CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
40 Muir Road, 1st Floor • Martinez, CA 94553
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Lou Ann Texeira
Executive Officer

NOTICE AND AGENDA FOR REGULAR MEETING
Wednesday, October 14, 2026, 1:30 PM

PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS

The public may attend this meeting in person at the following location: Board of Supervisor Chambers, County Administration Building, 1025 Escobar St. 1st Floor, Martinez, CA 94553. The public may also attend this meeting remotely by Zoom or telephone. If joining remotely by Zoom, please click the link below:

You are invited to a Zoom webinar!
When: Oct 14, 2026 01:30 PM Pacific Time (US and Canada)
Topic: LAFCO Zoom Meeting 10/14/2026

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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.

October 14, 2026 CONTRA COSTA LAFCO MEETING

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of September 9, 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 Martinez to CCCSD and taking related actions under the California Environmental Quality Act (CEQA). ***Continued from September 9, 2026 - Public Hearing***

6. **LAFCO 26-02 - Out-of-Agency Service - City of Martinez -** *APN 375-141-025.* Consider approving an out-of-agency service request to provide municipal water service to a single parcel on Monterey Ave. in unincorporated Martinez and taking related actions under CEQA.

7. **LAFCO 26-03 - Alamo Police Services Reorganization -** Consider consolidating parcels in existing County Service Areas that provide police services within the unincorporated Alamo area into a single existing County Service Area (CSA P-5) by annexing certain parcels into CSA P-5, detaching certain parcels from other existing County Service Areas, and taking related actions; consider making amendments to respective spheres of influence; and consider adopting related findings under the California Environmental Quality Act. ***Public Hearing***

INFORMATIONAL ITEMS

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

CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Gov. Code §54957(b)(1))
Title: Executive Officer

Next CC LAFCO Meeting NOVEMBER 4, 2026, at 1:30 pm. (Special Meeting)

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

October 14, 2026
Agenda Item 3

CONTRA COSTA LOCALAGENCY FORMATION COMMISSION
MEETING MINUTES – September 9, 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.***

***(Item 4 out of order) Public Comment** - **At this time, Chair Quinto asked if there were any comments about items not on August 12, 2026, meeting agenda.** Luigi Barassi, an elected board member of the Crockett Community Services District, called as a district member not on behalf of his district, but on behalf of his constituents, commenting on constituent concerns about the financial condition of the district. District Member Barassi noted possible interest, with direction, on consolidation; noted their district dealt with recreation and sanitary sewer system, indicating, again, some direction needed, and further requested Staff pay closer attention to the district and sanitary system, with consideration towards consolidating our sanitary system or appending it to a different district. No further comments were made, and the meeting continued.*

2. **Roll Call Vote** – ***Following the Roll Call Vote, Chair Quinto called for the roll, noting the following Commissioners and staff were present***:

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

3. **Approval of August 12, 2026, LAFCO Commission Meeting Minutes** - ***Chair Quinto called for approval of the meeting minutes. Public comment was called, and there was no comment. Commissioner Andersen motioned for approval, and with a second by Commissioner Lewis, the Commission unanimously, by a 7-0 vote, with one abstention by Nakamura, approved August 12, 2026, meeting minutes.***

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

(skip to Agenda Item #5)

5. **SPHERE OF INFLUENCES (SOI)/CHANGES OF ORGANIZATION**

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.
The public hearing was not opened; however public comment was called. There were no public comments, and Chair Quinto closed the comments. Commissioner Burgis motioned for approval, and with a second by Commissioner Nakamura, the Commission unanimously, by a 7-0 vote, approved to continue this item to the October 14, 2026, meeting.

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

DRAFT

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-*** **corrections were made prior to hearing:**

Commissioner Lewis noted the staff report listed the zoning should be A2 General Agriculture, not Planned Unit Development; APN 370-140-003 was quoted during the reading of this item's staff report and this agenda item #6 deals with APN 365-140-008 & 365-140-009-9; Counsel Keller noted the zoning for the parcel is a split zoning between the two parcels and there is a larger southern portion that's in the A2 General Agricultural Zoning District, specifying that the northern portion of the two parcels is in the R20 single-family residential. Specifying Commissioner Lewis' call-out re: land use, the southern portion is in agricultural lands land use designation, while northern portion of the two parcels is in the residential, low land use designation. Lastly, the portion of the parcel that is in the agricultural land designation is outside the county's urban limit line, accurately reflected in attached maps. With these corrections incorporated into the resolution, it was agreed, with changes to urban acreage designation should be changed to A2 General Agriculture, and that the annexation area noted instead as partially within, as shown on the map, not fully within. Commissioner Andersen motioned to approve the annexation, with amendments provided by Commissioner Lewis, and his second, by a 7-0 vote, authorized the annexation.

