



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

Lou Ann Teixeira  
Executive Officer

**NOTICE AND AGENDA FOR REGULAR MEETING**

Wednesday, April 8, 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 and 1516 Kamole St., Honolulu, HI. 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: Apr 8, 2026, 01:00 PM Pacific Time (US and Canada)

Topic: LAFCO Zoom Meeting 4/8/2026

Join from PC, Mac, iPad, or Android:

<https://cccounty-us.zoom.us/j/83105206888>

Join via audio:

USA: **+1 408-961-3928 US Toll**

USA **1 855-758-1310 US Toll Free**

**Conference Code: 831 0520 6888**

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.

## **APRIL 8, 2026 CONTRA COSTA LAFCO MEETING AGENDA**

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of March 11, 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 INFLUENCES/CHANGES OF ORGANIZATION**

5. ***Dissolution of County Service Area R-9*** – receive staff report and consider setting a public hearing to dissolve CSA R-9

### **BUSINESS ITEMS**

6. ***Environmental Planning Services*** – Consider entering into a two-year contract with *Sage & Stone Planning (Quincy Yaley, AICP, Principal)* to provide environmental planning services on an as needed basis
7. **CALAFCO Updates, Events, and Legislation** – Receive CALAFCO updates and upcoming events and legislation and receive Commissioner comments

### **INFORMATIONAL ITEMS**

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

### **CLOSED SESSION**

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: EXECUTIVE OFFICER

CONFERENCE WITH LABOR NEGOTIATORS

Agency Negotiators: Chair Gabriel Quinto and Vice Chair Diane Burgis

Unrepresented Employee: Executive Officer

### **ADJOURNMENT**

Next regular LAFCO meeting is May 13, 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 – March 11, 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:** *The following Commissioners and staff were present:*

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

*\*(AB708 exception)*

3. **Public Comment Period:** *Chair McGill invited public comments on items not on the agenda. There was one in-person speaker, Vince Moita, of Moita Law, speaking on the Clayton Estates, LLC, annexation application. There were no further speakers, and Chair McGill closed Public Comments.*

4. **Selection of 2026 Commissioner Officers (Chair and Vice Chair):** *Chair McGill invited nominations, and Commissioner Lewis motioned to nominate Commissioner Quinto as Chair and Commissioner Burgis as Vice Chair. Commissioner Scales-Preston moved to second these nominations, and, by a 7-0 vote, the commission approved the nominations of Commissioner Quinto to Chair and Commissioner Burgis to Vice Chair.*

**VOTE**

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

5. **Recognition of Outgoing Chair:** *Chair McGill turned the Contra Costa LAFCO leadership to newly nominated Chair Quinto. Chair Quinto recognized former Chair McGill's efforts for 2025, and the commission thanked former Chair McGill for his service.\**

6. **Approval of January 14, 2026, LAFCO Commission Meeting Minutes:** *Chair Quinto called for the approval of the January 14, 2026, meeting minutes. There were no questions or comments regarding the minutes, and Vice Chair Burgis moved to approve the minutes, and, with a second by Commissioner McGill, the Commission unanimously, by a 7-0 vote, approved the January 14, 2026, meeting minutes.*

**VOTE**

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

**BUSINESS ITEMS**

7. **Environmental Planning Services:** *Update regarding contracting for environmental planning services, more information forthcoming in April.*

*\*Counsel Geiger noted the Outgoing Chairs Resolution, so Item#5 was revisited. With no further questions or comments, a motion from Commissioner Lewis and second by Commissioner Nakamura, the Commission unanimously, by a 7-0 vote, approved the Outgoing Chairs Resolution.*

**VOTE**

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

**8. Updates to LAFCO Employee Salary Ranges:** *Consider approving a 4.2% raise in staff salary. Commissioner Lewis requested information on this subject from staff, and motioned that this item be continued to next month. With a second by Commissioner Nakamura, and with no further questions or comments, the Commission unanimously, by a 7-0 vote, approved the item to be continued.*

