bay's Edge and Detachment from CSA P-6 – Bay's Edge	Application submitted on December 29, 2023	Pending update in August 2026
25-06	Annexation to City of Clayton – Clayton Estates	Application submitted on December 29, 2025	Scheduled for July 8, 2026
25-07	Annexation to Central Contra Costa Sanitary District (CCCSD) APN 370-140-003	Application submitted on December 29, 2025	Scheduled for July 8, 2026
25-08	Annexation to CCCSD APNs 365-140-008 & -009	Application submitted on December 29, 2025	Scheduled for July 8, 2026
26-01	Emergency Out-of-Agency APN 018-140-003	Application submitted on April 13, 2026	Scheduled for June 10, 2026



AGENDA

RETIREMENT BOARD MEETING

REGULAR MEETING
July 15, 2026
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. Board Reorganization: (Action Item)
 - a. Election of Chair (Gordon, incumbent).
 - b. Election of Vice-Chair (MacDonald, incumbent).
 - c. Election of Secretary (Holcombe, incumbent).
3. Appoint Committee Members.
4. Public Comment (3 minutes/speaker).

CONSENT ITEMS

- 5.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 June 3, 2026 and June 17, 2026 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.

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.

- IV. Receive the Contra Costa County Office of the Sheriff employer audit report as presented to the Audit Committee at the June 17, 2026 meeting.
- 5.B Consider and take possible action on Consent Items previously removed, if any. (Action Item)

REGULAR AGENDA ITEMS

- 6. Presentation from Brown Armstrong on the audit of the December 31, 2025 Annual Comprehensive Financial Report. (Presentation Item)
- 7. Review of real estate investment performance and pacing recommendation. (Presentation Item)
- 8. Review of report on Risk Diversifying Sub-portfolio. (Presentation Item)
- 9. Consider and take possible action to adopt Resolution 2026-5, Investment Asset Allocation Targets and Ranges. (Action Item)
- 10. Report from Investment Committee Chair on June 17, 2026 meeting.
- 11. Report from Audit Committee Vice-Chair on June 17, 2026 meeting.
- 12. Consider authorizing the attendance of Board: (Action Item)
 - a. NCPERS Public Safety Conference, October 25-28, 2026, Nashville, TN.
 - b. IFEBP Employee Benefits Conference, October 25-28, 2026, Virtual or New Orleans, LA.
- 13. Reports. (Presentation item)
 - a. Trustee reports on meetings, seminars and conferences.
 - b. Staff reports
- 14. The next meeting is currently scheduled for August 5, 2026 at 9:00 a.m.

Adjourn



JOIN US FOR THE 2026

CALAFCO

ANNUAL CONFERENCE

WEDNESDAY – FRIDAY, OCTOBER 21 – 23, 2026
Sheraton Grand Sacramento Hotel ♦ 11230 J St., Sacramento

THURSDAY KEYNOTE LUNCHEON

SENATE MAJORITY LEADER

ANGELIQUE ASHBY

CA STATE SENATOR • 8TH DISTRICT



Don't miss this opportunity to hear from California State Senate Majority Leader Angelique Ashby. With experience at both the local and state levels, Senator Ashby will discuss the issues shaping California's future, the priorities emerging from the Capitol, and what they mean for local governments and LAFCOs.

CALIFORNIA'S PREMIER CONFERENCE FOR LAFCO AND LOCAL GOVERNMENT LEADERS The challenges facing California's communities are evolving, and so is the role of local government. Join colleagues from across the state to exchange ideas, share experiences, and prepare for what's next.

FEATURED SESSIONS

Hear from respected practitioners and subject matter experts on the issues that matter most to LAFCOs and the communities they serve.



AI and Local Government – Artificial intelligence is rapidly entering local government. Discover practical applications, emerging risks, and the governance questions every public agency should be prepared to answer.



Fire Services Under Pressure – Fire protection continues to evolve in communities across California. Examine the trends shaping the future of fire service and how LAFCOs can help communities evaluate options before challenges become crises.



Legislative Update – Hear directly from legislative leaders about the issues shaping local government in Sacramento and what they could mean for LAFCOs and the communities they serve.



Beyond Growth: What's Next for LAFCO? – California's communities are changing. Explore how shifting demographics, aging infrastructure, and evolving service needs are reshaping LAFCO's role in the years ahead.



What Your Reports Are Really Saying – Every report tells a story. Learn how to recognize emerging issues, ask better questions, and turn technical reports into better-informed decisions.



Housing, Agriculture & Infrastructure – When communities face competing priorities, there are rarely easy answers. Hear how LAFCOs and local agencies balance housing needs, agricultural preservation, infrastructure, and long-term community goals.

PRE-CONFERENCE ACTIVITIES

MOBILE WORKSHOP: Beneath the Streets of Old Sacramento: How Flood Protection Shaped a Capital City. Go beneath the streets of historic Old Sacramento to discover the city's hidden history, then explore how reclamation districts, levees, and regional flood management continue to shape land use, development, and community resilience throughout the Sacramento region. This unique behind-the-scenes experience offers a fascinating look at how history, infrastructure, and planning continue to influence California's Capital City.

Space is limited to 50 participants. The tour includes approximately one-half mile of walking over uneven surfaces, stairs, darkly lit areas, tight spaces, and low doorways, and may not be suitable for individuals with mobility limitations.



LAFCO 101 GAME SHOW: Whether you're new to LAFCO or looking for a refresher, test your knowledge in this interactive and entertaining introduction to LAFCO fundamentals.

REGISTRATION IS NOW OPEN! To register, please scan the code or visit <https://qrco.de/bgBkrL>

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For hotel reservations, scan the QR code or visit: <https://qrco.de/bguu9A> and receive the discounted event group rate of **\$259 per night.** (excludes taxes, fees and parking).



BOOK BEFORE SEPTEMBER 23, 2026

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