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

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 – Chair Quinto called for public comment; there was no comment and Commissioner Burgis motioned to close the public hearing and continue this item to the next meeting. With a second by Commissioner Andersen, the Commission unanimously, by a 7-0 vote, authorized the continuance of this item to the next meeting.***

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

8. **Financial Audit for Fiscal Year 2023-24 –** receive the FY 2023-24 audit report. - ***Chair Quinto called for public comment; there was no comment. Commissioner Lewis motioned to accept the report, and with a second by Commissioner Bristow, the Commission unanimously, by a 7-0 vote, authorizing the acceptance and filing of the financial report.***

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

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. - ***Chair Quinto called for public comment; there was no comment. Commissioner Burgis motioned for approval, and with a second by Commissioner Lewis, the Commission unanimously, by a 6-0 vote, with one abstention by Bristow, approved LAFCO Resolution 2026-03, authorizing the creation of the Deputy Executive Officer position and amending the LAFCO salary plan to include a salary range for the new Deputy Executive Officer position.***

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

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. - ***Chair Quinto called for public comment; there was no comment. Commissioner Andersen motioned for approval of termination, and with a second by Commissioner Lewis, the Commission unanimously, by a 7-0 vote, approved the termination of this application.***

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

INFORMATIONAL ITEMS

11. Current and Potential Applications – *informational*

12. Commissioner Comments and Announcements

14. Staff Announcements/Newspaper Articles/**CALAFCO Updates, Events, and Legislation –** *informational*

ADJOURNMENT

Chair Quinto adjourned today's meeting at 2:38 p.m. The next regular LAFCO meeting is October 14, 2026, at 1:30 pm.

August 12, 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 subject parcel has a General Plan designation of Environmentally Sensitive Land (ESL). The corresponding zoning designation is Environmental Conservation District - Single-Family Residential (ECD-R-40). The subject parcel is also located within the Protected Open Space and Parks Overlay ("POPO Overlay") and is subject to the City's hillside development regulations. The subject parcel is located within the Urban Limit Line (ULL). No changes to the General Plan or zoning designations are proposed in conjunction with this proposal. The proposed development preserves significant 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 the 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 10.03-acre proposal area is currently vacant residential land with varied topography consistent with the City of Martinez Environmentally Sensitive Land (ESL) general plan designation. Development will be strictly limited to a small footprint for one single-family dwelling, preserving roughly 95% of the acreage in its natural state. The site's existing open space easement will not be encroached upon or impact any easements, by the proposed wastewater connection or residential construction.

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 a proposed 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 10.03± acre proposal area. Only a small portion of the parcel will be developed for one single-family home, and the property owner has requested annexation in order for Central San to provide wastewater collection, treatment, and disposal services.

   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 landowner will complete construction necessary to connect to Central San's collection system. The estimated improvement costs are unknown at this time. 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 Glendora Dr. adjacent to the parcel which is the most likely point of connection.

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

The annexation area is within tax rate area 005032. The total assessed value for the annexation area is $568,911 (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.

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

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 CCCSD 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 Adopt this report and approve 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

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

EX A



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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10-14-2026

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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 of the District's services; and

WHEREAS, the City of Martinez General Plan designation for the subject parcel is Environmentally Sensitive Land (ESL), and the existing zoning designation is ECD-R-40;

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 October 14, 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. The matter before the Commission is an annexation to CCCSD.
2. A Notice of Exemption was provided by the applicant.
3. The annexation is approved. The Commission determines that the annexation is in the best interest of the affected area and the total organization of local government agencies in Contra Costa County.
4. The subject proposal is assigned the distinctive short-form designation and description:

   ANNEXATION TO CCCSD

5. The boundaries of the affected territory are found to be definite and certain as approved and set forth in the map attached to the staff report.
6. In reviewing this proposal, the Commission has considered the factors specified in GC §56668.
7. The effective date of the annexation shall be effective on October 14, 2026.
8. This proposal is subject to a 30-day request for reconsideration period pursuant to GC §56895.
9. The subject territory is primarily uninhabited, and the property owner has not opposed the annexation. The Commission therefore waives the protest hearing pursuant to GC §56662.

PASSED AND ADOPTED THIS 14th day of October 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: October 14, 2026

Lou Ann Texeira
_____
Lou Ann Texeira, Executive Officer

LAFCO 26-02 City of Martinez - Out of Agency Service (OAS) – 0 Monterey Ave, unincorporated Martinez

SYNOPSIS

This is a request by the City of Martinez to provide municipal water service to one parcel. The City of Martinez currently has a population of approximately 35,824. The subject lot size is approximately 0.115 acres (APN 375-141-025) as shown in Exhibit A. The lot is located at 0 Monterey Ave in unincorporated Martinez and is currently vacant and is within the City's sphere of influence. Water service is needed to serve construction of one new 1,800 single-family duplex home, with a 900 sf attached garage and 49 sf deck. The owner also applied for a building permit. The lot is surrounded by homes that already have water service and other utility services.

DISCUSSION

Statutory Framework - The Government Code ("GC") and local LAFCO policies regulate the extension of out of agency service. GC §56133 states that "*a city or district may provide new or extended services by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from the Commission*." LAFCO may authorize a city or district to provide new or extended services under specific circumstances: a) outside the agency's jurisdictional boundary but within its SOI in anticipation of a future annexation; or b) outside its jurisdictional boundary and outside its SOI in response to an existing or impending threat to the health and safety of the public or the residents of the affected territory.