**VOTE**

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

**9. CALAFCO Updates and Events:** *Receive CALAFCO updates & upcoming events, 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 – informational, and there were no comments**

**13. Staff Announcements/Newspaper Articles – informational, and there were no comments**

**ADJOURNMENT**

*Next regular LAFCO meeting is April 8, 2026, at 1:30 pm.*

DRAFT



Lou Ann Teixeira  
Executive Officer

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

April 8, 2026  
Agenda Item #5

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

April 8, 2026 (Agenda)

***Dissolution of County Service Area R-9***

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

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

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

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

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

Supervisor Gioia also previously noted that there is a countywide allocation of \$1 million per year countywide towards park capitol improvement and maintenance. Each supervisorial district gets \$200,000 per year. Supervisor Gioia's office is working on accumulating funds for park issues in El Sobrante. His office would like to keep the

options open for future revenue measures to add to this funding, if needed. Supervisor Gioia believes it is in the best interest of the community to not dissolve CSA R-9 at this time.

**DISCUSSION:**

**Background:** CSA R-9 was formed in 1974 to provide park and recreation services to the unincorporated El Sobrante community (see Exhibit A). Since formation, there were five detachments from and three annexations to CSA R-9. The CSA R-9 service area is approximately 3.1± square miles with an estimated population of approximately 6,000 (2025). CSA R-9 is almost entirely within the City of Richmond's SOI with a small portion in the north that lies within the City of Pinole's SOI, and an island to the southwest which lies within the City of San Pablo's SOI. There are no disadvantaged communities within CSA R-9.

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

Regarding financial ability of the district to provide services, R-9 lacks a secure source of revenue. Planned expenditures are expected to exceed revenues, which means maintenance and other expenses may need to be partially deferred. Two previous attempts to pass assessments (1985 and 1998) failed. County staff also noted that the public is likely not open to assessments without an educational campaign.

In 2021, LAFCO prepared a municipal service review which included CSA R-9. The LAFCO MSR identified two SOI options for R-9: 1) retain the existing coterminous SOI, or 2) adopt a zero SOI signaling future dissolution of R-9 whereby the County would be the successor agency. County staff noted that R-9 park maintenance duties could shift to the County Landscape & Lighting District.

In accordance with the MSR consultant and LAFCO staff recommendations it was recommended that LAFCO adopt a zero SOI as CSA R-9 is not currently providing services and has no secure source of revenue.

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

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

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

Since 2022, the Commission has received annual updates regarding the proposed dissolution of CSA R-9. However, we are currently unaware of any new funding opportunities that could help support CSA R-9 services. As previously noted, in August 2022, the Commission adopted a resolution initiating dissolution of CSA R-9.

In April 2025, LAFCO brought this item to the Commission noting that this application has been pending since 2021 with no significant changes.

Before LAFCO can dissolve a district, LAFCO must hold a public hearing. LAFCO staff have deferred action on the proposed dissolution pending an update from Supervisor Gioia.

### **ALTERNATIVES FOR COMMISSION ACTION**

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

- Option 1** Direct LAFCO staff to schedule a public hearing to consider dissolution of CSA R-9.
- Option 2** If the Commission needs more information, CONTINUE this matter to a future meeting.
- Option 3** Defer further action regarding dissolution and request an update in six months (October 2026) regarding the status of CSA R-9 including funding.

