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

Lou Ann Texeira
Executive Officer

NOTICE AND AGENDA FOR REGULAR MEETING
Wednesday, September 9, 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: September 9, 2026, 01:30 PM Pacific Time (US and Canada)
Topic: LAFCO Zoom Meeting 9/9/2026

Join from PC, Mac, iPad, or Android:
https://cccounty-us.zoom.us/j/81901967836

Join via audio:
+1 408-961-3929 US
+1 408-961-3927 US
+1 408-961-3928 US
1 855-758-1310 US Toll Free
Conference Code/Webinar ID: 819 0196 7836

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.Texeira@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.

September 9, 2026 CONTRA COSTA LAFCO MEETING

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of August 12, 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 25-07 - Annexation to Central Contra Costa Sanitary District (CCCSD)** - *APN 370-140-003.* Consider annexing approximately 10 acres in the City of Martinez to CCCSD. ***Public Hearing***
6. **LAFCO 25-08 - Annexation to Central Contra Costa Sanitary District (CCCSD) -** *APNs 365-140-008 & -009.* Consider annexing approximately 65 acres in the unincorporated Martinez area (Alhambra Valley) to CCCSD. ***Public Hearing***

BUSINESS ITEMS

7. **Countywide Water and Irrigation Districts - Municipal Services Review (MSR)/Sphere of Influence (SOI) Updates, Public Review Final Draft 2 –** ***review and consider accepting the MSR report, making the required MSR and SOI determinations, updating SOIs for the districts covered in the MSR report, and consider taking related actions under CEQA.*** The districts covered in the MSR report are Castle Rock County Water District, Contra Costa Water District, Diablo Water District, East Contra Costa Irrigation District, and Bethany-Byron Irrigation District. ***Public Hearing***
   IRRMSR.prdraft/

8. ***Financial Audit for Fiscal Year 2023-24*** – receive the FY 2023-24 audit report.
9. ***Deputy Executive Officer Recruitment*** – consider establishing the LAFCO Deputy Executive Officer job classification, establishing the salary range for the Deputy Executive Officer position and updates to the LAFCO salary schedule, and taking related actions.
10. ***LAFCO 26-01, TERMINATION OF OUT-OF-SERVICE APPLICATION, 8901 Lone Tree Way City of Brentwood*** – consider terminating an emergency out-of-service application to provide municipal sanitary sewer service to one parcel on Lone Tree Way in the City of Brentwood.

INFORMATIONAL ITEMS

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

Next regular LAFCO meeting is October 14, 2026, 2026, at 1:30 pm.

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

September 9, 2026
Agenda Item 3

CONTRA COSTA LOCALAGENCY FORMATION COMMISSION
MEETING MINUTES – August 12, 2026

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 (arrival late)	Lou Ann Texeira, Executive Officer
Patricia Bristow	Shanelle Scales-Preston	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 July 8, 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 Andersen, the Commission unanimously, by a 7-0 vote, approved July 8, 2026, meeting minutes.***

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

4. **Public Comment Period**: ***Chair Quinto invited public comments on items not on the agenda. Jean Kuznick, board member of Central Contra Costa Sanitary District came to the podium to briefly discuss latest grant funding and clean water infrastructure interests. 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. Consider adopting a resolution and findings denying the annexation proposal.** ***Chair Quinto opened public questions and comments. Speakers included: City of Clayton, City Manager Kris Lofthus; applicant Vince Moita; Counsel Michael Coluntuno, representative of the Moita interest; Will Nelson, Deputy Director, Department of Conservation and Development; Juan Pablo Gallo, Save Mt. Diablo. Applicant provided a powerpoint of interest regarding the annexation proposal. There were no further public questions or comments, and Chair Quinto closed the comment period. After commissioner deliberation, questions and review, Commissioner Andersen moved to deny the annexation proposal, and, with a second by Commissioner Lewis, with 7 ayes and one no, the Clayton Estates proposal for annexation was denied.***

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

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*

This meeting was adjourned at 2:36pm.

Next regular LAFCO meeting is September 9, 2026, at 2:36 pm.

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

ADJOURNMENT

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

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 9, 2026 (Agenda)

September 9, 2026
Agenda Item 5

LAFCO 25-07 Annexation to Central Contra Costa Sanitary District (CCCSD)

APPLICANT Central Contra Costa Sanitary District (CCCSD)

SYNOPSIS Central San is an independent district, formed in 1946 pursuant to the Sanitary District Act of 1923 (Health & Safety Code §6499 et seq.). CCCSD's district includes over 1,500 miles of sewer mains. The wastewater treatment plant includes a cogeneration system, multiple hearth furnaces for dried sludge incineration, ultraviolet disinfection, and a recycled water plant.

In December 2025, Contra Costa LAFCO received an application to annex property to Central San (APN 370-140-003) (10.03± acres). Of the proposal area, a portion will be developed for a single-family home. There are no proposed changes in zoning.

DISCUSSION

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

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

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

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

   The County's General Plan and zoning designation allows for ESL-R-40 – *Single Family Residential*. The zoning is *Planned Unit Development (P-1).* The subject parcel is located within the Urban Limit Line (ULL). The land use designation is *Residential Medium Development*. No changes to the General Plan or zoning designations are proposed in conjunction with this proposal. The proposed development preserves significant open space.

   Land use and zoning include vacant and urban acreage, Currently, a small portion of this parcel is being used to grow Christmas trees with three related buildings. The remainder of this parcel consists of open space. No changes in land uses would result from or be facilitated by the proposed annexation of the subject area,

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

   The proposal area contains no farmland or land covered under the Williamson Act Conservation agreements. The application notes that a small portion of one parcel contains an open space easement. Also, the proposed project does not encroach upon or impact any easements. Consequently, there are no significant impacts to open space.

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

   The subject includes a single-family home, barn, and other miscellaneous structures near Reliez Valley Road. The topography is generally flat along Reliez Valley Road with the southern portion of the main parcel containing hills which are up to 250 feet higher than the flatter portions in the northern portion of the parcel.

5. **Population**:

   Central San currently serves an estimated population of 492,223.

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

   The proposed use of the subject property is to provide wastewater services to support an existing single-family home.

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

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

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

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

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

   The proposal before the Commission is to annex a total of 10.03± acres within the proposal area. Only a small portion of the parcel is currently developed. The property owner has requested that CCCSD annex the parcels to develop one single-family home to provide wastewater collection, treatment, and disposal services for the existing single-family residence.

   Central San currently serves an estimated population of 492,000 within a 146± square mile service area in Central Contra Costa County. The collection system includes 18 pumping stations and 1,540 miles of sewer pipelines ranging in diameter from 6 to 120 inches. There are currently approximately 120,000 residential sewer connections. The plant receives approximately 34 million gallons per day.

   Central San serves the communities of Alamo, Danville, Lafayette, Moraga, Orinda, Pleasant Hill, Walnut Creek; portions of Martinez and San Ramon; and unincorporated communities within central Contra Costa County. Central San also provides wastewater treatment and related services to the cities of Concord and Clayton under a contract.

   Sewer laterals will be constructed on the parcel to connect to Central San sewer mains. The landowners will complete construction necessary to connect to Central San's collection system. The estimated improvement costs are approximately $40,000. The landowner is responsible for paying all fees and costs for infrastructure improvements.

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

   The subject property is within Central San's Sphere of Influence. Central San has an existing 8-inch diameter sewer main in the portion of Reliez Valley Road adjacent to the parcel which is most likely a point of connection.

9. **Assed Value, Tax Rate Areas, and Indebtedness**:

The annexation area is within tax rate area 07600. The total assessed value for the annexation area is $1,893,863 (2025-26 roll). The territory being annexed shall be liable for all authorized or existing taxes comparable to properties presently within the annexing agencies.

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

LAFCO is required to consider the extent to which a change of organization or reorganization proposal will promote environmental justice. As defined by statute, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to location of public facilities and the provision of public services. The proposed annexation is not expected to promote or discourage the fair treatment of minorities or economically disadvantaged groups. Central San, in consultation with an outside consultant, has determined that the proposed annexation is categorically exempt from the California Environmental Quality Act (CEQA). The LAFCO Environmental Coordinator has reviewed the District's CEQA documentation and finds it adequate for LAFCO purposes.

Central San, the applicant also consulted with an outside CEQA consultant, has determined that the proposed annexation is categorically exempt from the California Environmental Quality Act (CEQA). The LAFCO Environmental Coordinator has reviewed the District's documentation and finds it adequate for LAFCO purposes.

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

According to County Elections, there are 243 registered voters in the subject area; thus, the area proposed for annexation is, by statute, considered mostly uninhabited. The property owner/applicant has not opposed the proposed annexation. Therefore, if the Commission approves the annexation, the Commission may waive the protest hearing (Gov. Code §56662).

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

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

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

13. **Disadvantaged Communities:**

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

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

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

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

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

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

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

ALTERNATIVES FOR COMMISSION ACTION

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

Option 1 Approve the annexation as proposed.

A. Find that, as a Responsible Agency under the California Environmental Quality Act (CEQA), LAFCO has reviewed and considered the environmental effects of the proposed annexation, and finds that all changes or alterations in the project that avoid or substantially lessen its environmental effects are within the responsibility and jurisdiction of the District and not LAFCO, and that those changes have been, or can and should be, adopted by the District as lead agency.

B. Adopt this report, approve LAFCO Resolution No. 25-07 (Exhibit B), and approve the proposal, to be known as *Annexation to Central Contra Costa Sanitary District* - APN 370-140-003 subject to the following terms and conditions:
   1. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments, and charges comparable to properties presently within the annexing agency.

Option 2 Deny the proposal.

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

RECOMMENDED ACTION:

Option 1 – Approve the annexation as proposed.

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

Exhibits
A – CCCSD Annexation Map
B – Draft LAFCO Resolution 25-07

c: Distribution

RESOLUTION NO. 25-07

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING ANNEXATION TO CENTRAL CONTRA COSTA SANITARY DISTRICT

WHEREAS, in December 2025, the petitioner filed an application to annex to Central Contra Costa Sanitary District (CCCSD); and

WHEREAS, the application includes approximately 10.03± acres (one parcel) to annex to CCCSD; and

WHEREAS, the proposed annexation is within the District's Sphere of Influence (SOI); and

WHEREAS, the proposed boundary change would facilitate the use CCCSD of the district's services; and

WHEREAS, the existing zoning designations includes Zoning designations ESL-R: Single Family Residential; and

WHEREAS, the annexation will also create opportunities for the District to meet its housing mandates for all income levels under State law; and

WHEREAS, annexation of the area is within the Urban Limit Line (ULL); and

WHEREAS, the landowner, as applicant, delivered an executed indemnification agreement between the applicant and Contra Costa LAFCO providing for the landowner to indemnify LAFCO against any expenses arising from any legal actions challenging the annexation; and

WHEREAS, at the time and in the manner required by law the Executive Officer gave public notice of the Commission's consideration of this proposal. Notice of the Commission's hearing regarding this proposal was advertised in the East Bay Times; and

WHEREAS, a public hearing was held by the Commission on September 9, 2026; and at the hearing the Commission heard and received oral and written comments.

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

1. As a Responsible Agency under the California Environmental Quality Act (CEQA), LAFCO has reviewed and considered the environmental effects of the proposed annexation, and finds that all changes or alterations in the project that avoid or substantially lessen its environmental effects are within the responsibility and jurisdiction of the District and not LAFCO, and that those changes have been, or can and should be, adopted by the District as lead agency.
2. The annexation proposal, to be known as *Annexation to Central Contra Costa Sanitary District* - APN 370-140-003 is approved subject to the following terms and conditions:

   A. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments, and charges comparable to properties presently within the annexing agency.

PASSED AND ADOPTED THIS 9th day of September 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.

Lou Ann Texeira

Dated: September 9, 2026 ______________________________
Lou Ann Texeira, Executive Officer

LAFCO 25-07 - Annexation to Central Contra Costa Sanitation District (CCCSD) - APN 370-140-003

Map created 07/16/2026
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

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CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT
September 9, 2026 (Agenda)

September 9, 2026
Agenda Item 6

LAFCO 25-08 Annexation to Central Contra Costa Sanitary District (CCCSD)

APPLICANT Central Contra Costa Sanitary District (Central San)

SYNOPSIS Central San is an independent district, formed in 1946 pursuant to the Sanitary District Act of 1923 (Health & Safety Code §6499 et seq.). Central San's district includes over 1,500 miles of sewer mains. The wastewater treatment plant includes a cogeneration system, multiple hearth furnaces for dried sludge incineration, ultraviolet disinfection, and a recycled water plant.

In December 2025, Contra Costa LAFCO received an application to annex property to Central San (APN 365-140-008-1) (0.997 acres ±) (vacant) and APN 365-140-009-9 (64.25 acres) (no known address). Of the proposal area, a portion will be developed for a single-family home. There are no proposed changes in zoning.

DISCUSSION

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

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

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

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

   The County's General Plan and zoning designation allows for ESL-R-40 – *Single Family Residential*. The zoning is *Planned Unit Development (P-1).* The subject parcel is located within the Urban Limit Line (ULL). The land use designation is *Residential Medium Development*. No changes to the General Plan or zoning designations are proposed in conjunction with this proposal. The proposed development preserves significant open space.

   Land use and zoning include vacant and urban acreage. Currently, a small portion of this parcel is being used to grow Christmas trees with three related buildings. The remainder of this parcel consists of open space. No changes in land uses would result from or be facilitated by the proposed annexation of the two parcels.

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

   The proposal area supports grazing and dryland farming. The subject area contains no prime farmland or land covered under the Williamson Act Land Conservation agreements. The application notes that a small portion of one parcel contains an open space easement; also, the proposed project does not encroach upon or impact any easements. Consequently, there are no significant impacts to open space.

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

   The subject area includes a single-family home, barn, and other miscellaneous structures near Reliez Valley Road. The topography is generally flatter along Reliez Valley Road with the southern portion of the main parcel containing hills which are up to 250 feet higher than the flatter portions in the northern portion of the parcel, with the southern portion relatively flat with medium density.

5. **Population**:

Central San currently serves an estimated population of 492,223.

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

The proposed use of the subject property is to provide wastewater services to support one existing single-family home.

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

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

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

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

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

The proposal before the Commission is to annex a 65± acre proposal area. Only a small portion of the parcel is currently developed. The property owner has requested that Central San annex the parcels to provide wastewater collection, treatment, and disposal services for the existing single-family residence.

Central San currently serves an estimated population of over 492,000 people within CCCSD within a 146± square mile service area in central Contra Costa County. The collection system includes 18 pumping stations and 1,540 miles of sewer pipeline ranging in diameter from 6 to 120 inches. There are currently approximately 120,000 residential sewer connections. The plant received approximately 34 million gallons per day.

Central San serves the communities of Alamo, Danville, Lafayette, Moraga, Orinda, Pleasant Hill, Walnut Creek, portions of Martinez and San Ramon, and unincorporated communities within central Contra Costa County. Central San provides wastewater treatment and related services to the cities of Concord and Clayton under contract.

Sewer laterals will be constructed on the parcel to connect to the Central San sewer mains. The landowners will complete construction necessary connect to Central San's collection system. The estimated improvement costs are approximately $40,000, The landowner is responsible for paying all fees and costs for infrastructure improvements.

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

The subject property is within Central San's sphere of influence (SOI). Central San has an existing 8-inch diameter sewer main in the portion of Reliez Valley Road adjacent to the parcels which is the most likely point of connection.

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

   The annexation area is within tax rate area 07600. The total assessed value for the annexation area is $1,893,863 (2025-26 roll). The territory being annexed shall be liable for all authorized or existing taxes comparable to properties presently within the annexing agencies.

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

    Central San, in consultation with an outside consultant, has determined that the proposed annexation is categorically from the California Environmental Quality Act (CEQA). The LAFCO Environmental Coordinator has reviewed the District's CEQA documentation and finds it adequate for LAFCO purposes.

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

    According to County Elections, there are approximately 78 registered voters in the subject area; thus, the area proposed for annexation is, by statute, considered inhabited. The property owner/applicant has not opposed the proposed annexation. Therefore, if the Commission approves the annexation, the Commission may waive the protest hearing (Gov. Code §56662).

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

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

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

13. **Environmental Justice**:

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

14. **Disadvantaged Communities:**

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

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

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

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

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

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

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

ALTERNATIVES FOR COMMISSION ACTION

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

Option 1 Approve the annexation as proposed.

A. Find that, as a Responsible Agency under the California Environmental Quality Act (CEQA), LAFCO has reviewed and considered the environmental effects of the proposed annexation, and finds that all changes or alterations in the project that avoid or substantially lessen its environmental effects are within the responsibility and jurisdiction of the District and not LAFCO, and that those changes have been, or can and should be, adopted by the District as lead agency.