LAFCO's Policy - The Commission's current policies regarding out of agency service are consistent with State law in that annexations to cities and special districts are generally preferred for providing municipal services. However, there may be situations where health and safety, emergency service, or other concerns warrant out of agency service. Historically, out of agency service is considered a temporary measure, typically in response to an existing or impending public health and safety threat (e.g., failing septic system, contaminated well), or in anticipation of a future annexation.

LAFCO policies contain the following provisions:

3) Objective – OAS is generally not intended to support new development.

The OAS service request is intended to serve proposed development of one single family home. The parcel is not contiguous to the City and cannot be annexed at this time. The City of Martinez has agreed to provide water service to the subject parcel.

4) Out of Agency Service Policies: General Statements

a) *Annexation to cities and special districts involving territory located within the affected agency's SOI is generally preferred to out of agency service.*

The subject parcel is not contiguous to the City's boundary and cannot be annexed at this time.

Analysis – The City of Martinez serves approximately 35,824 residents.

The City requests to provide municipal water service outside its jurisdictional boundary to serve the subject parcel totaling 0.115 acres west of the City of Martinez. LAFCO statutes allow LAFCO to authorize city to extend services outside their jurisdictional boundary either in response to an existing or impending threat to the public health or safety, or in anticipation of an annexation.

Regarding infrastructure and improvements, service will be provided from the existing 6" water main on Monterey Ave. The water service typically consists of approximately 25 linear feet of one-inch diameter pipe, a water meter, and a backflow device prevention device. The one-inch water service will also be used for a combined water plus fire supply. City crew will install the water service lateral, meter, and the backflow device in the street right-of-

way. The owner/applicant will be responsible for constructing the private water system from the new home to the meter/backflow device in the street. Regarding water main replacement, the City is planning to replace the existing four-inch water main in the street with a larger pipe size.

Environmental Review – In conjunction with the proposed OAS, the City of Martinez, as Lead Agency, prepared a Notice of Exemption (NOE). The LAFCO Environmental Coordinator has reviewed the City's CEQA documents and finds them adequate for LAFCO purposes.

Indemnification Agreement – City of Martinez has delivered to LAFCO an executed indemnification agreement providing for the City to indemnify LAFCO against any expenses arising from any legal actions challenging the out of agency service application.

ALTERNATIVES FOR COMMISSION ACTION

LAFCOs were formed for the primary purpose of promoting orderly development through the logical formation and determination of local agency boundaries and facilitating the efficient provision of public services. The *Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000* provides that LAFCO can approve or disapprove with or without amendments, wholly, partially, or conditionally, a proposal. The statute also provides LAFCO with broad discretion in terms of imposing terms and conditions. The following options and recommended terms and conditions are presented for the Commission's consideration.

Option 1 Approve the attached resolution approving the extension of out of agency water service subject to the following:

A. The Commission is a Responsible Agency under the California Environmental Quality Act (CEQA), and in accordance with CEQA, finds that the extension of water service to APN 375-141-025 is exempt from CEQA pursuant to Government Code section 15303(a) which is consistent with the determination of the City of Martinez, the Lead Agency under CEQA.

B. The Commission finds, pursuant to Government Code section 56133, that the City of Martinez has provided the Commission with documentation of a threat to the health and safety of the affected residents of APN 375-141-025, in that if service is not extended to the parcel, the residents will not have a water supply.

C. The Commission authorizes the City of Martinez to extend water service outside its jurisdictional boundary to 0 Monterey Avenue (one parcel) totaling 0.115± acres in unincorporated Martinez subject to the following conditions:

1. Water infrastructure and service is limited to the proposed resident project.

Option 2 Deny the request, thereby prohibiting the City of Martinez from providing OAS water service to the subject parcel.

Option 3 Continue this matter to a future meeting to obtain more information.