**RECOMMENDED ACTION:** Option 1

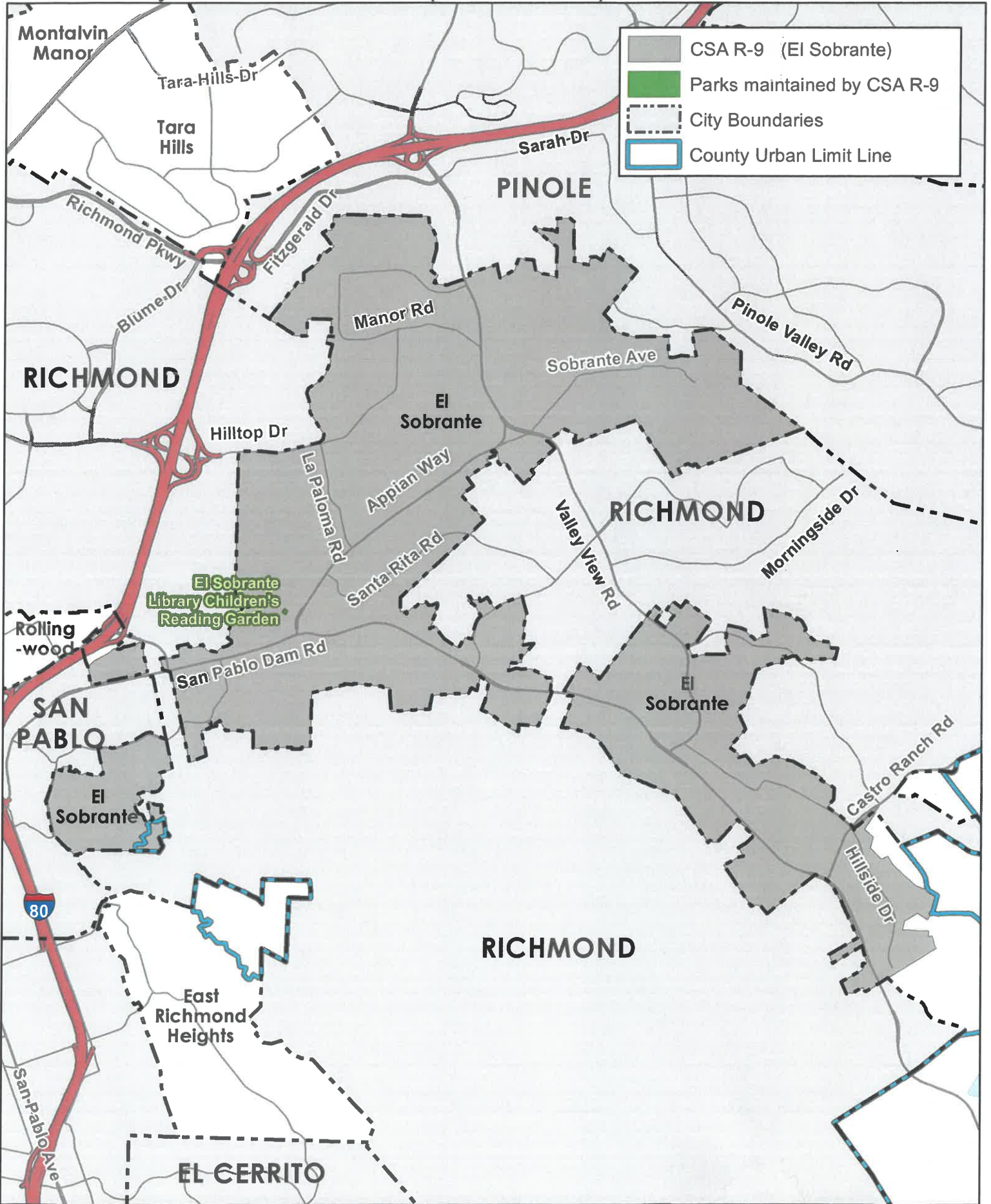
*Lou Ann Teixeira*

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

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

**DRAFT**

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





Lou Ann Teixeira  
Executive Officer

April 8, 2026 (Agenda)

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

**April 8, 2026**  
**Agenda Item #6**

## 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 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. Subsequently, LAFCO staff contacted four CEQA planning firms to discuss their experience, number of staff, and cost. Monterey LAFCO Executive Officer noted that she was most impressed with Quincy Yaley with *Sage & Stone Planning* and Quincy’s knowledge, experience, and communication skills. Quincy Yaley previously served as the Tuolumne County Planning Director. She also served as LAFCO Executive Officer for several years. She recently started her own planning firm in 2025. The hourly rates are as follows: Principal \$225/hour, Planner \$150/hour, and Administrative Technician \$90/hour.