B. Adopt this report, approve LAFCO Resolution No. 25-08 (Exhibit B), and approve the proposal, to be known as *Annexation to Central Contra Costa Sanitary District* - (APN 365-140-008-1) (0.997 acres ±) (vacant) and APN 365-140-009-9 (64.25 acres) subject to the following terms and conditions:
   1. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments, and charges comparable to properties presently within the annexing agency.

Option 2 Deny the proposal.

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

RECOMMENDED ACTION:

Option 1 – Approve the annexation as proposed.

Lou Ann Texeira

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

Exhibits

A – CCCSD Annexation Map
B – Draft LAFCO Resolution 25-08
c: Distribution

RESOLUTION NO. 25-08

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING ANNEXATION TO CENTRAL CONTRA COSTA SANITARY DISTRICT

WHEREAS, in December 2025, the petitioner filed an application to annex to Central Contra Costa Sanitary District (CCCSD); and

WHEREAS, the application includes approximately 65.25 ± acres (urban acreage) acres (two parcels) to annex to CCCSD; and

WHEREAS, the proposed annexation is within the District's Sphere of Influence (SOI); and

WHEREAS, the proposed boundary change would facilitate the use CCCSD of the district's services; and

WHEREAS, the existing zoning is Urban Acreage and over, 40 acres; and

WHEREAS, a small portion of is being used to grow Christmas trees with the three related buildings; and

WHEERAS, the remainder of the parcel consist of open space; and

WHEREAS, the District will help meet its housing mandates for all income levels under State law; and

WHEREAS, annexation of the area is within the Urban Limit Line (ULL); and

WHEREAS, the landowner, as applicant, delivered an executed indemnification agreement between the applicant and Contra Costa LAFCO providing for the landowner to indemnify LAFCO against any expenses arising from any legal actions challenging the annexation; and

WHEREAS, at the time and in the manner required by law the Executive Officer gave public notice of the Commission's consideration of this proposal. Notice of the Commission's hearing regarding this proposal was advertised in the Contra Costa County Times; and

WHEREAS, a public hearing was held by the Commission on September 9, 2026; and at the hearing the Commission heard and received oral and written comments.

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

1. LAFCO find that, as a Responsible Agency under the California Environmental Quality Act (CEQA), LAFCO has reviewed and considered the environmental effects of the proposed annexation, and finds that all changes or alterations in the project that avoid or substantially lessen its environmental effects are within the responsibility and jurisdiction of the District and not LAFCO, and that those changes have been, or can and should be, adopted by the District as lead agency.
2. The annexation proposal, to be known as *Annexation to Central Contra Costa Sanitary District* - (APN 365-140-008-1) (0.997 acres ±) (vacant) and APN 365-140-009-9 (64.25 acres) is approved subject to the following terms and conditions:

   A. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments, and charges comparable to properties presently within the annexing agency.

PASSED AND ADOPTED THIS 9th day of September 2026, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

____
Gabriel Quinto, CHAIR, CONTRA COSTA LAFCO

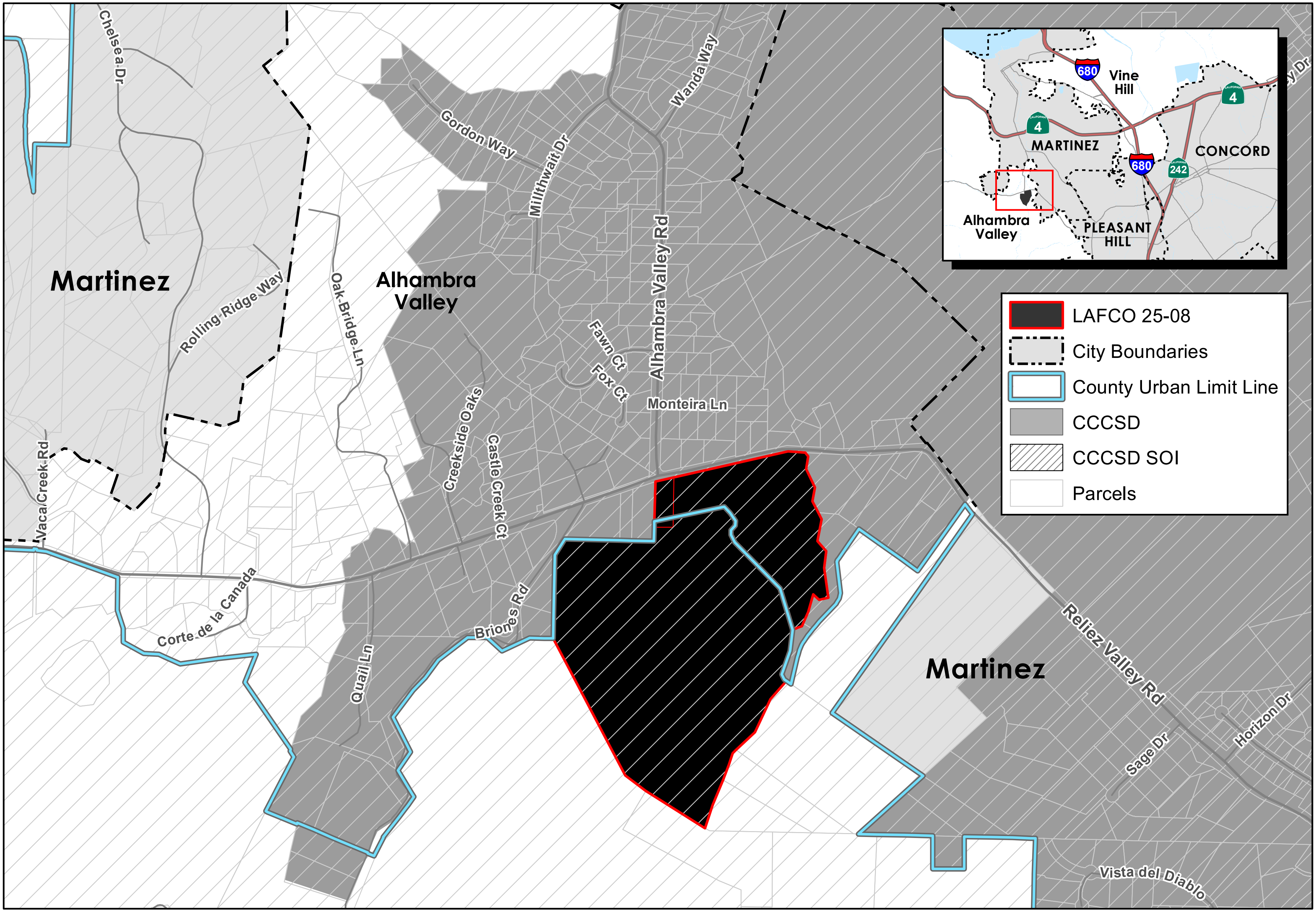
I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated.

Lou Ann Texeira

Dated: September 9, 2026

Lou Ann Texeira, Executive Officer

LAFCO 25-08 - Annexation to Central Contra Costa Sanitation District (CCCSD) - APNs 365-140-008 & -009



Map created 07/16/2026
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This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

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

Lou Ann Texeira
Executive Officer

September 9, 2026 (Agenda)
40 Muir Road
Martinez CA 94553

September 9, 2026
Agenda Item 7

Countywide Water and Irrigation Districts - Municipal Service Review (MSR)and Sphere of Influence (SOI) Updates (3rd Round) – Public Review Final Draft

Members of the Commission:

Background - The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) requires LAFCOs to prepare municipal service reviews (MSRs) every five years, as necessary, prior to or in conjunction with sphere of influence (SOI) updates.

Summary - This countywide review evaluates one localized irrigation district, three water districts located within Contra Costa County, and one multi-county irrigation district spanning Alameda, Contra Costa, and San Joaquin counties. Within Contra Costa County, the collective service boundary area of these districts covers approximately 10,291 acres.

Water and irrigation districts provide vital public infrastructure operations, including:

- Delivery of untreated (raw) water for agricultural irrigation and municipal/industrial applications.
- Provision of potable (treated) water for residential, commercial, and institutional consumers.
- Operation and maintenance of water conveyance, treatment, and distribution infrastructure assets.
- Water quality monitoring and strict compliance with state and federal Safe Drinking Water Act standards.
- Emergency preparedness including participation in regional water supply, drought, and hazard planning.

District Overview Table - Historical boundary updates against the newly recommended operational actions:

District	Service Population	Acreage / Square Miles	Historic Status	Adopted Sphere of Influence (SOI) Action	Mandatory Operational Condition
Castle Rock County Water District (CRCWD)	*< 100 residents*	*Static Micro-Footprint*	*MSR/SOI retained (XXXX)* (2014)	*Reinforce Zero SOI (Recommended for future structural dissolution)*	*Submit full asset infrastructure and spur-line mapping data to County OES within 12 months.*
Contra Costa Water District (CCWD)	*~ 500,000 residents*	*Extends across Central & Eastern County*	*MSR/SOI retained (2021)*	*Retain as Coterminous (Maintain status quo; no physical changes)*	*Submit full regional distribution grid and structural intertie mapping to County OES within 12 months.*
Diablo Water District (DWD)	*~ 45,000 residents*	*Serves City of Oakley & unincorporated fringes*	*MSR/SOI retained XXXX (2025)* (2021)	*Retain as Coterminous (Maintain status quo; no physical changes)*	*Submit system water pressure infrastructure layout mapping to County OES within 12 months.*
Byron-Bethany Irrigation District (BBID)	*~ 15,940 residents*	*~ 10,291 acres / 16.08± sq. miles*	*MSR/SOI retained (2020)*	*Retain as Coterminous (Maintain status quo; no physical changes)*	*Submit raw water conveyance routes and master intake mapping to County OES within 12 months.*
East Contra Costa Irrigation District (ECCID)	*~ 112,365 residents*	*~ 25,600 acres / 42.27± sq. miles*	*MSR/SOI retained (2019)*	*Retain as Coterminous (Maintain status quo; no physical changes)*	*Submit multi-use urban-edge drainage and distribution mapping to County OES within 12 months.*

MSR Process - The MSR update process included contacting each of the five subject water and irrigation districts with data requests regarding background, infrastructure, funding, and long-term governance issues.

The meeting on September 9, 2026, constitutes the final draft hearing regarding these districts, following the first preliminary draft public hearing held on July 8, 2026. The independent consulting team of Policy Consulting Associates (PCA), including Jennifer Stephenson and Melat Assefa, compiled the report. Following a final presentation by the consultants at September 9, 2026, hearing the project team will receive final comments from the public and the Commission. The comprehensive Public Review Draft has been posted for review on the Contra Costa LAFCO website, here: Contra Costa LAFCO Municipal Service Reviews Hub**.**

Discussion - The 3rd Round MSR evaluates the districts across individual setting matrices, accountability benchmarks, and facility capacity thresholds. While the county's major regional municipal and wholesale water networks exhibit adequate, stable infrastructure capacities, this following has been deemed notable for discussion:

- **Castle Rock:** Reaffirming the District's 2014 Zero SOI remains necessary due to several issues, including growing operational demands and critical capital repairs. The report indicates action is recommended.

Sphere of Influence Updates Component - The MSR process does not require LAFCO to initiate reorganizations or changes of organization based on its findings. It requires that the Commission make statutory written determinations under Government Code Section 56430 regarding the adequacy of services and update or reaffirm the SOIs as necessary. The details regarding governance structure and SOI options are included in the final report, providing the required foundation for future logical boundary adjustments.

RECOMMENDATIONS
1. Receive the LAFCO staff report, consultant overview, and all public and Commissioner comments.
2. Conduct and close the public hearing and comment window.
3. Approve the California Environmental Quality Act (CEQA) Determination finding the project categorically exempt under Section 15306 (Class 6 – Information Collection).
4. Accept and adopt the Final 3rd Round Municipal Service Review (MSR) Report and statutory written determinations for all five water and irrigation districts.
5. Adopt Resolutions No. 2026-12A through 2026-12F to affirm a Zero Sphere of Influence (SOI) for Castle Rock County Water District and retain coterminous SOIs for the remaining four districts.
6. Complete these final MSR acceptances and SOI updates with Commission vote.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER, CONTRA COSTA LAFCO

c: Distribution
Attachment 1 - Summary of Districts – Determinations
Attachment 2 - Resolutions 2026-12A-12F / Maps

Attachment 1

EXHIBIT A
SUMMARY OF DISTRICTS - DETERMINATIONS
(Individualized Gov. Code § 56430 evaluations)

1. **CASTLE ROCK COUNTY WATER DISTRICT (CRCWD)**
   - **Growth & Population:** largely built out service area with fewer than 100 residents, growth largely constrained by the ULL.
   - **DUCs:** No Disadvantaged Unincorporated Communities present.
   - **Facilities & OES:** Infrastructure limits; distributes untreated water via private property lines. It may be suggested that coordination with CCWD and County OES would be beneficial to map private spur lines in order to prevent emergency fire-flow failures.
   - **Finances:** Limited rate-base cannot support major capital repairs independently.
   - **Shared Facilities**: Connects directly to CCWD for raw water; long-term optimization depends on maximizing existing structural and operational efficiencies.
   - **Governance & SOI:** Operates via elected 5-member board; volunteer-reliant, no permanent staff.
   - **LAFCO Action:** Retain/reaffirm the existing Zero Sphere of Influence (SOI).
     The Zero SOI was established in 2014, so this action would retain/reaffirm it rather than a new designation.

2. **CONTRA COSTA WATER DISTRICT (CCWD)**
   - **Growth and Population Projections:** Population growth within the District's service boundary is expected to occur incrementally over time and will be driven primarily by planned development within incorporated city boundaries.
   - **DUCs:** Disadvantaged communities within the District are currently served; those within the SOI may require future service extensions.
   - **Capacity, Adequacy, & OES:** Infrastructure capacity is robust. It may be suggested as beneficial that CCWD cross-reference its extensive regional distribution networks, treated water interties, and back-up facilities with County OES database to maintain regional grid status during widespread power or seismic disruptions.
   - **Finances:** Solid financial capacity.
   - **Shared Facilities:** Actively shares operational capacity at the Randall-Bold Treatment Plant with Diablo Water District. It also maintains emergency interties with EBMUD and the City of Brentwood.
   - **Accountability and Governance:** Transparent governance under an elected 5-member board. Fully complies with web posting requirements (AB 2257) SOI is not coterminous.

3. **DIABLO WATER DISTRICT (DWD)**
   - **Growth and Population Projections:** Major ongoing residential developments across Oakley (approximately 6,000 dwelling units) are anticipated to increase demand for DWD services through new service connections.
   - **DUCs:** Disadvantaged communities within the District are currently served; most within the SOI are included in the ongoing Sandmound Slough Water Systems Consolidation Project for annexation and water service extension.
   - **Capacity, Adequacy, & OES:** Facilities are modern and well-maintained. It may be suggested as beneficial that DWD provide physical facility coordinates and intertie capacity mapping to County OES to secure structural water pressure redundancies for expanding eastern county sector.
   - **Finances:** Solid fiscal performance with dedicated connection fee accounts to fund capital upgrades.
   - **Shared Facilities:** Collaborative framework via joint management of Randall-Bold facility with CCWD.
   - **Accountability and Governance:** Transparent board governance with robust public disclosure systems. SOI is not coterminous.

4. **BYRON-BETHANY IRRIGATION DISTRICT (BBID)**
   - **Growth and Population Projections:** Urban encroachment is heavily limited by the County ULL.
   - **DUCs:** No DUC water distribution deficits exist within its agricultural boundary footprint.
   - **Capacity, Adequacy, & OES:** Raw water delivery systems adequate for structural agricultural irrigation. It may be suggested as beneficial that BBID map and share major raw water conveyance

(BBID – continued)

routes with County OES to coordinate emergency flood basin or regional drawdowns if canal breach conditions arise.

- **Finances:** Solid financial outlook supported by agricultural water sales and fixed assessment fees.
- **Shared Facilities:** Regional coordination and JPA participation support water supply, resource management, infrastructure, and operations.
- **Accountability and Governance:** Independent board; public access. SOI is retained as coterminous.

5. **EAST CONTRA COSTA IRRIGATION DISTRICT (ECCID)**

- **Growth and Population Projections:** Moderate urban growth may increase M&I water demand, while core irrigation demand is expected to remain relatively stable.
- **DUCs:** Disadvantaged communities within the District currently receive irrigation service, with no substantial changes anticipated.
- **Capacity, Adequacy, & OES:** Conveyance assets are highly functional but face urban conversion issues. It may be suggested as beneficial that ECCID coordinates its dual agricultural/urban edge infrastructure assets with County OES mapping to safeguard security along fringe development buffer zones.
- **Finances:** Solid fiscal performance and utilizes long-term water sale agreements with urban neighbors to bolster operational reserves.
- **Shared Facilities:** The District collaborates with Byron-Bethany Irrigation District (BBID), CCWD, the City of Brentwood, and Contra Costa County Public Works Department to maximize available resources during drought and flood events.
- **Accountability and Governance:** Transparent governance structure. SOI is retained as coterminous with no expansion.