RECOMMENDATION: Option 1 – Recommend Approval

LOU ANN TEXEIRA, EXECUTIVE OFFICER
CONTRA COSTA LAFCO

Exhibit
A. Map of Subject Parcel

Attachment

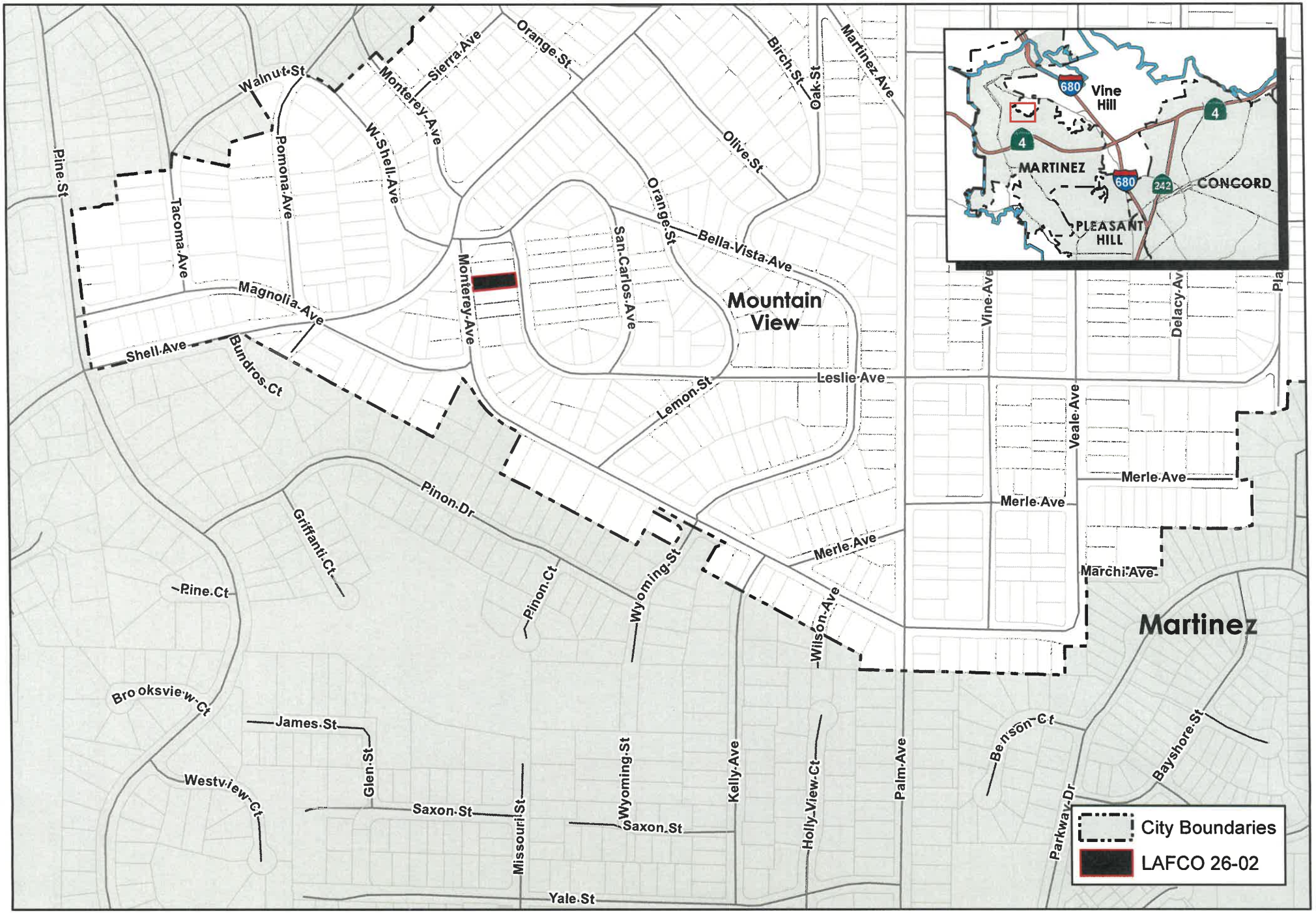
1. Draft LAFCO Resolution 26-02

c: Michael Chandler, City Manager, City of Martinez
Khalil Yowakim, Senior Civil Engineer, City of Martinez
Joe Enke, City Engineer, City of Martinez

10-14-2026

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LAFCO 26-02 - City of Martinez - Out of Agency Service (375-141-025)



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RESOLUTION NO. 26-02

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION AUTHORIZING CITY OF MARTINEZ TO PROVIDE OUT-OF-AGENCY WATER SERVICE TO 0 MONTEREY AVE - MARTINEZ

WHEREAS, the above-referenced request was filed with the Executive Officer of the Contra Costa Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (California Government Code Section 56000 et seq.); and

WHEREAS, at the time and in the manner required by law the Executive Officer gave notice of the Commission's consideration of this request; and

WHEREAS, the Commission heard, discussed, and considered all oral and written testimony related to this request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, out of agency service approval is needed to provide water service to the subject property to facilitate development of a single-family home; and

WHEREAS, City of Martinez delivered to LAFCO an executed indemnification agreement providing for the City to indemnify LAFCO against any expenses arising from any legal actions challenging the out of agency service.

NOW, THEREFORE, BE IT RESOLVED DETERMINED, AND ORDERED by the Contra Costa Local Agency Formation Commission as follows:

A. The Commission is a Responsible Agency under the California Environmental Quality Act (CEQA), and in accordance with CEQA, finds that the extension of water service to APN 375-141-025 is exempt from CEQA pursuant to Section 15303(a), which is consistent with the determination of the City of Martinez, the Lead Agency under CEQA.

B. The Commission finds, pursuant to Government Code section 56133, that the City of Martinez has provided the Commission with documentation of a threat to the health and safety of the affected residents of APN 366-102-008, in that if service is not extended to the parcel, the residents will not have a water supply.

C. The Commission authorizes the City of Martinez to extend water service outside its jurisdictional boundary to APN 375-141-025 subject to the following terms and conditions:

Water infrastructure and service is limited to the construction of one single family home.

D. Approval to extend City of Martinez services is limited to one parcel as specifically noted herein.

* * * * * * *

PASSED AND ADOPTED THIS 14th day of October 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
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: October 14, 2026

_____
Lou Ann Texeira, Executive Officer

10-14-2026

(blank)

October 14, 2026
Agenda Item #7

October 14, 2026 (Public Hearing)

LAFCO 26-03 Alamo Police Services Reorganization

APPLICANT Contra Costa County. The County Board of Supervisors adopted Resolution No. 2026/160 on May 12, 2026, requesting that LAFCO reorganize county service areas that provide enhanced police protection services in the unincorporated Alamo area.