**RECOMMENDATION:** Staff recommends retaining Quincy Yaley with *Sage & Stone Planning Group* and that LAFCO enter a two-year contract with Quincy Yaley to provide CEQA assistance on an as needed basis.

Sincerely,  
*Lou Ann Teixeira*  
Executive Officer

c: Thomas Geiger, LAFCO Legal Counsel



Lou Ann Teixeira  
Executive Officer

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

**April 8, 2026**  
**Agenda Item #7**

April 8, 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 has been busy in the past few months. On March 19<sup>th</sup>, CALAFCO held a Legislative Committee meeting. Contra Costa LAFCO staff attended the meeting via Zoom. The committee voted to reduce number of bills from 22 to 16. CALAFCO also announced FY 2026-27 CALAFO membership dues. The dues adjustment will not exceed 3%, and the final billing will reflect the actual CPI calculation.

CALAFCO staff also noted that they started reposting some of the historical documents that were previously removed from the website. For example, the AG opinions and white papers.

Also, the CALAFCO Board rescheduled its Special Corporate Business meeting from May 8 to Friday, May 15<sup>th</sup> from 9:00 am to 2:00 pm. The meeting will be virtual. In addition, the CALAFCO Board unanimously authorized initiation of negotiations regarding the Executive Officer position, with an agreement scheduled for their May meeting. The intent is to strengthen long-term organizational continuity and stability.

In addition, 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 conversations, work, and updates will continue.

Also, CALAFCO provided *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.

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

Sincerely,

*Lou Ann Teixeira*  
Executive Officer

THIS PAGE INTENTIONALLY LEFT BLANK



Lou Ann Teixeira  
Executive Officer

April 8, 2026

April 8, 2026  
Agenda Item 8

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.

In addition, 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 also 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.

Also, 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 – April 8, 2026**

**Attachment 10.1**

<b>File #</b>	<b>APPLICATION NAME/LOCATION</b>	<b>APPLICATION SUMMARY</b>	<b>STATUS</b>
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

THIS PAGE INTENTIONALLY LEFT BLANK



## **AGENDA**

### **RETIREMENT BOARD MEETING**

REGULAR MEETING  
April 1, 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. 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 March 18, 2026 meeting.
  - 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. Review of CCCERA's Policy Regarding Assessment and Determination of Compensation Enhancements.
  - V. Consider and take possible action to cancel the April 15, 2026 Board meeting.
- 3.B Consider and take possible action on Consent Items previously removed, if any. (Action Item)

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.

**REGULAR AGENDA ITEMS**

- 4. Presentation of Annual Disability Retirement Report. (Presentation Item)
- 5. Consider and take possible action to waive the 180 day waiting period for Son Lu, former Information Technology Manager and find that the appointment of retiree Mr. Lu is necessary to fill a critically needed position and approve the hiring of Mr. Lu as a temporary Information Technology Manager for the period of April 1, 2026 through July 1, 2026. (Action Item)
- 6. Consider and take possible action on SACRS Board of Directors Election. (Action Item)
- 7. Consider authorizing the attendance of Board: (Action Item)
  - a. CALAPRS Trustees Round Table, May 29, 2026, Virtual.
- 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 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. Dennis Jerge	Service Connected	Service Connected
b. Jaspreet Singh	Service Connected	Service Connected
c. Jack Thomson	Service Connected	Service Connected

**OPEN SESSION**

- 10. The next meeting is currently scheduled for May 6, 2026 at 9:00 a.m.

Adjourn

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