RESOLUTION NO. 2026-12A

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION APPROVING AND ACCEPTING THE 3RD ROUND COUNTYWIDE WATER AND IRRIGATION DISTRICTS MSR

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires that the Local Agency Formation Commission (LAFCO) conduct a Municipal Service Review (MSR) prior to or in conjunction with making updates to an agency's Sphere of Influence (SOI) pursuant to California Government Code Sections 56425 and 56430; and

WHEREAS, Contra Costa LAFCO has undertaken its 3rd Round Countywide Water and Irrigation Districts MSR, prepared by independent consultants Policy Consulting Associates (PCA), which evaluated five distinct districts: Byron-Bethany Irrigation District (BBID), Castle Rock County Water District (CRCWD), Contra Costa Water District (CCWD), Diablo Water District (DWD), and East Contra Costa Irrigation District (ECCID); and

WHEREAS, in the form and manner prescribed by law, the Executive Officer gave notice of public hearings regarding this matter on July 8, 2026, and a final adoption hearing on September 9, 2026; and

WHEREAS, the Commission has considered the full administrative record, written reports, data indices, and public testimony regarding the operational frameworks of the subject water and irrigation entities.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. **CEQA Finding:** Determine, as lead agency under the California Environmental Quality Act (CEQA), that the multi-agency MSR data collection is categorically exempt under Section 15306 (Class 6 - Information Collection) of the State CEQA Guidelines, as a planning and resource gathering study that does not authorize physical alterations to the environment.
2. **Acceptance of MSR:** Formally accept and adopt the Final 3rd Round Water and Irrigation Districts Municipal Service Review into the official record, along with the written determinations required by Government Code Section 56430 attached hereto as Exhibit A.

PASSED AND ADOPTED THIS 9th day of September 2026 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

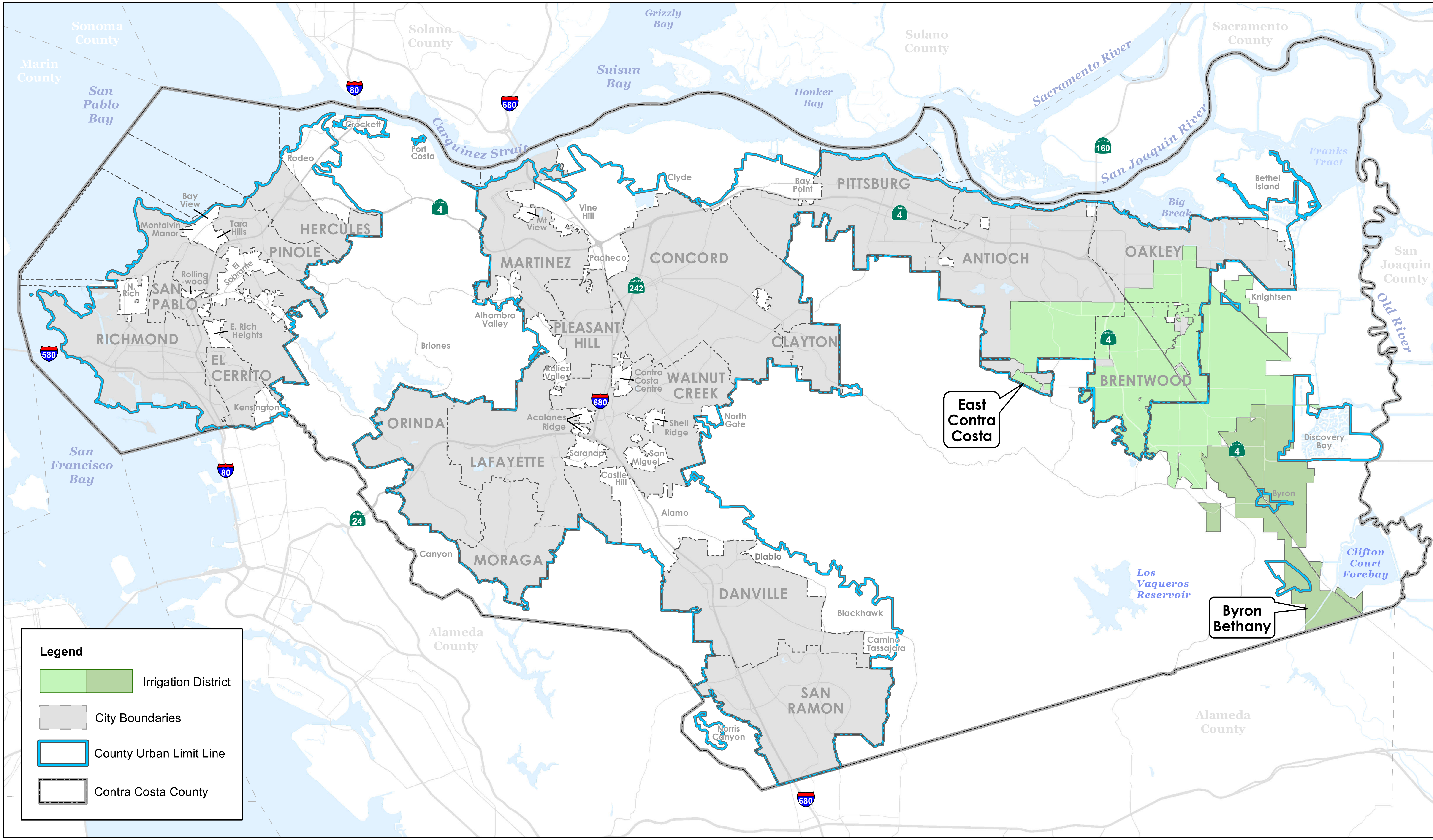
____
GABRIEL QUINTO, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: September 9, 2026 ____

Lou Ann Texeira, Executive Officer

Irrigation Districts and Coterminous SOI Boundaries in Contra Costa County



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RESOLUTION NO. 2026-12B

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION ADOPTING A ZERO SPHERE OF INFLUENCE UPDATE FOR CASTLE ROCK COUNTY WATER DISTRICT

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires that the Local Agency Formation Commission (LAFCO) conduct a Municipal Service Review (MSR) prior to/in conjunction with updates to an agency's Sphere of Influence (SOI) pursuant to California Government Code Sections 56425 and 56430; and

WHEREAS, Government Code §56425 requires LAFCO to develop and determine the sphere of influence (SOI) of each local governmental agency within the County, and Section 56425(f) mandates periodic reviews and updates; and

WHEREAS, Castle Rock County Water District (CRCWD) was formed in 1955; and serves portions of Walnut Creek and adjacent unincorporated areas; and

WHEREAS, CRCWD serves a population of approximately 100 residents; and

WHEREAS, CRCWD covers approximately about 0.24± square miles; and

WHEREAS, CRCWD serves a small, residential enclave within the City of Walnut Creek and adjacent unincorporated lands, relying entirely on untreated water distribution networks; and

WHEREAS, CRCWD is governed by a five-member Board of Directors elected at large; and

WHEREAS, the 3rd Round MSR identified that CRCWD faces ongoing operational and financial challenges, including reliance on volunteer administration, limited capital improvement funding, aging infrastructure, and a limited and declining customer base.

WHEREAS, LAFCO has adopted its 3rd Round Water and Irrigation Districts MSR, which evaluated the unique operational landscape of the CRCWD; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that Contra Costa LAFCO does hereby:

1. **Maintenance of Zero SOI:** Retain the existing **Zero Sphere of Influence (Zero SOI)** for Castle Rock County Water District, reflecting the District's ongoing challenges as well as the potential for future governance restructuring.

2. **CEQA Exemption:** Determine that this SOI action is categorically exempt under Section 15061(b)(3) of the State CEQA Guidelines ("Common Sense" Exemption) establishing no authorization of expansion.

3. **Evaluation of Criteria:** Determine that the Commission has considered the statutory criteria under Government Code Section 56425 as follows:

   a. Present and Planned Land Uses: CRCWD encompasses a largely built-out residential area, with limited commercial and rural properties. No significant land-use changes are anticipated.

   b. Present and Probable Need for Public Facilities: Demand for water service is expected to remain stable, with no significant population or development growth anticipated.

   c. Present Capacity and Adequacy of Services: Service delivery is currently adequate; however aging infrastructure and financial constraints may affect long-term service reliability.

d. **Existence of Social or Economic Communities of Interest:** No distinct social or economic communities of interest have been identified.

e. **Disadvantaged Unincorporated Communities (DUCs):** There are no disadvantaged communities within or contiguous to CRCWD's boundaries.

PASSED AND ADOPTED THIS 9th day of September 2026 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

____

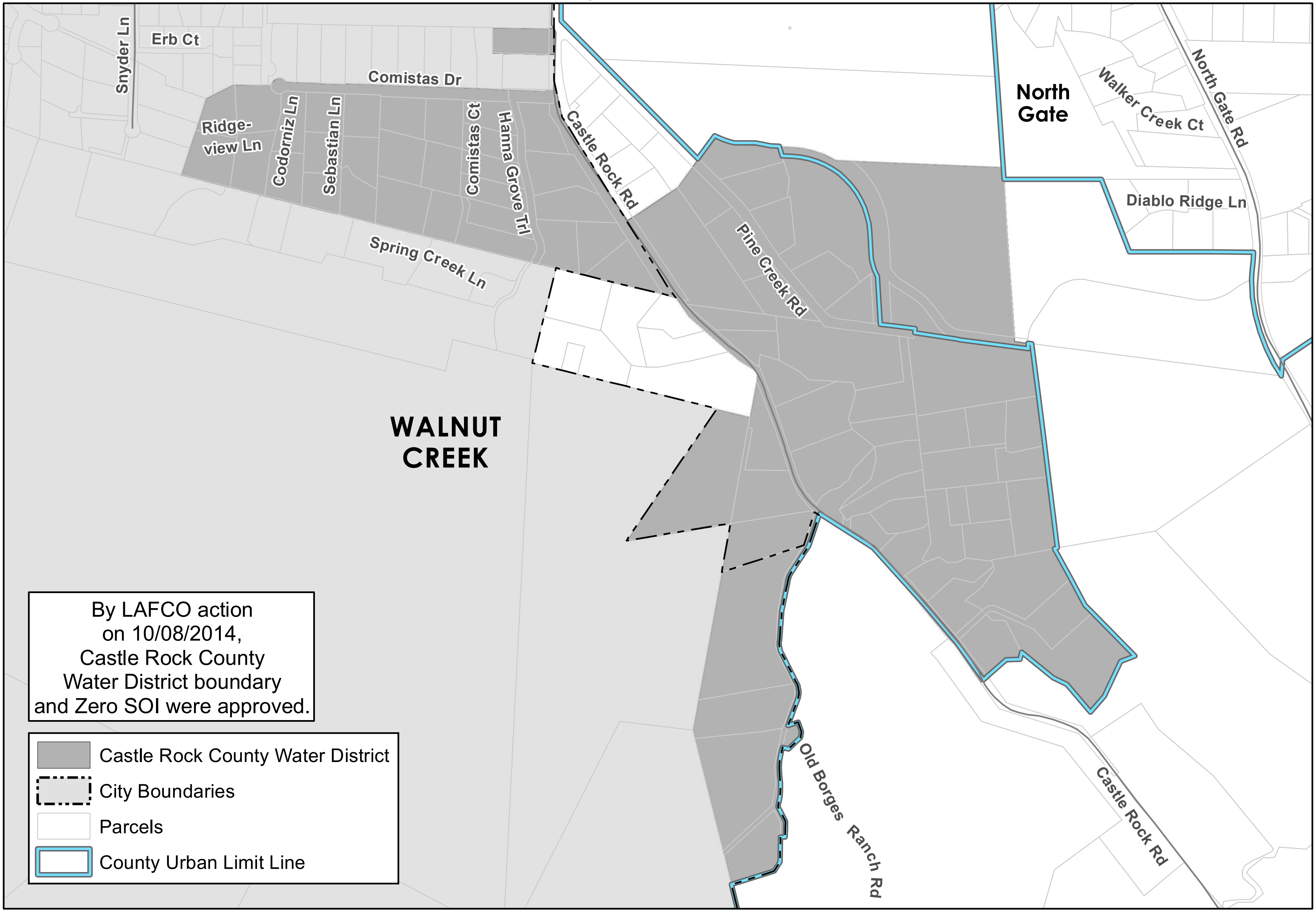
GABRIEL QUINTO, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: September 9, 2026 ____

Lou Ann Texeira, Executive Officer

Castle Rock County Water District and Zero SOI



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RESOLUTION NO. 2026-12C

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

APPROVING THE SPHERE OF INFLUENCE UPDATE FOR EAST CONTRA COSTA IRRIGATION DISTRICT (ECCID)

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO recently conducted a 3rd round irrigation and water districts MSR which includes the East Contra Costa County Irrigation District (ECCID); and

WHEREAS, ECCID was formed in 1926 and serves City of Brentwood, portions of the cities of Oakley and Antioch, and the Knightsen Community Services District; and

WHEREAS, the estimated population served is approximately 103,000; and

WHEREAS, ECCID covers approximately about 40± square miles; and

WHEREAS, ECCID supplies irrigation water for agricultural and landscape uses and supplies wholesale raw water for treatment and delivery to urban uses; and

WHEREAS, ECCID is governed by a five-member Board of Directors elected by division; and

WHEREAS, on September 9, 2026, the Commission adopted written determinations as required by Government Code §56430; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on September 9, 2026; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby**:**

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Maintain the existing SOI as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

   a. *Present and planned land uses in the area, including agricultural and open-space lands* – Land uses within ECCID primarily encompass agricultural lands with limited urban development, with no significant land use changes anticipated.

   b. *Present and probable need for public facilities and services in the area* – Demand for irrigation water services is expected to remain relatively stable; and

   c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – ECCID has sufficient water supply infrastructure capacity to meet current and projected service demand; and *d. Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – No distinct social or economic communities of interest have been identified.

e. Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI – A disadvantaged community is located within ECCID's boundaries, with no substantial changes to existing service needs anticipated.

f. Nature, location, extent, functions & classes of services to be provided – ECCID provides untreated water for agricultural irrigation and rural residential uses, including domestic use, landscaping irrigation, and commercial horse stables.

* *

PASSED AND ADOPTED THIS 9th day of September 2026 by the following vote:

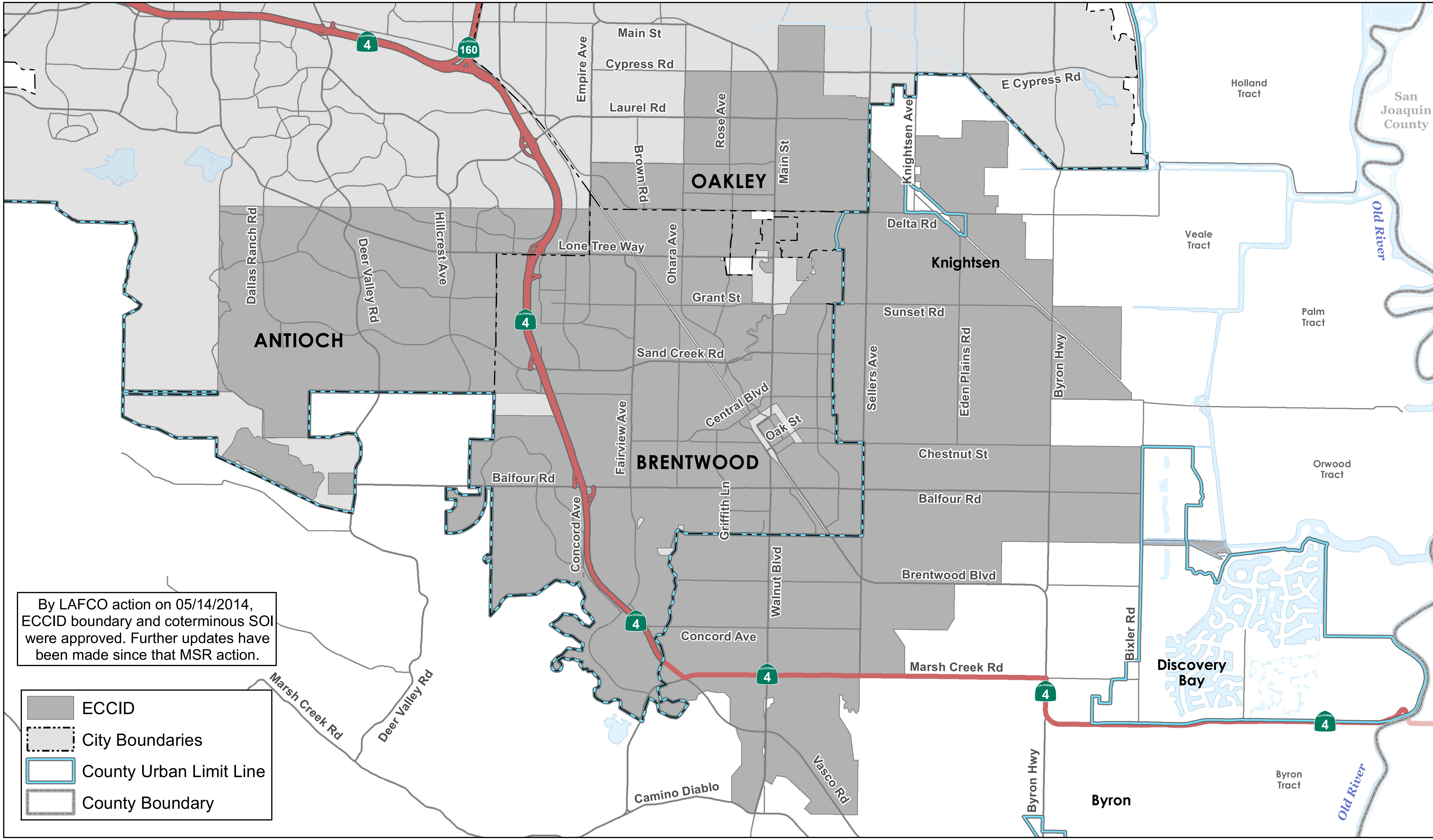
AYES:
NOES:
ABSTENTIONS:
ABSENT:

