CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
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Lou Ann Texeira
Executive Officer

October 14, 2026

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Agenda Item #8

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 staff is processing one new application which is an out of agency service in City of Martinez. 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 – October 14, 2026

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