SYNOPSIS Enhanced police protection services in the unincorporated Alamo area are currently delivered through multiple county service areas (CSAs), notably CSA P-5 (Round Hill), CSA P-2 (Zone B – Alamo), and various CSA P-6 zones.

Under Contra Costa County's application to consolidate these service areas, all remaining parcels within Alamo would be annexed into CSA P-5 (Round Hill). Territory to be annexed into CSA P-5 includes: territory within the existing CSA P-2 (Zone B – Alamo); territory within existing P-6 zones in Alamo; and areas of Alamo not currently within an enhanced police protection CSA. In addition, any Alamo territory that is currently within CSA P-2B (Alamo) would be detached from CSA P-2. Further, territory that is currently within CSA P-2 but not within any CSA P-2 zone, including a specified territory west of Danville and specified parcels in the unincorporated Diablo area, would be detached from CSA P-2.

With the annexation of all Alamo areas to CSA P-5, the proposed detachments from CSA P-2 and dissolutions of CSA P-6 Zones in Alamo would ensure that there are not overlapping police protection county service areas or zones within Alamo. Upon completion of the reorganization by LAFCO and dissolutions of certain zones by the Board of Supervisors following approval of the reorganization, CSA P-5 would become the sole enhanced police protection county service area serving the Alamo community.

The area affected by the proposal comprises approximately 9.9 square miles. The general boundaries are: Las Trampas Regional Park area to the southwest; Walnut Creek (Rossmoor) to the west; unincorporated Castle Hill area of Walnut Creek to the northwest; Walnut Creek to the north; Mount Diablo State Park area to the northeast and east; and unincorporated Diablo to the southeast.

PURPOSE

The proposal is intended to eliminate existing funding disparities among service areas and better align revenue collection with service delivery. If LAFCO approves the County's application, the expanded CSA P-5 would operate under a unified assessment structure, with the current CSA P-5 special tax applied to all annexed areas. Community-wide revenue collections would support enhanced sheriff staffing serving the entire Alamo community. By consolidating all areas into a single county service area, enhanced patrol services could be deployed at large, improving operational flexibility and community coverage.

BACKGROUND

County service areas (CSAs) provide specialized municipal services such as enhanced police protection. Within the unincorporated community of Alamo, enhanced police protection services have historically been delivered through a complex arrangement of multiple CSAs and CSA zones, notably CSA P-5 (Round Hill), CSA P-2 (Zone B – Alamo), and various CSA P-6 Zones. This structure has resulted in fragmented service boundaries, overlapping jurisdictions, and inconsistencies in both service delivery and funding mechanisms.

Certain enhanced police services, such as community event security, school resource officer assignments, business liaison activities, and resident deputy programs, are provided community-wide but are not uniformly funded by all parcels benefiting from these services. Additionally, some areas within Alamo are not included in any CSA providing enhanced police protection, while others are subject to overlapping assessments. These circumstances have led to operational limitations and funding disparities among properties receiving similar levels of service.

Previous Municipal Service Reviews (MSRs) conducted by LAFCO, including the most recent Law Enforcement Services MSR (2011), have identified the need for improved alignment between service delivery and revenue collection for police protection in Alamo and surrounding areas. The proposed reorganization seeks to address these issues by consolidating service areas, thereby enhancing operational flexibility, promoting equity, and supporting unified sheriff staffing for the entire Alamo community.

DISCUSSION

Proposed Reorganization:

The County's application is to annex all remaining parcels within Alamo into CSA P-5 (Round Hill). The territory to be annexed into CSA P-5 includes:

- Territory within the existing CSA P-2 (Zone B - Alamo);
- Territory within existing P-6 Zones in Alamo; and
- Areas of Alamo not currently within an enhanced police protection county service area.

In addition to the annexation into CSA P-5, the County also has applied to detach from CSA P-2 any Alamo territory that is currently within CSA P-2B (Alamo). Upon detachment, all territory within the former CSA P-2 (Zone B – Alamo) would no longer be subject to the special tax levied within CSA P-2 (Zone B – Alamo).

The County further has applied to detach from CSA P-2 that territory currently within CSA P-2 but not within any CSA P-2 zone, including a specified territory west of Danville and specified parcels in the unincorporated Diablo area. These areas do not receive enhanced police protections services through CSA P-2 and are served by other non-County agencies. These detachments are consistent with recommendations included in recent LAFCO Municipal Service Reviews.

Existing P-6 Zones:

There are several existing zones within CSA P-6, as well as the existing CSA P-2A (Alamo) zone. If LAFCO approves the reorganization, the Board of Supervisors will consider related

administrative actions to dissolve the existing P-6 Zones within Alamo, in accordance with Board of Supervisors Resolution No. 2026/160. Upon dissolution of the zones, all territory within any former CSA P-6 Zone in Alamo would no longer be subject to the special tax levied within any CSA P-6 Zone in Alamo. Under state law, the Board of Supervisors establishes and dissolves CSA zones, and LAFCO approval is not authorized or required. These actions would be independent of, but related to, the proposed reorganization.

Factors for Consideration:

Government Code section 56668 sets forth factors the Commission is required to consider in evaluating any reorganization. In the Commission's review and evaluation, no single factor is determinative. In reaching a decision, each is to be evaluated within the context of the overall proposal. These factors are analyzed in Attachment **1.** In addition, other factors are discussed below.