____
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 above.

Dated: September 9, 2026 ____
Lou Ann Texeira, Executive Officer

East Contra Costa Irrigation District Boundary and Coterminous SOI



Map created 08/20/2026
by Contra Costa County Department of
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RESOLUTION NO. 2026-12D
OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

APPROVING A SPHERE OF INFLUENCE UPDATE FOR
BYRON-BETHANY IRRIGATION DISTRICT (BBID)

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO recently conducted a 3rd round irrigation and water districts MSR which includes the Byron Bethany Irrigation District (BBID); and

WHEREAS, BBID became a public irrigation district in 1919 under Division 11 of the California Water Code as a successor to the private Byron Bethany Irrigation Company; and

WHEREAS, BBID is a multi-county special district serving portions of Alameda, Contra Costa & San Joaquin counties; and

WHEREAS, BBID procures and supplies raw water for irrigation and municipal and industrial (M&I) purposes; and

WHEREAS, BBID's Contra Costa County service area encompasses 16.08± square miles and primarily serves agricultural lands; and

WHEREAS, BBID is governed by a seven-member Board of Directors elected by division; and

WHEREAS, no significant changes in land use or development are anticipated as a result of the SOI update; and

WHEREAS, on September 9, 2026, the Commission adopted written determinations as required by Government Code §56430; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on September 9, 2026; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby**:**

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Maintain the existing SOI as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

   a. *Present and planned land uses in the area, including agricultural and open-space lands* – BBID Contra Costa County service area remains predominantly agricultural, with growth largely constrained by the County's Urban Limit Line (ULL); and

   b. *Present and probable need for public facilities and services in the area* – Demand for irrigation water service is expected to remain relatively stable; and *c. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – BBID has adequate water supply and infrastructure capacity to meet current and projected service demand; and

d. Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency – No distinct social or economic communities of interest have been identified; and

e. Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI - No disadvantaged communities have been identified within BBID's existing boundaries within Contra Costa County.

f. Nature, location, extent, functions & classes of services to be provided – BBID provides untreated water for agricultural irrigation and municipal and industrial (M&I) purposes.

* *

PASSED AND ADOPTED THIS 9th day of September 2026 by the following vote:

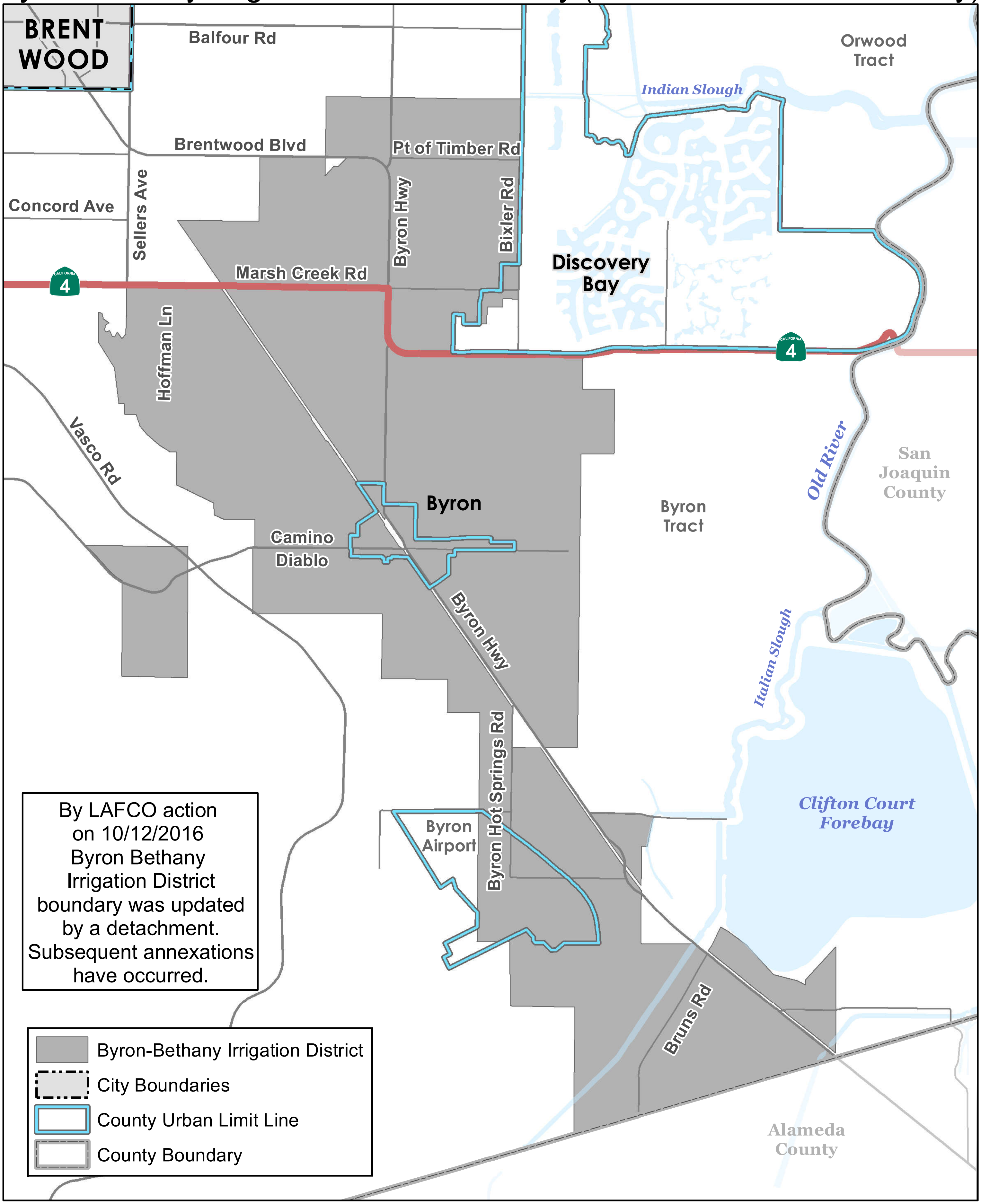
AYES:
NOES:
ABSTENTIONS:
ABSENT:

____
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 above.

Dated: September 9, 2026 ____
Lou Ann Texeira, Executive Officer

Byron Bethany Irrigation District Boundary (inside Contra Costa County)



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by Contra Costa County Department of
Conservation and Development, GIS Group
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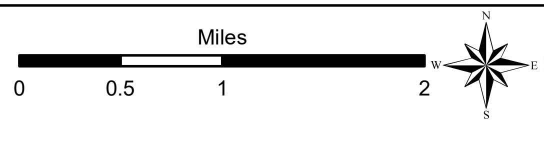


RESOLUTION NO. 2026-12E

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION APPROVING THE SPHERE OF INFLUENCE UPDATE FOR CONTRA COSTA WATER DISTRICT (CCWD)

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO recently conducted a 3rd round irrigation and water districts MSR which includes the Contra Costa Water District (CCWD); and

WHEREAS, CCWD was formed in 1936 pursuant to the County Water District Law and provides water supply, treatment, and distribution services; and

WHEREAS, CCWD provides retail and wholesale treated and untreated water services to municipal, residential, commercial, industrial, irrigation, and agricultural customers within its service area; and

WHEREAS, CCWD serves an estimated population of approximately 520,000 customers; and

WHEREAS, CCWD encompasses approximately 219± square miles within central and northeastern Contra Costa County; and

WHEREAS, CCWD is governed by a five-member Board of Directors elected by division; and

WHEREAS, on September 9, 2026, the Commission adopted written determinations as required by Government Code §56430; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at a public hearing held on September 9, 2026; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Maintain the existing SOI as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
    a. *Present and planned land uses in the area, including agricultural and open-space lands* – Land uses within the District's boundaries and Sphere of Influence (SOI) consist of urban, suburban, agricultural, industrial, recreational, conservation, and other public lands, with no significant changes to overall land use patterns anticipated.
    b. *Present and probable need for public facilities and services in the area* – Planned development within the District's service area indicates an ongoing need for retail and wholesale water services; and

c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – CCWD has sufficient water supply, conveyance, and treatment capacity to meet current and projected service demands; and

d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – No distinct social or economic communities of interest have been identified; and

e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* – Disadvantaged communities are identified within CCWD's boundaries and SOI; those located within SOI may require future water service extensions; and

f. *Nature, location, extent, functions & classes of services to be provided* – CCWD provides wholesale and retail treated and untreated water services to municipal, residential, commercial, industrial, irrigation, and agricultural customers.

* *

PASSED AND ADOPTED THIS 9th day of September 2026 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

____

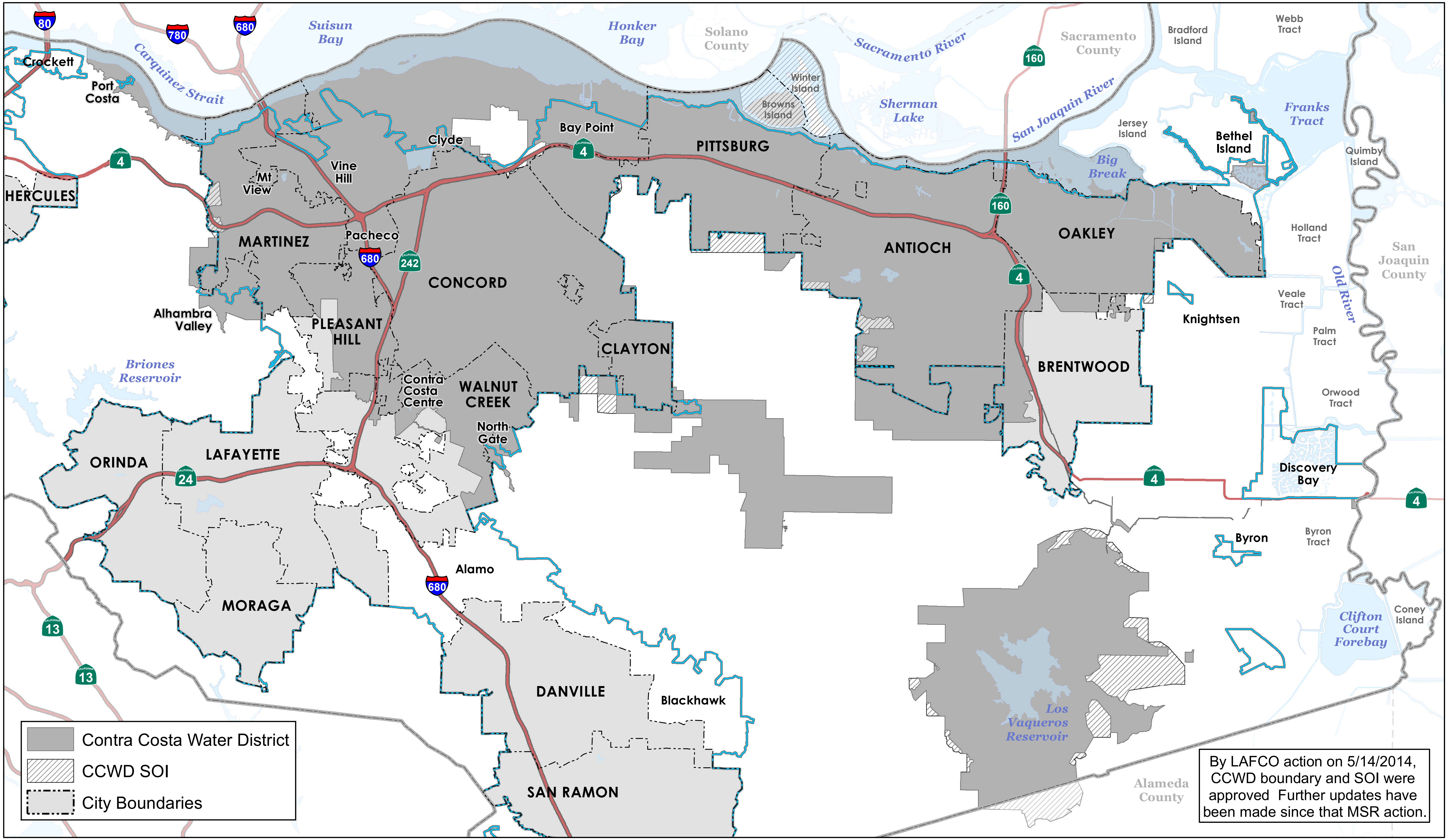
GABRIEL QUINTO, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: September 9, 2026 ______________________________________

Lou Ann Texeira, Executive Officer

Contra Costa Water District Boundary and SOI



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RESOLUTION NO. 2026-12F

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION APPROVING THE SPHERE OF INFLUENCE UPDATE FOR THE DIABLO WATER DISTRICT (DWD)

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, DWD provides retail water infrastructure utility processing to the expanding City of Oakley and nearby unincorporated environments, sharing specialized treatment plant resources (Randall-Bold) with CCWD; and

WHEREAS, the district serves an active development footprint requiring constant coordination of emergency water pressure grids.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. **CEQA Finding:** Determine that the SOI update is categorically exempt under Section 15061(b)(3) of the CEQA Guidelines.
2. **Maintenance of Coterminous SOI:** Formally retain the Sphere of Influence for DWD as **coterminous with its existing corporate boundaries**, meaning no physical service expansions or structural contractions are designated currently.
3. **Statutory Criteria Evaluation (Gov. Code §56425):**
   - **a. Present and Planned Land Uses:** Suburban residential developments and commercial centers aligned with the City of Oakley General Plan layout.
   - **b. Need for Public Facilities:** Predictable and expanding potable water storage, pressure regulation, and retail distribution facilities.
   - **c. Capacity and Adequacy of Services:** System delivery is highly functional, conditional on coordinating network architecture maps with the county safety framework.
   - **d. Disadvantaged Unincorporated Communities (DUCs):** There are no DUCs located within or contiguous to DWD's boundaries.

PASSED AND ADOPTED THIS 9th day of September 2026 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

____

GABRIEL QUINTO, CHAIR, CONTRA COSTA LAFCO

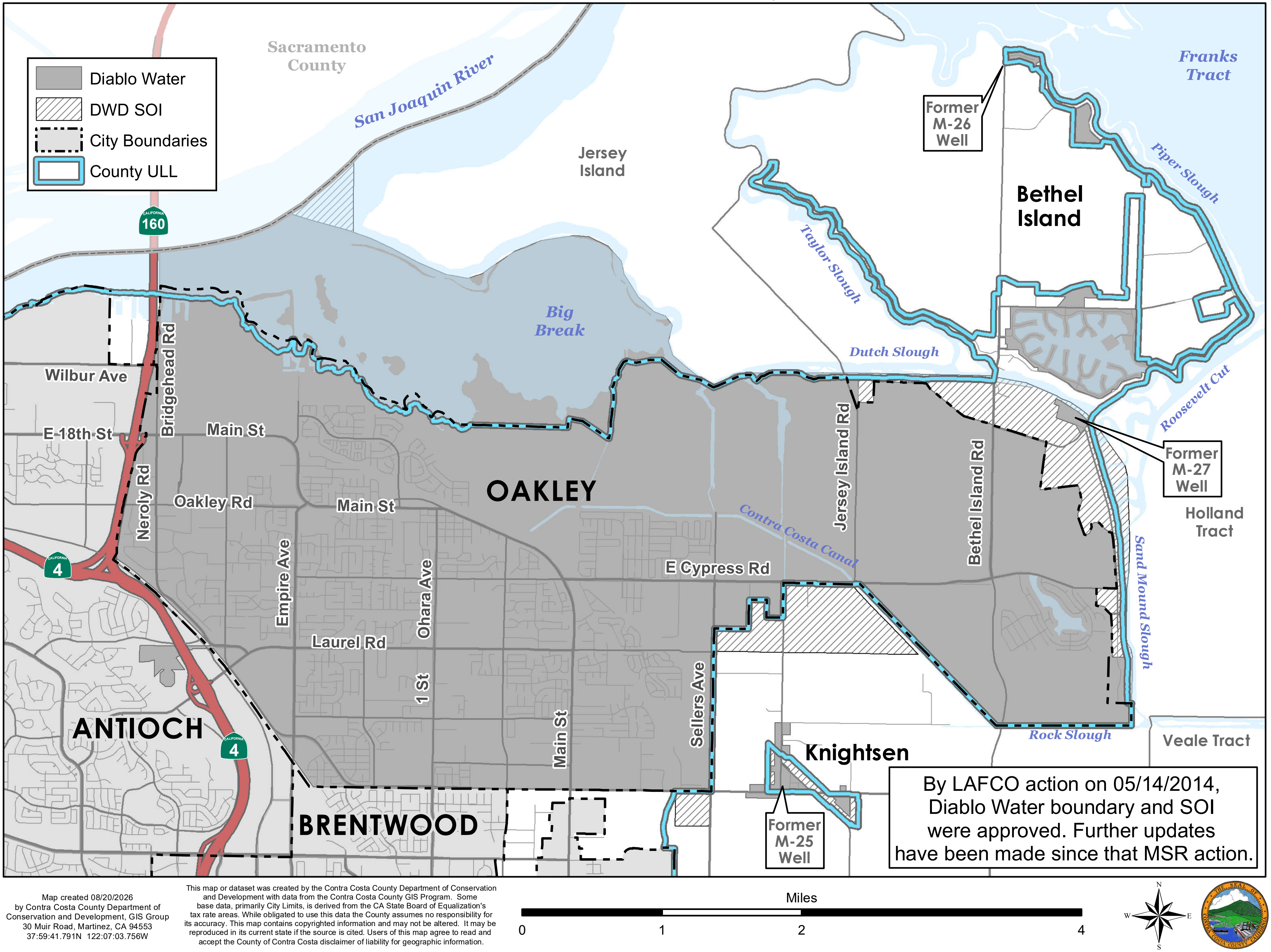
I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: September 9, 2026

____

Lou Ann Texeira, Executive Officer

Diablo Water District Boundary and SOI



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

Lou Ann Texeira
Executive Officer

September 9, 2026
Agenda Item 8

September 9, 2026 (Agenda)
40 Muir Road
Martinez CA 94553

Financial Audit for Fiscal Year 2023-24

Members of the Commission:

O'Connor & Company completed the audit of CCLAFCO's financial statements for the fiscal year ended June 30, 2024. The auditor issued an unmodified opinion, concluding that the financial statements accurately present CCLAFCO's financial position and activities in accordance with generally accepted accounting principles.

The audit covered CCLAFCO's governmental activities and General Fund and was conducted in accordance with generally accepted auditing standards. The auditors reported that they were independent and obtained sufficient appropriate audit evidence. The audit did not identify any material misstatements requiring a modified opinion. The audit report is dated August 10, 2026.

Financial Position

CCLAFCO remained financially stable, June 30, 2024, with:

- $1,316,090 in cash and investments held with the Contra Costa County Treasury;
- $1,413,986 in unrestricted government-wide net position;
- $1,220,618 in unassigned General Fund balance;
- $150,733 in net pension liability; and
- $129,407 in a retiree health-related asset.

Unrestricted net position decreased by $197,643, or approximately 12.3%, from the prior year; there were no capital assets and no long-term debt.

Operating Results

Total governmental revenues were $703,249, a decrease of $41,641 from the prior year. Approximately 96% of revenues came from intergovernmental sources, primarily agency apportionments. Program fees totaled $26,474 and covered only a small portion of total operating costs.

General Fund expenditures totaled $788,221, resulting in an excess of expenditures over revenues of $84,972. Actual expenditures were $81,554 below budget, demonstrating favorable budget performance and continued expenditure control.

Pension and Retiree Health Obligations

Pension and retiree health accounting significantly affect the financial statements. The difference between the $84,972 decrease in General Fund balance and the $197,643 decrease in government-wide net position is primarily attributable to full-accrual accounting for pension and other post-employment benefits.

Conclusion

For FY 2023–24, CCLAFCO maintained a stable financial position, substantial cash and unrestricted resources, and a positive General Fund balance. The unmodified audit opinion and below-budget expenditures reflect sound financial administration.

At the same time, the fiscal year showed a significant increase in expenses, a modest decline in revenues, continued dependence on agency apportionments, limited program-fee cost recovery, and increased pension-related obligations. Continued expenditure discipline, prudent revenue forecasting, adequate reserve planning, and regular financial monitoring will be maintained to preserve Contra Costa LAFCO's financial health.

Recommendation - Receive and file the Contra Costa LAFCO FY 2023–24 Financial Audit, request approval to begin the 2024-25 Financial Audit.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachments
1 - FY 2023-24 Financial Audit – Management Report
2 - FY 2023-24 Financial Audit – Audit Report

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

COMMISSIONERS & MANAGEMENT REPORT

FOR THE YEAR ENDED
JUNE 30, 2024

O'CONNOR & COMPANY

TABLE OF CONTENTS

O'CONNOR & COMPANY

1701 Novato Blvd, Suite 302
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www.maocpa.com

Commissioners
Contra Costa Local Agency Formation Commission
Martinez, California

In planning and performing our audit of the basic financial statements of Contra Costa Local Agency Formation Commission for the fiscal year ended June 30, 2024, in accordance with auditing standards generally accepted in the United States of America, we considered its internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the basic financial statements but not for the purpose of expressing an opinion on the effectiveness of its internal control. Accordingly, we do not express an opinion on the effectiveness of Contra Costa Local Agency Formation Commission's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the organization's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error or fraud may occur and not be detected by such controls.

During our audit, we noted certain matters involving internal controls and other operational matters that are presented for your consideration in this report. We will review the status of these comments during our next audit engagement. Our comments and recommendations, all of which have been discussed with appropriate members of management, are not intended to be all-inclusive, but rather represent those matters that we considered worthy of your consideration. Our comments and recommendations are submitted as constructive suggestions to assist you in strengthening controls and procedures; they are not intended to reflect on the honesty or integrity of any employee. We will be pleased to discuss these comments in further detail at your convenience, to perform any additional study of these matters, or to assist Contra Costa Local Agency Formation Commission in implementing the recommendations.

This report is intended solely for the information and use of management and the Commissioners and should not be used by anyone other than these specified parties.

We thank Contra Costa Local Agency Formation Commission's staff for its cooperation during our audit.

O'Connor & Company

O'Connor & Company

Novato, California
August 10, 2026

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Commissioners
Contra Costa Local Agency Formation Commission
Martinez, California

We have audited the basic financial statements of Contra Costa Local Agency Formation Commission (the Commission) for the year ended June 30, 2024. Professional standards require that we provide you with the following information related to our audit.

Our Responsibility under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated March 6, 2025, our responsibility, as described by professional standards, is to plan and perform our audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement and are fairly presented in accordance with U.S. generally accepted accounting principles. Because an audit is designed to provide reasonable, but not absolute assurance and because we did not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us.

As part of our audit, we considered the internal control of the Commission. Such considerations were solely for the purpose of determining our audit procedures and not providing any assurance concerning such internal control.

Qualitative Aspects of Accounting Practices
Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we advised management about the appropriateness of accounting policies and their application. The significant accounting policies used by the Commission are described in Note 2 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year. We noted no transactions entered by the Commission during the year for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

The following pronouncements became effective, but did not have a material effect on the financial statements:

GASB 100 – Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. We evaluated the key factors and assumptions used to develop the accounting estimates in determining that they are reasonable in relation to the financial statements taken as a whole. The most sensitive estimate(s) affecting the financial statements were:

- Pension plan and post-employment health benefits actuarial valuations.

Disclosures
The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit
We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such adjustments.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated August 10, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Commission's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Commission's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Management's Discussion and Analysis and the Budgetary Comparison Schedule for the General Fund, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

This report is intended solely for the information and use of management and Commissioners of the Contra Costa Local Agency Formation Commission and is not intended to be, and should not be, used by anyone other than these specified parties.

Current Year Observations

1) Lease and IT Subscription Arrangements Capitalization Policy

Observation:

Contra Costa Local Agency Formation Commission (the Commission) implemented Governmental Accounting Standards Board Statement No. 87, Leases, which became effective for the year ended June 30, 2022, and GASB 96 IT Subscription Arrangement on June 30, 2023, and they had immaterial effects on the financial statements. The new standards require leases and IT Subscription arrangements to be capitalized as intangible assets. In compliance with the new accounting statement the Commission should consider formalizing a capitalization policy for leases like their capitalization policy for capital assets.

Recommendation:

We recommend the Commission consider formalizing a capitalization policy for leases and IT Subscription Arrangements liabilities and the right to use assets over $100,000.

Prior Year Observations

There were no prior year observations that came to our attention.

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

MARTINEZ, CALIFORNIA

ANNUAL FINANCIAL REPORT

JUNE 30, 2024

O'CONNOR & COMPANY

TABLE OF CONTENTS

O'CONNOR & COMPANY

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INDEPENDENT AUDITORS' REPORT

Commissioners
Contra Costa Local Agency Formation Commission
Martinez, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of Contra Costa Local Agency Formation Commission (CCLAFCO) and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise Contra Costa Local Agency Formation Commission's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of Contra Costa Local Agency Formation Commission, as of June 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Contra Costa Local Agency Formation Commission, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Contra Costa Local Agency Formation Commission's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Contra Costa Local Agency Formation Commission's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Contra Costa Local Agency Formation Commission's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

<u>Required Supplementary Information</u>
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (pages 3-6), budgetary comparison information (page 25) and other Required Supplementary Information (pages 26-29) related tables be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

O'Connor & Company

O'Connor & Company

Novato, California
August 10, 2026

This section of Contra Costa Local Agency Formation Commission's (CCLAFCO's) basic financial statements presents management's overview and analysis of the financial activities of the agency for the fiscal year ended June 30, 2024. We encourage the reader to consider the information presented here in conjunction with the basic financial statements as a whole.

Introduction to the Basic Financial Statements

This discussion and analysis are intended to serve as an introduction to CCLAFCO's audited financial statements, which are composed of the basic financial statements. This annual report is prepared in accordance with the Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for States and Local Governments.* The Single Governmental Program for Special Purpose Governments reporting model is used, which best represents the activities of CCLAFCO.

The required financial statements include the Government-wide and Fund Financial Statements; Statement of Net Position and Governmental Funds Balance Sheet; Statement of Activities and Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances; and the Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - All Governmental Fund Types.

These statements are supported by notes to the basic financial statements. All sections must be considered together to obtain a complete understanding of the financial picture of CCLAFCO.

The Basic Financial Statements

The Basic Financial Statements comprise the Government-wide Financial Statements and the Fund Financial Statements; these two sets of financial statements provide two different views of CCLAFCO's financial activities and financial position.

The Government-wide Financial Statements provide a longer-term view of CCLAFCO's activities as a whole and comprise the Statement of Net Position and the Statement of Activities. The Statement of Net Position provides information about the financial position of CCLAFCO, including all its capital assets and long-term liabilities on a full accrual basis, similar to that used by corporations. The Statement of Activities provides information about all CCLAFCO's revenues and all its expenses, also on the full accrual basis, with the emphasis on measuring net revenues or expenses of CCLAFCO's programs. The Statement of Activities explains in detail the change in Net Position for the year.

All of CCLAFCO's activities are grouped into Government Activities, as explained below.

The Fund Financial Statements report CCLAFCO's operations in more detail than the Government-wide statements and focus primarily on the short-term activities of CCLAFCO's Major Funds. The Fund Financial Statements measure only current revenues and expenditures and fund balances; they exclude capital assets, long-term debt and other long-term amounts.

Major Funds account for the major financial activities of CCLAFCO and are presented individually. Major Funds are explained below.

The Government-wide Financial Statements

Government-wide Financial Statements are prepared on an accrual basis, which means they measure the flow of all economic resources of CCLAFCO.

The Statement of Net Position and the Statement of Activities present information about the following:

Governmental Activities – CCLAFCO's basic services are governmental activities. These services are supported by specific general revenues from local agencies.

Fund Financial Statements

The Fund Financial Statements provide detailed information about each of CCLAFCO's most significant funds, called Major Funds. The concept of Major Funds, and the determination of which are Major Funds, was established by GASB Statement No. 34 and replaces the concept of combining funds and presenting them in total. Instead, each Major Fund is presented individually, with all Non-major Funds summarized and presented only in a single column. Major Funds present the major activities of CCLAFCO for the year, and may change from year-to-year as a result of changes in the pattern of CCLAFCO's activities.

In CCLAFCO's case, there is only one Major Governmental Fund.

Governmental Fund Financial Statements are prepared on the modified accrual basis, which means they measure only current financial resources and uses. Capital assets and other long-lived assets, along with long-term liabilities, are not presented in the Governmental Fund Financial Statements.

Comparisons of Budget and Actual financial information are presented for the General Fund.

Analyses of Major Funds

Governmental Funds
General Fund actual revenues decreased this fiscal year compared to the prior year by $41,641 due to a decrease in the agency apportionments. Actual revenues were less than budgeted amounts by $15,526.

General Fund actual expenditures were $788,221, an increase of $189.184. Expenditures were $81,554 less than budgeted.

Governmental Activities

Table 1
Governmental Net Position

	2024 Governmental Activities	2023 Governmental Activities
Current assets	$ 1,325,286	$ 1,372,216
Noncurrent assets	129,407	94,031
Total assets	1,454,693	1,466,247
Deferred outflows of resources (Note 7B)	416,637	427,266
Current liabilities	104,668	66,626
Noncurrent liabilities	150,733	26,834
Total liabilities	255,401	93,460
Deferred inflows of resources (Note 7B)	201,943	188,424
Net position:		
Unrestricted	1,413,986	1,611,629
Total net position	$ 1,413,986	$ 1,611,629

CCLAFCO's governmental net position amounted to $1,413,986 as of June 30, 2024, a decrease of $197,643 from 2023. This decrease is the Change in Net Position reflected in the Statement of Activities and Table 2. The balance reflects the desired accumulation of funds to support major future projects. CCLAFCO's net position as of June 30, 2024 comprised the following:

- Cash and investments comprised $1,316,090 of cash on deposit with the Contra Costa County Treasury.
- Accounts receivable of $9,196.
- Accounts payable totaling $76,587.
- Due to other government agencies totaling $28,081.
- Net pension Liability of $150,733 (Note 7B) and retiree health asset of $129,407 (Note 8).
- Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants or other legal requirements or restrictions. CCLAFCO had $1,413,986 of unrestricted net position as of June 30, 2024.

The Statement of Activities presents program revenues and expenses and general revenues in detail. All of these are elements in the Changes in Governmental Net Position summarized below.

Table 2
Changes in Governmental Net Position

	2024 Governmental Activities	2023 Governmental Activities
Expenses		
Salaries and benefits	$ 545,618	$ 195,375
Services and supplies	355,274	196,745
Total expenses	900,892	392,120
Revenues		
Program revenues:		
Charges for services	26,474	58,277
Total program revenues	26,474	58,277
General revenues:		
Intergovernmental and investment income	676,775	686,613
Total general revenues	676,775	686,613
Total revenues	703,249	744,890
Change in net position	$ (197,643)	$ 352,770

As Table 2 above shows, $26,474 or 4% of CCLAFCO's fiscal year 2024 governmental revenue came from program revenues and $676,775, or 96%, came from general revenues (i.e. contributions from local agencies).

Program revenues were composed of Boundary Proposal and related fees of $26,474.

General revenues are not allocable to programs. General revenues are used to pay for the net cost of governmental programs. Application fees do not fully cover their costs.

Salaries and benefits costs include adjustments for other post-employment benefits as discussed in Note 8.

Capital Assets

CCLAFCO has no capital assets.

Debt Administration

CCLAFCO does not utilize long-term debt to fund operations or growth.

Economic Outlook and Major Initiatives

Financial planning is based on specific assumptions from recent trends, State of California economic forecasts and historical growth patterns in the various agencies served by CCLAFCO.

The economic condition of CCLAFCO as it appears on the Statement of Net Position reflects financial stability and the potential for organizational growth. CCLAFCO will continue to maintain a watchful eye over expenditures and remain committed to sound fiscal management practices to deliver the highest quality service to the community.

Contacting CCLAFCO's Financial Management

The basic financial statements are intended to provide citizens, taxpayers, and creditors with a general overview of CCLAFCO's finances. Questions about this report should be directed to Contra Costa Local Agency Formation Commission, 40 Muir Road, 1st Floor, Martinez, California 94553.