Tax Rates:

If LAFCO approves the reorganization, the existing CSA P-5 special tax rate of $470 per parcel would apply to all Alamo areas (P2B, P6, Hillgrade, east Alamo). Voter approval of this tax rate is not required under Proposition 218. (See *San Bernardino County Fire Protection District v. Page* (2024) 99 Cal.App.5th 791, 809 (reaffirming the longstanding rule that Proposition 218 does not apply to annexations).)

Plan for Providing Services:

Government Code §56653 requires an applicant to submit a plan for providing services within the affected territory. The following elements are in the County's plan for providing services:

Description of the services to be extended to the affected territory by this proposal:

The reorganization of the Alamo area (including P2B, P5, P6 Zones, Hillgrade, east Alamo including Bryan Ranch/Whitegate areas) would result in one Alamo Enhanced Police Services District. Services from the Contra Costa County Sheriff's Office (CCCSO) – Valley Station patrol would extend uniformly, including:

- Patrol/law enforcement across approximately 250 square miles (from Canyon west of Moraga, through Walnut Creek/Brentwood borders, to southern Alameda County line).
- Beat deputy patrols and special district deputies.
- Community services with 1 Community Services Officer and approximately 25 SAVES Volunteers.
- All Alamo residents would receive increased CCCSO policing.

Description of the level and range of the proposed services:

Staffing/Level: Currently Valley Station has 31 sworn officers (1 Lieutenant, 5 Sergeants, 20 Beat Deputies, 5 Special District Deputies), one Community Service Officer, and approximately 25 SAVES volunteers.

Post-reorganization: Add approximately 4 officers (3 Deputies and 1 Sergeant) funded via unified financing ($470/parcel + 1% property tax) for all of Alamo (P2B, P5, outlying). Removes specific officers from Round Hill P-5 (2 Officers) and Alamo P2B (1 officer). Instead, there would be a total of 7 officers for all of Alamo.

Range: 24/7 patrol, response, community policing. This increases current levels and improves efficiency via single district structure (no service reductions).

Indication of when the services can feasibly be provided to the affected territory:

Initial service integration will begin immediately, with complete staffing levels for the CSA P-5 police service district projected within 18 to 24 months.

Indication of any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal:

There will need to be space expansion of the current Valley Station to accommodate additional staff and vehicles. No roads, sewers or water facility upgrades are required because they already exist as Valley Station resources.

Information with respect to how these services will be financed:

Revenues:
Unified Special Tax Rate: $470/parcel (except that the tax rate is $932/parcel for parcels used for commercial recreational purposes; CSA P5 rates) would apply to all Alamo areas.

Plus existing 1% property tax revenue [P2B: ~$275,518 (2024-25); P5: ~$320,000 (2024-25)].

The total annual revenue for the proposed reorganized district would be in excess of $3,000,000. This would fund seven total officers in the new, reorganized CSA P-5.

Costs:
Cost per Deputy: $431,014.15 average annual cost.

Ongoing operations and maintenance: covered by ongoing special tax + 1% AV revenue (stable, voter-authorized; applies automatically to annexed territory per Gov. Code §57330).

Spheres of Influence:

In Board of Supervisors Resolution No. 2026/160, the County requested that LAFCO make appropriate amendments to the respective spheres of influence concurrently with the Commission's review and determination on the proposed reorganization, as authorized by Government Code section 56428(g). The attached LAFCO resolution of approval amends the respective spheres of influence.

Conditions:

Government Code section 56886 authorizes the Commission to make a reorganization subject to conditions. The attached LAFCO resolution of approval includes the following conditions:

a. All territory annexed to CSA P-5 shall be subject to the special tax currently in effect, levied, and collected within CSA P-5.
b. Upon detachment from CSA P-2, all territory within the former CSA P-2 (Zone B – Alamo) shall not be subject to the special tax levied within CSA P-2 (Zone B – Alamo).
c. The Board of Supervisors shall take action to dissolve all existing CSA P-6 Zones in Alamo. Upon dissolution of the CSA P-6 Zones in Alamo, all territory within any former CSA P-6 Zone in Alamo shall not be subject to the special tax levied within any CSA P-6 Zone in Alamo.
d. Existing reserves are to be combined into one account.
e. The CSA P-5 Advisory Committee shall consist of seven members and one alternate. Two members shall be appointed from the existing CSA P-2B Advisory Committee, two from the existing CSA P-5 Advisory Committee, and three shall be at-large appointees.

Commission Proceedings:

Notice – Notice of this proposal was advertised in the East Bay Times through publication of a 1/8-page display ad.

Reconsideration – Following LAFCO's approval of a proposal, there is a 30-day reconsideration period whereby any person or affected agency may file a written request with the LAFCO Executive Officer requesting amendments to, or reconsideration of, the LAFCO resolution. The request shall state the specific modification to the resolution being requested and shall state what new or different facts that could not have been presented previously are claimed to warrant the reconsideration. Upon a timely receipt, the LAFCO Executive Officer shall place the request on the agenda of the next meeting of the commission for which notice can be given. At that meeting, the commission shall consider the request and receive any oral or written testimony. The Commission may approve the request with or without amendment, wholly, partially, or conditionally, or disapprove the request. (Gov. Code §56895.)