Contra Costa Local Agency Formation Commission

STATEMENT OF NET POSITION

June 30, 2024

	Governmental Activities
ASSETS	
Cash and investments	$ 1,316,090
Accounts receivable	9,196
Other post-employment benefits asset (Note 8)	129,407
Total assets	1,454,693
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows of resources-pension (Notes 2F, 7 & 8)	355,612
Deferred outflows of resources-OPEB	61,025
Total deferred outflows	416,637
LIABILITIES	
Current liabilities	
Accounts payable	76,587
Due to other governments	28,081
Long-term liabilities:	
Net pension liability	150,733
Total liabilities	255,401
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows of resources-pension (Notes 2F, 7 & 8)	94,599
Deferred inflows of resources-OPEB	107,344
Total deferred inflows	201,943
Net position:	
Unrestricted	1,413,986
Total net position	$ 1,413,986

The accompanying notes are an integral part of these financial statements.

Contra Costa Local Agency Formation Commission

STATEMENT OF ACTIVITIES

For the Period Ended June 30, 2024

	Governmental Activities
Program expenses:	
Salaries and benefits	$ 545,618
Services and supplies	355,274
Total expenditures/expenses	900,892
Program revenues:	
Charges for services	26,474
Total program revenues	26,474
Net program expenses	(874,418)
General revenues:	
Intergovernmental	676,775
Total general revenues	676,775
Change in net position	(197,643)
Net position, beginning of period	1,611,629
Fund balance/Net position, end of period	$ 1,413,986

The accompanying notes are an integral part of these financial statements.

Contra Costa Local Agency Formation Commission

GOVERNMENTAL FUND BALANCE SHEET

GENERAL FUND

June 30, 2024

ASSETS	
Cash and investments	$ 1,316,090
Accounts receivable	9,196
Total assets	$ 1,325,286
LIABILITIES	
Accounts payable	$ 76,587
Due to other governments	28,081
Total liabilities	104,668
FUND BALANCE	
Fund balance:	
Unassigned fund balance	1,220,618
Total fund balances	1,220,618
Total liabilities and fund balances	$ 1,325,286

The accompanying notes are an integral part of these financial statements.

Contra Costa Local Agency Formation Commission

RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE STATEMENT OF NET POSITION

June 30, 2024

Fund balances-total government funds	$ 1,220,618
Amount reported for governmental activities in the statement of net position is different because:	
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in governmental funds.	
Deferred inflows related to pension	(94,599)
Deferred outflows related to pension	355,612
Deferred inflows related to OPEB	(107,344)
Deferred outflows related to OPEB	61,025
OPEB asset (liability)	129,407
Net pension asset (liability)	(150,733)
Net position of governmental activities	$ 1,413,986

The accompanying notes are an integral part of these financial statements.

Contra Costa Local Agency Formation Commission
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE
For the Period Ended June 30, 2024

Revenues	
Intergovernmental revenue	$ 676,775
Charges for services	26,474
Total revenues	703,249
Expenditures	
Current:	
Salaries and benefits	432,947
Services and supplies	355,274
Total expenditures/expenses	788,221
Excess of revenues over (under) expenditures	(84,972)
Fund balance/Net position, beginning of period	1,305,590
Fund balance/Net position, end of period	$ 1,220,618

The accompanying notes are an integral part of these financial statements.

Contra Costa Local Agency Formation Commission

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES

For the Period Ended June 30, 2024

This schedule reconciles the Net Change in Fund Balances reported on the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance, which measures only changes in current assets and current liabilities on the modified accrual basis, with the Change in Net Position of Governmental Activities reported in the Statement of Activities, which is prepared on the full accrual basis.

NET CHANGE IN FUND BALANCES - GOVERNMENTAL FUND	$ (84,972)
Amounts reported for governmental activities in the Statement of Activities are different because of the following:	
OPEB In governmental funds, OPEB costs are recognized when benefits are paid. In the Statement of Activities, OPEB costs are recognized on the accrual basis. The difference between OPEB costs and benefits paid.	66,357
Net pension liability Government funds record pension expense as it is paid. However, in the statement of activities those costs are reversed as deferred outflows / (inflows) and as increase / (decrease) in net pension liability.	(179,028)
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	$ (197,643)

The accompanying notes are an integral part of these financial statements.

NOTE 1 - REPORTING ENTITY

A. Organization of CCLAFCO

Contra Costa Local Agency Formation Commission (CCLAFCO) was formed in 1963. CCLAFCO is responsible for coordinating logical and timely changes in local government boundaries, conducting special studies that review ways to reorganize, simplify, and streamline governmental structure, and preparing a sphere of influence for each city and special district within its county. CCLAFCO's efforts are directed toward seeing that services are provided efficiently and economically while agricultural and open-space lands are protected. CCLAFCO also conducts service reviews to evaluate the provision of municipal services within its county.

B. Principles that Determine the Scope of Reporting Entity

CCLAFCO consists of seven voting members and exercises the powers allowed by state statutes. This follows section 56325 of the Government Code. The basic financial statements of CCLAFCO consist only of the funds of CCLAFCO. CCLAFCO has no oversight responsibility for any other governmental entity since no other entities are controlled by, or dependent on, CCLAFCO.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Presentation

CCLAFCO's basic financial statements are prepared in conformity with U.S. generally accepted accounting principles. The Governmental Accounting Standards Board (GASB) is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the U.S.A.

B. Basis of Accounting /Measurement Focus

Government-wide Financial Statements

The government-wide financial statements are reported using the *economic resources measurement focus* and the *full accrual basis* of accounting. Accordingly, all of the CCLAFCO assets, deferred outflows of resources, liabilities, and deferred inflows of resources, including capital assets and long-term liabilities, are included in the accompanying Statement of Net Position. Revenues are recorded when earned and expenses are recorded at the time liabilities are *incurred,* regardless of when the related cash flows take place.

CCLAFCO's financial statements reflect only its own activities; it has no component units. The statement of net position and statement of activities display information about the reporting government. They include all the funds of the reporting entity. Governmental activities generally are financed through intergovernmental revenues and charges for services.

The statement of activities presents a comparison between direct expenses and program revenues for each segment of CCLAFCO's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include charges paid by the recipients of goods and services offered by the program. Revenues that are not classified as program revenues, including all intergovernmental revenues, are presented as general revenues.

Separate financial statements are provided for governmental funds.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Basis of Accounting /Measurement Focus (concluded)

Fund Financial Statements
Fund financial statements of the reporting entity are organized into funds, each of which is a separate accounting entity. General Fund operations are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures (or expenses) as appropriate. CCLAFCO's resources are accounted for based on the purposes for which they are to be spent and how spending activities are controlled. An emphasis is placed on major funds within the governmental categories.

The Fund Financial Statements are presented after the government-wide financial statements. These statements display information about major funds individually in a separate column and non-major funds in the aggregate for governmental funds.

A fund is considered major if it is the primary operating fund of CCLAFCO or meets the following criteria: Total assets, liabilities, revenues or expenditures (or expenses) of the individual governmental fund are at least 10 percent of the corresponding total for all funds of that category or type. The General Fund is always a major fund.

Governmental Funds
General Fund: This is the operating fund of CCLAFCO. The major source of revenue for this fund is intergovernmental revenues. Expenditures are made for intergovernmental revenues projects and administration.

Governmental funds are reported using the *current financial resources measurement focus* and the *modified accrual* basis of accounting. Under this method, revenues are recognized when "measurable and available." CCLAFCO considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end.

Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as *expenditures* in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as *other financing sources*.

Those revenues susceptible to accrual are intergovernmental, certain charges for services and interest revenue. Charges for services are not susceptible to accrual because they are not measurable until received in cash.

Non-exchange transactions, in which CCLAFCO gives or receives value without directly receiving or giving equal value in exchange, include grants, entitlements, and donations. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

CCLAFCO may fund programs with a combination of charges for services and general revenues. Thus, both restricted and unrestricted net position may be available to finance program expenditures. CCLAFCO's policy is to first apply restricted resources to such programs, followed by general revenues if necessary.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (concluded)

C. CCLAFCO Budget

Pursuant to Section 56381, et seq of the Government Code, CCLAFCO adopts a preliminary budget by May 1 and a final budget by June 15 of each year. Budgets are adopted on a basis consistent with U.S. generally accepted accounting principles. Budget/actual comparisons in this report use this budgetary basis. These budgeted amounts are as originally adopted or as amended by CCLAFCO. Individual amendments were not material in relation to the original appropriations that were amended.

D. Receivable and Payable Balances

CCLAFCo believes that sufficient detail of receivable and payable balances is provided in the financial statements to avoid the obscuration of significant components by aggregation. Therefore, no disclosure is provided which disaggregates those balances.

There are no significant receivables which are not scheduled for collection within one year of the year end. All trade and tax receivables are shown net of an allowance for uncollectible accounts and estimated refunds due.

E. Property, Plant and Equipment

CCLAFCO currently has no fixed assets.

F. Compensated Absences

Compensated absences comprise unpaid vacation. Vacation and sick time are accrued as earned.

G. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position or balance sheet reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position or fund balance that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until that time. In addition to liabilities, the statement of net position or balance sheet reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position or fund balance that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time.

H. Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the CCLAFCO's Contra Costa County Employees' Retirement Association (CCCERA) plans (Plans) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by CCCERA. For this purpose, benefit payments (including refunds of employee contributions) are recognized when they are due and payable in accordance with the benefit terms. Investments are reported at fair value.

I. Risk Management

CCLAFCO purchases its Property/Liability and Workers Compensation insurance from the *Special District Risk Management Authority.* For insurance coverage limits, contact the *Special District Risk Management Authority*, their address is 1112 I Street, Suite 200, Sacramento, CA 95814-2865.

NOTE 3 - CASH AND INVESTMENTS

CCLAFCO's cash is maintained with the Contra Costa County Treasury in a non-interest-bearing account. CCLAFCO's cash on deposit with the Contra Costa County Treasury at June 30, 2024 was $1,316,090.

Credit Risk, Carrying Amount and Market Value of Investments
CCLAFCO maintains specific cash deposits with Contra Costa County. Contra Costa County is restricted by the state code in the types of investments it can make. Furthermore, the Contra Costa County Treasurer has a written investment policy, approved by the Board of Supervisors, which is more restrictive than state code as to terms of maturity and type of investment. Further, Contra Costa County has an investment committee, which performs regulatory oversight for its pool as required by California Government Code Section 27130. In addition, CCLAFCO has its own investment policy as well.

Contra Costa County's investment policy authorizes Contra Costa County to invest in obligations of the U.S. Treasury, its agencies and instrumentalities, certificates of deposit, commercial paper rated A-1 by Standard & Poor's Corporation or P-1 by Moody's Commercial Paper Record, bankers' acceptances, repurchase agreements, and the State Treasurer's investment pool. At June 30, 2024, CCLAFCO's cash with the Contra Costa County Treasurer was maintained in a non-interest-bearing account.

Custodial Credit Risk – Deposits:
Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party.

The custodial credit risk for deposits and investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

The California Government Code requires California banks and savings and loan associations to secure an entity's deposits by pledging government securities with a value of 110% of an entity's deposits. California law also allows financial institutions to secure entity deposits by pledging first trust deed mortgage notes having a value of 150% of an entity's total deposits. The entity's Treasurer may waive the collateral requirement for deposits which are fully insured up to $250,000 by the FDIC. The collateral for deposits in federal and state-chartered banks is held in safekeeping by an authorized agent of depository recognized by the State of California Department of Banking. The collateral for deposits with savings and loan associations is generally held in safekeeping by the Federal Home Loan Bank in San Francisco, California as an agent of depository. These securities are physically held in an undivided pool for all California public agency depositors. Under Government Code Section 53655, the placement of securities by a bank or savings and loan association with an agent of depositor has the effect of perfecting the security interest in the name of the local government agency. Accordingly, all collateral held by California agents of depository is held for, and in the name of, the local government.

Fair Value Measurements
GASB Statement No. 72, *Fair Value Measurements and Application*, establishes a fair value hierarchy consisting of three broad levels: Level 1 inputs consist of quoted prices (unadjusted) for identical assets and liabilities in active markets that a government can access at the measurement date, Level 2 inputs consist of inputs other than quoted prices that are observable for an asset or liability, either directly or indirectly, that can include quoted prices for similar assets or liabilities in active or inactive markets, or market-corroborated inputs, and Level 3 inputs have the lowest priority and consist of unobservable inputs for an asset or liability. The valuation method used for rental properties is the Leased Fee Market method, which is dependent on the income generated from rental properties. CCLAFCO did not have any investments subject to the recurring fair value measurements as of June 30, 2024.

NOTE 4 - USE OF ESTIMATES

The basic financial statements have been prepared in conformity with U.S. generally accepted accounting principles and, as such, include amounts based on informed estimates and judgments of management with consideration given to materiality. The actual results could differ from those amounts.

NOTE 5 - CONTINGENCIES

CCLAFCO may be involved from time to time in various claims and litigation arising in the ordinary course of business. CCLAFCO management, based upon the opinion of legal counsel, is of the opinion that the ultimate resolution of such matters should not have a materially adverse effect on CCLAFCo's financial position or results of operations.

NOTE 6 - FUND EQUITY

Fund balances for governmental funds are reported in classifications based primarily on the extent to which the CCLAFCO is bound to honor constraints about the specific purposes for which amounts in those funds can be spent. These classifications include (1) non-spendable, (2) restricted, (3) committed, (4)assigned and (5) unassigned amounts.

Nonspendable fund balance includes amounts that are not in a spendable form, such as prepaid items or supplies inventories, or that are legally or contractually required to remain intact, such as principal endowments.

Restricted fund balance includes amounts that are subject to externally enforceable legal restrictions imposed by outside parties (i.e., creditors, grantors, contributors) or that are imposed by law through constitutional provisions or enabling legislation.

Committed fund balance includes amounts whose use is constrained by specific limitations that the government imposes upon itself, as determined by a formal action of the highest level of decision-making authority. The Commissioners serve as CCLAFCO's highest level of decision-making authority and have the authority to establish, modify or rescind a fund balance commitment via minutes action.

Assigned fund balance includes amounts intended to be used by CCLAFCO for specific purposes, subject to change, as established either directly by the Commissioners or by management officials to whom assignment authority has been delegated by the Commissioners.

Unassigned fund balance is the residual classification that includes spendable amounts in the General Fund that are available for any purpose.

Fund Balance Flow Assumption

When expenditure is incurred for purposes for which both restricted and unrestricted (committed, assigned or unassigned) fund balances are available, CCLAFCO specifies that restricted revenues will be applied first. When expenditures are incurred for purposes for which committed, assigned or unassigned fund balances are available, CCLAFCO's policy is to apply committed fund balance first, then assigned fund balance, and finally unassigned fund balance.

Net Position

Net Position is the excess of all CCLAFCO's assets over all its liabilities, regardless of fund. Net Position is divided into three captions under GASB Statement No. 34. These captions apply only to Net Position, which is determined only at the government-wide level, and are described below:

NOTE 6 - FUND EQUITY (concluded)

Net investment in capital assets describes the portion of Net Position that is represented by the current net book value of CCLAFCO's capital assets, less the outstanding balance of any debt issued to finance these assets.

Restricted describes the portion of Net Position that is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions that CCLAFCO cannot unilaterally alter.

Unrestricted describes the portion of Net Position that is not restricted to use.

Net Position Flow Assumption
CCLAFCO's policy is to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

NOTE 7 - PENSION PLAN

A. General Information about the Pension Plan

Plan Description - CCLAFCO participates in the Contra Costa County Employees' Retirement Association (CCCERA), a cost-sharing multiple employers defined benefit pension plan. CCCERA is governed by the Board of Retirement (Board) under the County Employee's Retirement Law of 1937, as amended on July 1, 1945. It provides benefits upon retirement, death or disability of members, and covers substantially all of the employees of the County of Contra Costa and eighteen other member agencies.

Benefits Provided - Benefits are based on years of credited service, equal to one year of full-time employment. Members may elect service retirement at the age of 50 with 10 years of service credit, age 70 regardless of service, or with thirty years of service, regardless of age.

Benefits are administered by the Board under the provision of the 1937 Act. Annual cost-of-living adjustments (COLA) to retirement benefits may be granted by the Board as provided by State statutes. Services retirements are based on age, length of service and final average salary. Employees may withdraw contributions, plus interest credited, or leave them on deposit for a deferred retirement when they terminate or transfer to a reciprocal retirement system.

The Plan provisions and benefits in effect at June 30, 2024, are summarized as follows:

	Miscellaneous Plans	
Hire date	Prior to January 1, 2013	On or after January 1, 2013
Benefit formula	2% @ 55	2.5% @ 67
Benefit vesting schedule	10 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50	52
Monthly benefits, as a % of eligible compensations	0% - 100%	0% - 100%
Required employee contribution rates	6.85% - 8.87%	7.75%
Required employer contribution rates	33.53%-34.39%	28.28%

Contributions - Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plan are determined annually on an actuarial basis as of June 30 by CCCERA.

NOTE 7 - PENSION PLAN (continued)

A. General Information about the Pension Plan (concluded)

The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. CCLAFCO is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2024, the contributions recognized as part of pension expense for the Plan were as follows:

	Miscellaneous Plans
Employer Contributions	$ 84,970

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2024, CCLAFCO reported net pension liabilities for its proportionate share of the net pension liability of the Plan as follows:

	Proportionate Share of Net Pension Liability
Miscellaneous Plan	$ 150,733
Total Net Pension Liability (Asset)	$ 150,733

CCLAFCO's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of December 31, 2023, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022 rolled forward to December 31, 2023 using standard update procedures. CCLAFCO's proportion of the net pension liability was based on a projection of CCLAFCO's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. CCLAFCO's proportionate share of the net pension liability for the Plan as of June 30, 2023 was (0.013%) and 2024 (0.017%) which resulted in a increase of (0.04%).

For the year ended June 30, 2024, CCLAFCO recognized pension expense of $85,158. At June 30, 2024, CCLAFCO reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions after measurement date	$ 84,970	$ -
Differences between expected and actual experience	19,377	101
Changes in assumptions or other inputs	7,010	177
Net difference between projected and actual earnings on pension plan investments	70,778	-
Change in proportion and differences between employers contributions and proportionate share of contributions	173,477	94,321
Total	$ 355,612	$ 94,599

The $84,970 reported as deferred outflows of resources related to contributions, after the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2025.

NOTE 7 - PENSION PLAN (continued)

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

The difference between projected and actual investment earnings on pension plan investments is amortized over 5 years on a straight-line basis. One-fifth was recognized in pension expense during the measurement period, and the remaining difference between projected and actual investment earnings on pension plan investments on December 31, 2023, is to be amortized over the remaining periods.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ended June 30	
2025	$ 80,057
2026	50,152
2027	41,159
2028	4,675

Actuarial Assumptions - The total pension liabilities in December 31, 2023, actuarial valuations were determined using the following actuarial assumptions:

	Miscellaneous
Valuation Date	June 30, 2023
Measurement Date	December 31, 2022
Actuarial Cost Method	Entry-Age Actuarial Cost Method
Amortization Method	Level percent of payroll for total unfunded liability
Actuarial Assumptions:	
Discount Rate	6.75%
Inflation Rate	2.50%
Projected Salary Increase	3.50%-14.00%

A complete copy of the Actuarial Valuation Summary is available in separately issued financial statements of the plan which can be obtained from CCCERA located at 1355 Willow Way, Suite 221, Concord, CA 94520.

Discount Rate - The discount rate used to measure the total pension liability was 6.75% for the Plan. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the actuarially determined contribution rates. For this purpose, only employee and employer contributions that are intended to fund benefits for current plan members and their beneficiaries are included. Projected employer contributions that are intended to fund the service costs for future plan members and their beneficiaries, as well as projected contributions from future plan members, are not included. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability as of December 31, 2023.

The long-term expected rate of return on pension plan investments was determined in 2022 using a building-block method in which expected future real rates of return (expected returns, net of inflation) are developed for each major asset class. The target allocation and projected arithmetic real rates of return for each major asset class, after deducting inflation, but before investment expenses, used in the derivation of the long-term expected investment rate of return assumption are summarized in the following table:

NOTE 7 - PENSION PLAN (concluded)

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (concluded)

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Large Cap Equity	10.00%	5.40%
Small Cap Equity	3.00%	6.17%
Developed International Equity	10.00%	6.13%
Emerging Markets Equity	9.00%	8.17%
Core Fixed	4.00%	0.39%
Short-Term Credit	14.00%	-0.14%
Cash & Equivalents	3.00%	-0.73%
Private Equity	15.00%	10.83%
Private Credit	13.00%	5.93%
Infrastructure	3.00%	6.30%
Value Add Real Estate	5.00%	7.20%
Opportunistic Real Estate	5.00%	8.50%
Risk Parity	3.00%	3.80%
Hedge Funds	3.00%	2.40%
Total	100.00%	

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents CCLAFCO's proportionate share of the net pension liability for the Plan, calculated using the discount rate for the Plan, as well as what CCLAFCO's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	Miscellaneous
1% Decrease	5.75%
Net Pension Liability (Asset)	$453,237
Current Discount Rate	6.75%
Net Pension Liability (Asset)	$150,733
1% Increase	7.75%
Net Pension Liability (Asset)	$(97,211)

Pension Plan Fiduciary Net Position - Detailed information about each pension plan's fiduciary net position is available in the separately issued CCCERA financial reports.

NOTE 8 - OTHER POST-EMPLOYMENT BENEFIT (OPEB)

A. Plan Description

CCLAFCO administers a single employer defined benefit healthcare plan. CCLAFCO currently provides retiree health benefits to retirees and their dependents through Contra Costa County. All retired employees are eligible to receive health and dental benefits for life, with costs shared by CCLAFCO and the retirees.

At June 1, 2023, the plan membership consisted of the following:

Inactive plan members or beneficiaries currently receiving benefit payments	3
Active plan members	2

NOTE 8 - OTHER POST-EMPLOYMENT BENEFIT (OPEB) (continued)

B. Funding Policy

CCLAFCO currently pays a portion of retiree healthcare benefits on a pay-as-you-go basis.

C. Net OPEB Liability

CCLAFCO's Net OPEB Liability was measured as of June 30, 2023, and the Total OPEB Liability used to calculate the Net OPEB Liability was determined by an actuarial valuation as of June 30, 2023. Standard actuarial update procedures were used to project/discount from valuation to measurement dates.

CCLAFCO participates in the Public Agency Retirement System (PARS), an irrevocable trust established to fund OPEB. CCLAFCO reported the assets as restricted cash and investments in their General Fund.

D. Actuarial Assumptions

The total OPEB liability was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial cost method	Entry Age, Level Percent of Pay
Recognition of deferred inflows and outflows of resources	Closed period equal to the average of the expected remaining service lives of all employees provided with OPEB.
Salary increases	3.00%
Inflation rate	2.75%
Investment rate of return	5.75%, net of OPEB plan investment expense
Healthcare cost trend rate	7.50 percent for 2023 decreasing to 5.40 percent for 2029, 5.25 percent for 2030-2034, 4.60 percent for 2035-2049, 4.50 percent for 2050-2064, 4.25 percent for 2065-2074, and 4.00 percent for 2070 and later years; Medicare ages: 4.50 percent for all years.

E. Discount Rate

The discount rate reflects:

a) The long-term expected rate of return on OPEB plan investments – to the extent that the OPEB plan's fiduciary net position (if any) is projected to be enough to make projected benefit payments and assets are expected to be invested using a strategy to achieve that return.
b) A yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher – to the extent that the conditions in (a) are not met.

The discount rate used to measure CCLAFCO's Total OPEB liability is based on these requirements and the following information:

Reporting date	Measurement date	Long-term expected return of plan investments (if any)	Municipal bond 20-year high grade rate index	Discount rate
June 30, 2023	June 30, 2022	5.75%	3.69%	5.75%
June 30, 2024	June 30, 2023	5.75%	3.86%	5.75%

NOTE 8 - OTHER POST-EMPLOYMENT BENEFIT (OPEB) (continued)

E. Discount Rate (concluded)

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate - The following presents the net OPEB liability, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower (4.75%) or 1-percentage-point higher (6.75%) than the current discount rate:

	1.00% Decrease (4.75%)	Discount rate (5.75%)	1.00% Increase (6.75%)
Net OPEB liability (asset)	$ (106,911)	$ (129,407)	$ (149,252)

Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates - The following presents the net OPEB liability, as well as what the net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (5.00% decreasing to 4.00%) or 1-percentage-point higher (7.00% decreasing to 6.00%) than the current healthcare cost trend rates:

	1.00% Decrease	Trend Rate	1.00% Increase
Net OPEB liability (asset)	$ (129,407)	$ (129,407)	$ (129,407)

F. Components of the Net OPEB Liability (Asset)

Total OPEB liability	$ 266,553
Plan fiduciary net position	395,960
Net OPEB liability (asset)	$ (129,407)
Measurement date	June 30, 2023
Reporting date	December 31, 2024

G. Schedule of Changes in Net OPEB Liability (Asset)

Total OPEB Liability	
Service costs	$ 18,388
Interest	23,232
Difference between expected and actual experience	(68,575)
Changes of assumptions	(83,368)
Benefit payment	(17,314)
Net change in total OPEB liability	(127,637)
Total OPEB liability - beginning (a)	394,190
Total OPEB liability - ending (b)	$ 266,553
Plan Fiduciary Net Position	
Contributions - employer	$ 17,314
Net investment income	28,788
Benefit payments	(17,314)
Trustee fees	(184)
Net change in plan fiduciary net position	28,604
Plan fiduciary net position - beginning (c)	367,356
Plan fiduciary net position - ending (d)	$ 395,960
Net OPEB liability - beginning (c) - (a)	$ (26,834)
Net OPEB liability (asset) - ending (d) - (b)	$ 129,407

NOTE 8 - OTHER POST-EMPLOYMENT BENEFIT (OPEB) (concluded)

H. Investments

Rate of Return - For the year ending on the measurement date, the annual money-weighted rate of return on investments, net of investment expense, was 24.27%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts invested.

I. Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2024, CCLAFCO recognized an OPEB expense of $54,075. For the reporting year ended June 30, 2024, CCLAFCO's deferred outflows of resources and deferred inflows of resources to OPEB from the following sources are:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ -	34,287
Changes in assumptions or other inputs	-	41,684
Pension contributions after measurement date	12,282	-
Changes in assumptions or other inputs	-	-
Difference between projected and actual return on investments	48,743	31,373
Total	$ 61,025	$ 107,344

The $12,282 reported as deferred outflows of resources related to contributions, after the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2025.

Amounts reported as deferred outflows and deferred inflows of resources will be recognized in OPEB expense as follows:

Year ended June 30:	Deferred Outflows of Resources	Deferred Inflows of Resources
2025	$ 16,391	$ (90,123)
2026	16,177	(14,153)
2027	16,175	(1,534)
2028	-	(1,534)

Additional information relating to the CCLAFCO's Retiree Health Plan and required OPEB disclosures can be obtained from the CCLAFCO's Executive Director at Contra Costa County LAFCO, 40 Muir Road, Martinez, California 94553.

REQUIRED SUPPLEMENTARY INFORMATION

Contra Costa Local Agency Formation Commission

REQUIRED SUPPLEMENTARY INFORMATION

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

Budget and Actual

General Fund (Unaudited)

For the Period Ended June 30, 2024

	Original Budget	Final Budget	Actual (Budgetary Basis)	Variance with Final Budget
Revenues:				
Intergovernmental	$ 676,775	$ 688,775	$ 676,775	$ (12,000)
Charges for services	30,000	30,000	26,474	(3,526)
Total revenues	706,775	718,775	703,249	(15,526)
Expenditures:				
Salaries and benefits	451,137	451,137	432,947	18,190
Services and supplies	418,638	418,638	355,274	63,364
Total expenditures	869,775	869,775	788,221	81,554
Excess of revenues over (under) expenditures	$ (163,000)	$ (151,000)	(84,972)	$ 66,028
Fund balance, beginning of period			1,305,590	
Fund balance, end of period			$1,220,618	

Contra Costa Local Agency Formation Commission

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET)

Last 9 Years*

Measurement Date	2024	2023	2022	2021	2020	2019	2018	2017	2016
Proportion of net pension liability	0.017	0.013%	0.019%	-0.005%	0.015%	0.021%	0.022%	0.026%	0.027%
Proportionate share of the net pension liability (asset)	$ 150,733	$ 94,031	$ 158,097	$ (21,991)	$ 132,109	$ 304,195	$ 181,268	$ 359,329	$ 400,173
Covered-employee payroll	$ 265,945	$ 186,723	$ 182,558	$ 184,791	$ 230,702	$ 228,637	$ 221,780	$ 215,396	$ 208,810
Proportionate Share of the net pension liability as a percentage of covered employee payroll	56.68%	50.36%	86.60%	-11.90%	57.26%	133.05%	81.73%	166.82%	191.64%
Plan fiduciary net position as a percentage of the total pension liability	93.32%	94.13%	110.17%	101.45%	93.13%	83.90%	90.06%	80.32%	77.84%

Notes to Schedule:

1) Covered employee payroll represents compensation earnable and pensionable compensation. Only compensation earnable and pensionable compensation that would possibly go into the determination of retirement benefits are included.

* Fiscal year 2013 was the first year of implementation, therefore only the first nine years were available.

Contra Costa Local Agency Formation Commission

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CONTRIBUTIONS - PENSION

Last 9 Years*

Fiscal Year End	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially determined contribution	$ 84,970	$ 79,140	$ 92,110	$ 96,271	$ 96,972	$ 127,068	$ 124,683	$ 93,060	$ 103,349
Contributions in relation to the actuarially determined contributions	(84,970)	(79,140)	(92,110)	(96,271)	(96,972)	(127,068)	(124,683)	(93,060)	(103,349)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered-employee payroll	$ 265,945	$ 186,723	$ 182,558	$ 184,791	$ 230,702	$ 228,637	$ 221,780	$ 215,396	$ 208,810
Contributions as a percentage of covered-employee payroll	31.95%	42.38%	50.46%	52.10%	42.03%	55.58%	56.22%	43.20%	48.28%

Notes to Schedule:

1) Covered employee payroll represents compensation earnable and pensionable compensation. Only compensation earnable and pensionable compensation that would possibly go into the determination of retirement benefits are included.

* Fiscal year 2015 was the first year of implementation, therefore only the first eight years were available.

Contra Costa Local Agency Formation Commission

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CONTRIBUTIONS - OPEB

For the Year Ended June 30, 2024

Fiscal Year End	2024	2023	2022	2021	2020	2019	2018
Actuarially determined contribution	$ 15,652	$ 11,551	$ 11,214	$ 26,694	$ 25,916	$ 45,385	$ 43,396
Contributions in relation to the actuarially determined contribution	(15,652)	52,249	71,217	68,546	40,000	45,385	44,033
Contribution deficiency (excess)	$ -	$ (40,698)	$ (60,003)	$ (41,852)	$ (14,084)	$ -	$ (637)
Covered payroll	$ 265,945	$ 186,723	$ 182,558	$ 184,791	$ 230,702	$ 228,637	$ 221,780
Contributions as a percentage of covered payroll	5.89%	27.98%	39.01%	37.09%	17.34%	19.85%	19.85%

Notes to Schedule:

The schedules present information to illustrate changes in Contra Costa LAFCO's contributions over a ten year period when the information is available.

GASB 75 requires this information for plans funding with OPEB trusts to be reported in the employer's Required Supplemental Information for 10 years or as many years as are available upon implementation. The plan was not funded with an OPEB trust prior to June 30, 2018.

Contra Costa Local Agency Formation Commission

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CHANGE IN THE NET OPEB LIABILITY AND RELATED RATIOS

For the Period Ended June 30, 2024

Total OPEB Liability	2024	2023	2022	2021	2020	2019
Service cost	$ 18,388	$ 11,459	$ 13,418	$ 20,689	$ 21,950	$ 30,249
Interest	23,232	22,185	13,972	14,067	22,216	20,142
Benefit payments, included refunds of employee contributions	(17,314)	(27,249)	(31,217)	(28,546)	(21,075)	(19,910)
Difference between expected and actual experience	(68,575)	-	100,655	-	(194,009)	-
Changes of assumptions	(83,368)	-	(60,364)	-	(27,855)	-
Net change in total OPEB liability	(127,637)	6,395	36,464	6,210	(198,773)	30,481
Total OPEB liability - beginning of year	394,190	387,795	351,331	345,121	543,894	513,413
Total OPEB liability - end of year	$ 266,553	$ 394,190	$ 387,795	$ 351,331	$ 345,121	$ 543,894
Plan Fiduciary Net Position						
Net investment income	$ 28,788	$ (56,896)	$ 75,754	$ 9,609	$ 13,652	$ 8,488
Contributions						
Employer - explicit subsidy	17,314	52,249	71,217	68,546	61,075	58,609
Employer - implicit subsidy	-	-	-	-	-	1,301
Benefit payments, included refunds of employee contributions	(17,314)	(27,249)	(31,217)	(28,546)	(21,075)	(19,910)
Trustee fees	(184)	(191)	(179)	(161)	(143)	(123)
Administrative expense	-	-	-	-	-	-
Net change in plan fiduciary net position	28,604	(32,087)	115,575	49,448	53,509	48,365
Plan fiduciary net position - beginning of year	367,356	399,443	283,868	234,420	180,911	132,546
Plan fiduciary net position - end of year	395,960	367,356	399,443	283,868	234,420	180,911
Commission's net OPEB liability - end of year	$ (129,407)	$ 26,834	$ (11,648)	$ 67,463	$ 110,701	$ 362,983
Plan fiduciary net position as a percentage of the total OPEB liability	148.55%	93.19%	103.00%	80.80%	67.92%	33.26%
Covered-employee payroll	$ 265,945	$ 182,449	$ 280,000	$ 208,785	$ 234,670	$ 218,320
Net OPEB liability as a percentage of covered-employee payroll	-48.66%	14.71%	-4.16%	32.31%	47.17%	166.26%

Notes to Schedule:

The schedules present information to illustrate changes in Contra Costa Local Agency Formation Commission's changes in the net OPEB liability over a ten year period when the information is available.