Protest hearing – The subject territory is inhabited, and the proposal is subject to protest proceedings. Following the 30-day reconsideration period, LAFCO will publish a notice in the local newspaper and hold a protest hearing whereby affected landowners and voters within the subject area can file a written protest. If less than 25% of voters or landowners owning less than 25% of the assessed value of land protest, the reorganization is ordered without an election. If at least 25%, but less than 50% of voters, or at least 25% of landowners owning 25% or more of the assessed value of land protest, the reorganization is ordered subject to an election. If a majority of voters protest, the reorganization is terminated.

Environmental Impact:

Contra Costa County, as lead agency, found the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3), based on the determination that there is no possibility that the reorganization may have a significant effect on the environment.

ALTERNATIVES FOR COMMISSION ACTION:

Option 1:

A. Adopt this report and adopt LAFCO Resolution No. 26-03 approving the reorganization of county service areas that provide enhanced police protection services in the unincorporated Alamo area.

B. Find that the project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3), based on the determination that there is no possibility that the reorganization may have a significant effect on the environment.

Option 2:

DENY the proposal.

Option 3:

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

RECOMMENDATION: Approve Option 1.

Exhibits/Attachments:

Exhibit A – *LAFCO26-03: Alamo Police Services Reorganization: Detachment from County Service Area P-2 (Danville/Alamo Area)*

Exhibit B – *LAFCO26-03: Alamo Police Services Reorganization: County Service Area P-2 SOI Amendment - Remove from SOI*

Exhibit C – *LAFCO26-03: Alamo Police Services Reorganization: Annexation to County Service Area P-5 (Round Hill)*

Exhibit D – *LAFCO26-03: Alamo Police Services Reorganization: County Service Area P-5 (Round Hill) SOI Amendment - Add to SOI*

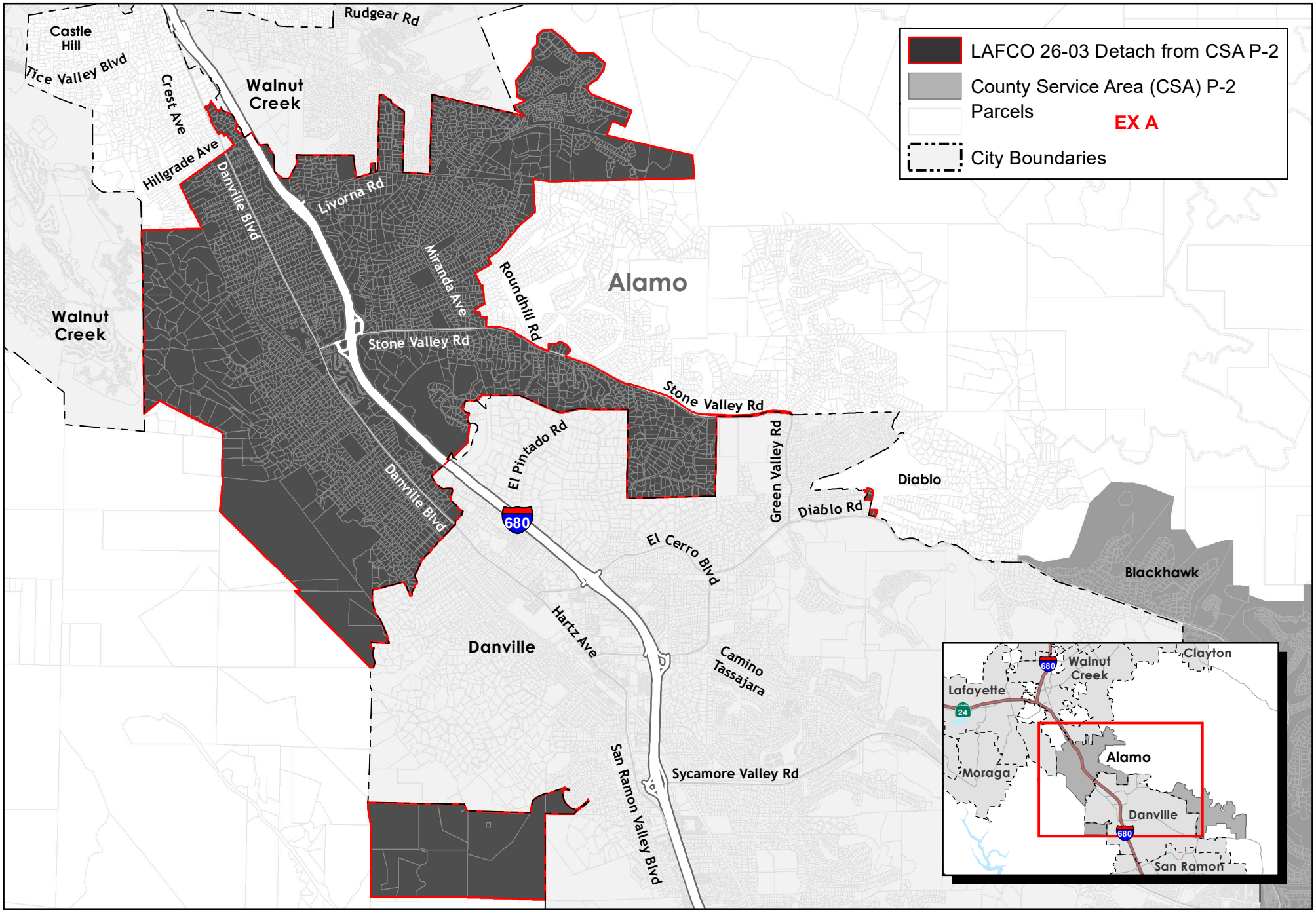
Attachment 1 – *Factors for Consideration (California Government Code §56668)*