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
40 Muir Road, 1st Floor • Martinez, CA 94553
e-mail: LouAnn.Texeira@lafco.cccounty.us
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September 9, 2026
Agenda Item 9

September 9, 2026 (Agenda)

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

LAFCO Staffing Plan and Personnel System Update
Deputy Executive Officer Position

Dear Members of the Commission:

BACKGROUND

LAFCO is an independent entity created by the State Legislature. Pursuant to the Government Code (§56000 et seq.), LAFCO hires (or contracts) for its own staff and provides employee benefits, including health, dental, retirement and other benefits for its employees. Contra Costa LAFCO purchases most of its employee benefits from Contra Costa County and its retirement benefits from the Contra Costa County Employees' Retirement Association (CCCERA).

In 2007, LAFCO adopted its own personnel system including an employee benefit plan, job descriptions, and employee salary ranges. Since then, the employee benefit plan has been updated several times in accordance with County benefit changes, most of which were administrative.

Contra Costa LAFCO currently employs two employees – a full-time Clerk/Analyst ("Clerk") and a full-time Executive Officer ("EO"). In April 2019, LAFCO added a full-time Analyst I/II position which has remained unfilled. LAFCO also contracts with various County departments and with private sector consultants.

Recently, the LAFCO Commission expressed interest in creating a Deputy Executive Officer position. In reviewing the duties and responsibilities of this position and the need for additional staff, we have developed a new job classification: "Deputy Executive Officer". This will be a full-time position. A number of other LAFCOs also use this job classification.

DISCUSSION

In 2019, LAFCO amended its classification to include an *Analyst I/II* position. The Commission determined it was timely and beneficial to grow Contra Costa LAFCO for several reasons, including the following:

- compliance with new statutory duties and requirements (i.e., JPAs, website expansion, dissolution of inactive districts, disadvantaged communities tracking, etc.)
- keep pace with increased application activity
- maintain the MSR/sphere of influence (SOI) and update schedule
- assist with new/updates including policies and procedures

- continued involvement with CALAFCO and other state activities
- enhance outreach and education efforts
- embark on new projects/activities

As proposed, the newly created full-time *Deputy Executive Officer* position will focus primarily on supporting the Commission and providing support to the Executive Officer as described in the draft job description (Attachment 1).

In conjunction with adding the *Deputy Executive Officer* classification, there is a resolution with a proposed amendment to the "LAFCO Salary Plan" adding the *Deputy Executive Officer* position (Attachment 2). The salary is based on similar LAFCO positions throughout the State as well as the approved LAFCO 2026-27 budget.

Following the Commission's approval of the proposed staffing plan and updated Salary Plan adding the *Deputy Executive Officer* position, LAFCO staff will initiate recruitment for this position. Job announcements will be posted on the CALAFCO, Jobs.Gov, and Contra Costa County websites. In addition, we will post the job announcement on online employment websites (e.g., Indeed).

FINANCING

Costs associated with the creation of the full-time *Deputy Executive Officer* position and a staffing overlap to provide training of the new employee and may necessitate an increase in the FY 2026-27 LAFCO budget if the current contingency is insufficient. The salary range for the Deputy Executive Officer position will range between $13,946 and $16,955 per month. The 2026 LAFCO employee salary ranges are shown in Exhibit A to Resolution 2026-03. Exhibit A also eliminates the beginning monthly Executive Officer salary at this time and shows that the maximum monthly salary for the Executive Officer is $18,010, which is the Executive Officer's current salary.

RECOMMENDATIONS

It is recommended that the Commission approve LAFCO Resolution 2026-03 authorizing creation of the *Deputy Executive Officer* job description and amending the LAFCO Salary Plan to include a salary range for the new *Deputy Executive Officer* position.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachments

1. Draft Position Description – *Deputy Executive Officer* Position
2. Draft Resolution Amending Salary Plan

DEPUTY EXECUTIVE OFFICER OPPORTUNITY

LOCAL AGENCY FORMATION COMMISSION (LAFCO)

DRAFT

Salary Range / TENTATIVE
Monthly: $13,946 - $16,955
Annually: $167,352 - $203,460

Position Definition
Under general direction of the Contra Costa LAFCO Executive Officer, performs complex professional, technical, and administrative work to assist in administering, supervising, and managing the day-to-day operations, programs, and statutory responsibilities of CC LAFCO. This single-position, management-level assistant executive classification is designated as an "at-will" role. The incumbent acts in place of the Executive Officer in their absence, relieves them of complex administrative duties, and oversees staff, budgets, and state-mandated programs.

Distinguishing Characteristics
The Deputy Executive Officer operates with a high degree of independence, initiative, and discretion within established guidelines. The position requires specialized, advanced knowledge in urban and regional planning, land development, budget administration, public infrastructure planning, and environmental regulations. It differs from the Executive Officer role, which retains overall policy and operational responsibility for the CC LAFCO program under Commission direction.

Core Responsibilities & Typical Tasks
Executive Support & Administration

- **Act for the Executive Officer** during absences, serving as a primary agency spokesperson, when necessary.

- **Assist the Executive Officer** in implementing Commission directives, policies, procedures, and developing, tracking, and managing the annual work program.

- **Coordinate, prepare, and monitor** the annual CC LAFCO budget; authorize transfers, expenditures, and purchases.

- **Manage day-to-day office operations**, procedures, fee schedules, surveys, and updates to policy/procedure manuals.

- **Maintain, revise, and work** with policy and procedures committee on interpreting agency policies, procedures, and official mapping data, when necessary.

Boundary, Service Analysis & Project Management.

- Manage application processing for jurisdictional boundary updates and changes of organization.

- **Oversees coordination with consultants** regarding Municipal Service Reviews (MSR) and Spheres of Influence (SOI) for all county cities and special districts

- **Monitor and evaluate** local agencies, their service capabilities, and proposals for changes of organization or jurisdictional boundaries, when necessary.

- **Review and analyze** proposals filed with CC LAFCO, conduct field investigations, make recommendations, and assist with or directly prepare and present written or oral staff reports.

- **Conduct complex, controversial, and politically sensitive research** projects involving inter-jurisdictional or inter-agency coordination, when necessary.

- **Manage contracts and third-party consultants** hired for specialized regional studies. Environmental Compliance, when appropriate.

- **Oversees coordination** with consultants ensuring strict compliance with the California Environmental Quality Act (CEQA) and review proposals for adequacy of environmental review documents, when necessary.

- **Conduct initial studies and prepare** Negative Declarations, Mitigated Negative Declarations, or other environmental documents where CC LAFCO is the Lead Agency, when necessary.

- **Review and prepare comments** on initial studies, negative declarations, and Environmental Impact Reports (EIRs) prepared by other jurisdictions.

Public Relations, Outreach & Legislative Monitoring

- Act as primary liaison between the Commission, the public, and outside government agencies or organizations, when necessary.

- **Manage public participation and outreach** processes relating to pending CC LAFCO proposals, studies, policies, and procedures, when necessary.

- **May need to make oral presentations and explain complex** government regulations, land-use policies and procedures to the Commission, city councils, community groups, and consultants.

- **Track, interpret, and advise management** on new or proposed state and local legislation affecting CC LAFCO operations; confer with legal counsel to ensure compliance.

- **Participate in CC LAFCO related organizations and professional associations**; represent the agency on various committees.

<u>Employment Standards & Recruiting Guidelines</u> - *Education & Experience:*

> *Option A: Bachelor's degree from an accredited college or university in Public Administration, City/Regional Planning, Business Administration, Economics, Political Science, or a closely related field AND four (4) years of progressively responsible professional experience performing public sector planning, policy analysis, or program management within a LAFCO, city, county, or public agency setting; or,*
>
> *Option B (Substitution): A Master's degree in Public Administration or City/Regional Planning may substitute for up to two (2) years of the required experience. A Master's degree in Business Administration or another closely related field may substitute for one (1) year of the required experience.*

<u>Knowledge Requirements</u> - *Understand the following:*

- ***Statutory Regulations:*** The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, related California Government Codes, and statutory purposes, practices, policies, and boundary procedures of LAFCO.

- ***Environmental Protection:*** California Environmental Quality Act (CEQA) regulations, guidelines, application procedures, and state/local environmental protection laws.

- ***Public Administration & Finance:*** Understand and employ the principles and practices of public administration, local government finance, public infrastructure planning, tax laws, budget preparation, control, and effective supervision and training.

- ***Local Government Structures:*** Federal, State, and local laws and regulations relating to the organizational structures, functions, financing, and service capabilities of cities and special districts.

- ***Research & Analysis:*** Advanced research methods, statistical analysis, project management techniques, and communication techniques required for gathering, evaluating, and informing.

- ***Technology & Tools:*** Map reading and computer applications utilized in local government planning, including Geographic Information Systems (GIS) software.

<u>Required Abilities</u>

- ***Analytical Thinking:*** Reason logically and creatively to resolve highly complex, controversial, or specialized problems; define problem areas, develop alternative solutions, project consequences of proposed actions, and implement recommendations.

- ***Communication:*** Communicate clearly and write/present concise, logical oral and written staff reports to commissions, public boards, and outside groups.

- ***Relationship Building:*** Gain and maintain the confidence and cooperation of elected officials, agency staff, stakeholders, and the public, especially in sensitive relationships.

- ***Legal & Technical Application:*** Understand, interpret, map, and apply highly technical federal, state, and local laws, regulations, policies, and procedures; be comfortable or familiar with the technology and tools

Desirable Work Style & Personal Traits

- ***Integrity:*** Possesses a high degree of integrity and commitment to strict ethical, professional, and quality public service standards.

- ***Collaborative Approach:*** Facilitative rather than confrontational in nature; works productively and supportively with peers, supervisors, and teams to solve difficult organizational issues.

- ***Communication Skills:*** An active listener with strong interpersonal skills, who demonstrates an energetic work style and approaches challenges with knowledge, confidence and poise.

- ***Adaptability:*** Objective, open-minded, accountable, and comfortable working in a complex political environment and interacting with individuals of diverse backgrounds.

- ***Professionalism:*** Always maintains a professional appearance and positive demeanor.

Other Requirements

- *Pre-Employment: Offers are contingent upon successful completion of a criminal background investigation involving fingerprinting.*

- *Status: This class is designated At-Will and serves at the pleasure of the CC LAFCO Commission.*

Thank you for your interest

Attachment 2

RESOLUTION NO. 2026-03

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
ESTABLISHING THE "DEPUTY EXECUTIVE OFFICER" POSITION AND UPDATING THE LAFCO SALARY SCHEDULE

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 support; and

WHEREAS, in April 2019 LAFCO approved adding an Analyst position to provide analytical, project management and staff support, but this position is currently unfilled; and

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

WHEREAS, it is timely to add a new job classification – *Deputy Executive Officer* and add that position to the current LAFCO salary schedule; and

WHEREAS, the salary ranges are reviewed and adjusted periodically to keep pace with market conditions.

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

1. The classification of Deputy Executive Officer is hereby established and added to the Contra Costa Local Agency Formation Commission. The Deputy Executive Officer is appointed by the Commission.
2. The Contra Costa LAFCO salary schedule is hereby amended to establish a salary range for the *Deputy Executive Officer* position as shown in Exhibit A. These salary ranges are reviewed annually and may be adjusted to reflect comparable Bay Area and urban LAFCO salaries and current market conditions.

* *

PASSED AND ADOPTED THIS 9TH day of September 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 above.

Dated: September 9, 2026 ____

Lou Ann Texeira, Executive Officer

EXHIBIT A

2026 CONTRA COSTA LAFCO
EMPLOYEE SALARY RANGES

JOB TITLE	BEGINNING MONTHLY	MAXIMUM MONTHLY
*CLERK/EXECUTIVE ASSISTANT	$5,771	$7,320
CLERK/ANALYST	$5,822	$7,932
ANALYST I/II	I - $6,922	$9,179
	II - $7, 304	$9,679
DEPUTY EXECUTIVE OFFICER	$13,946	$16,955
EXECUTIVE OFFICER		$18,010

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
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September 9, 2026 (Agenda)
40 Muir Road
Martinez CA 94553

September 9, 2026
Agenda Item 10

LAFCO 26-01, TERMINATION OF OUT-OF-SERVICE APPLICATION

8901 Lone Tree Way City of Brentwood

Members of the Commission:

In June 2026, the property owner submitted an emergency out-of-agency service (OAS) application (pursuant to Government Code Section 56133) to extend municipal sewer infrastructure to a parcel within the City of Brentwood Sphere of Influence (SOI), identified as the Solano Property at 8091 Lone Tree Way, Brentwood (APN 018-140-003-7).

BACKGROUND

The request was initially predicated on an urgent public health safety issue regarding an alleged septic system failure. The Commission subsequently continued the matter from July 8, 2026, meeting to allow for further review. It was subsequently determined that an unpermitted Accessory Dwelling Unit (ADU) was located on the property. The property owner has informed LAFCO staff that he has submitted revised septic system plans to Contra Costa County Environmental Health Division.

RECOMMENDED ACTION:

Terminate the emergency out-of-service application to provide municipal sanitary sewer service to APN 018-140-003-7 (**LAFCO 26-01)**, submitted by applicant Luis Solano Medina, landowner.

LOU ANN TEXEIRA
EXECUTIVE OFFICER
Cc: Luis and Mayra Solano Medina

RESOLUTION NO. 26-13

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION TERMINATING THE EMERGENCY OUT-OF-AGENCY SERVICE EXTENSION AND TERMINATING LAFCO APPLICATION NO. 26-01 PURSUANT TO THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000

WHEREAS, on June 10, 2026, the Contra Costa Local Agency Formation Commission ("LAFCO" or "Commission") reviewed a request for an Emergency Out-of-Agency Service ("OAS") authorization under LAFCO Application No. 26-01 pursuant to California Government Code Section 56133(c) for the property located at 8091 Lone Tree Way, Brentwood, CA 94513 (APN 018-140-025-0), owned by Mayra Solano and Luis Solano ("Property"); and

WHEREAS, because the circumstances justifying the emergency out-of-agency service extension under Government Code Section 56133(c) no longer apply, the Commission desires to formally terminate the emergency service authorization and close the associated application file.

NOW, THEREFORE, THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

1. Termination of Emergency Out-of-Agency Service: Pursuant to the Commission's authority under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.), the temporary emergency out-of-agency service application (LAFCO 26-01) for 8091 Lone Tree Way, Brentwood, is hereby TERMINATED.

PASSED AND ADOPTED on September 9, 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: September 9, 2026 ______________________________
Lou Ann Texeira, Executive Officer

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

Lou Ann Texeira
Executive Officer

September 9, 2026

September 9, 2026
Agenda Item 11

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 – August 12 , 2026

Attachment

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

Contra Costa County Employees' Retirement Association

AGENDA

RETIREMENT BOARD MEETING

REGULAR MEETING
September 2, 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).

3. Recognition of Dorothy Saechao for 10 years of service.

CONSENT ITEMS

4.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 August 5, 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.

IV. Accept the GASB 68 report from Segal Consulting.

V. Receive the Contra Costa County Fire Protection District employer audit report as presented to the Audit Committee at the August 5, 2026 meeting.

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.

VI. Approve pay code lists.

4.B Consider and take possible action on Consent Items previously removed, if any. (Action Item)

REGULAR AGENDA ITEMS

5. Annual Strategic Plan update. (Presentation item)

6. Report from Investment Committee Chair on August 19, 2026 meeting. (Presentation Item)

7. Consider authorizing the attendance of Board: (Action Item)
   a. AAAIM National Conference, September 21-23, 2026, San Francisco, CA.
   b. CALAPRS Trustees Roundtable, October 2, 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 to review the status of the following disability retirement applications pursuant to govt. Code Section 54957:

<u>Member</u>
a. Mithos Huab
b. Scott Kearney

10. The Board will continue in closed session pursuant to Govt. Code Section 54957 to consider recommendations from the medical advisor and/or staff regarding the following disability retirement applications:

Member	Type Sought	Recommendation
a. James Martin III	Service Connected	Service Connected
b. David Stanwood	Service Connected	Service Connected

OPEN SESSION

11. The next meeting is currently scheduled for September 16, 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.

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**

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**

CALAFCO, 1451 River Park Drive, Suite 185, Sacramento, CA 95815-4520
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