Attachment 2 – *Resolution No. 26-03 CC LAFCO Determinations & Approval of the Alamo Police Services Reorganization*

Attachment 3 – *10/04/2026 Correspondence from Alamo Citizen R. Padden to D2 Supervisor Candace Andersen*

Attachment 4 – *10/08/2026 Correspondence from Alamo Citizen S. Burke to Lou Ann Texeira & CC LAFCO Commission*

LAFCO 26-03: Alamo Police Services Reorganization: Detachment from County Service Area P-2 (Danville/Alamo Area)



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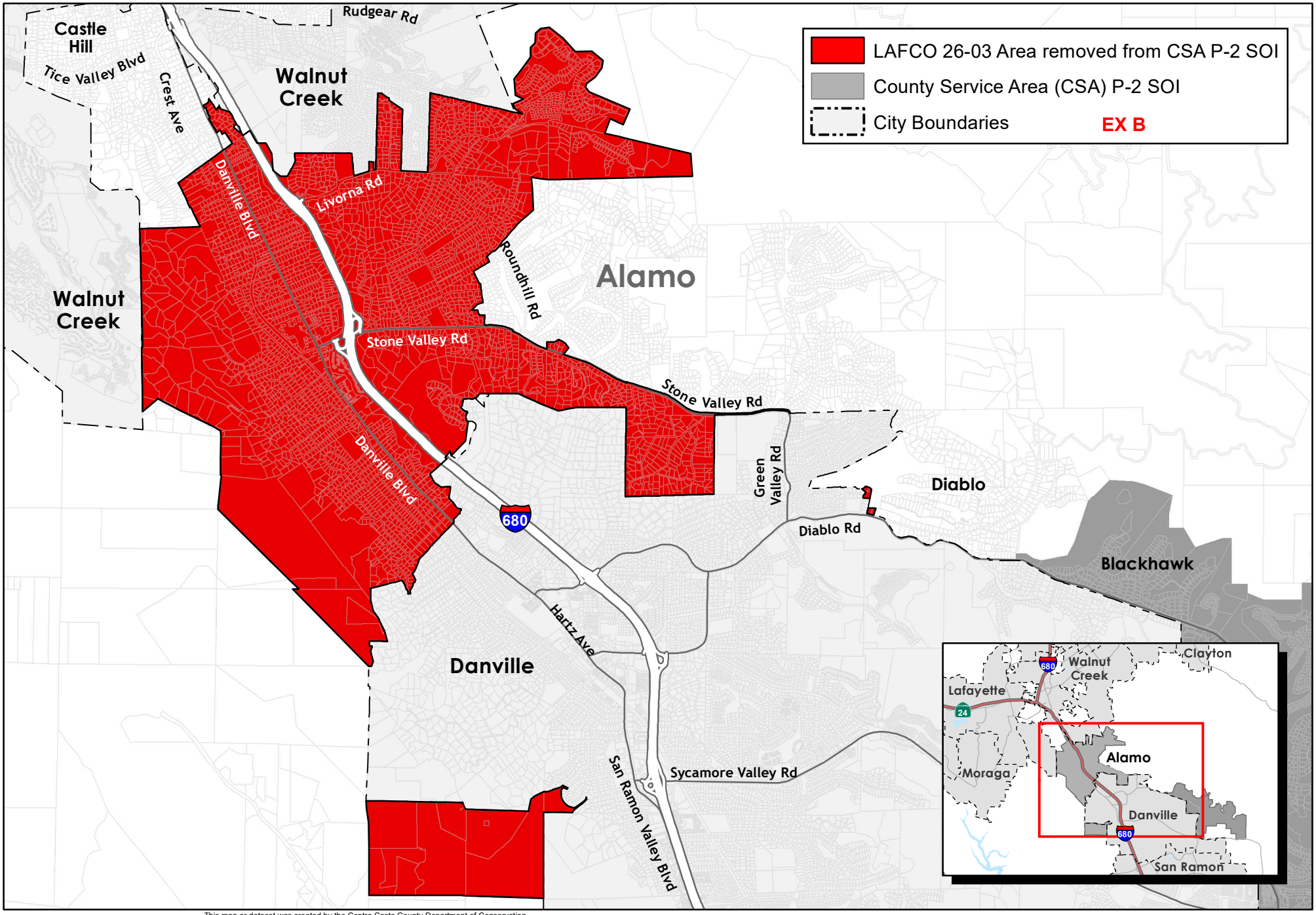
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LAFCO 26-03: Alamo Police Services Reorganization: County Service Area P-2 SOI Amendment - Remove from SOI



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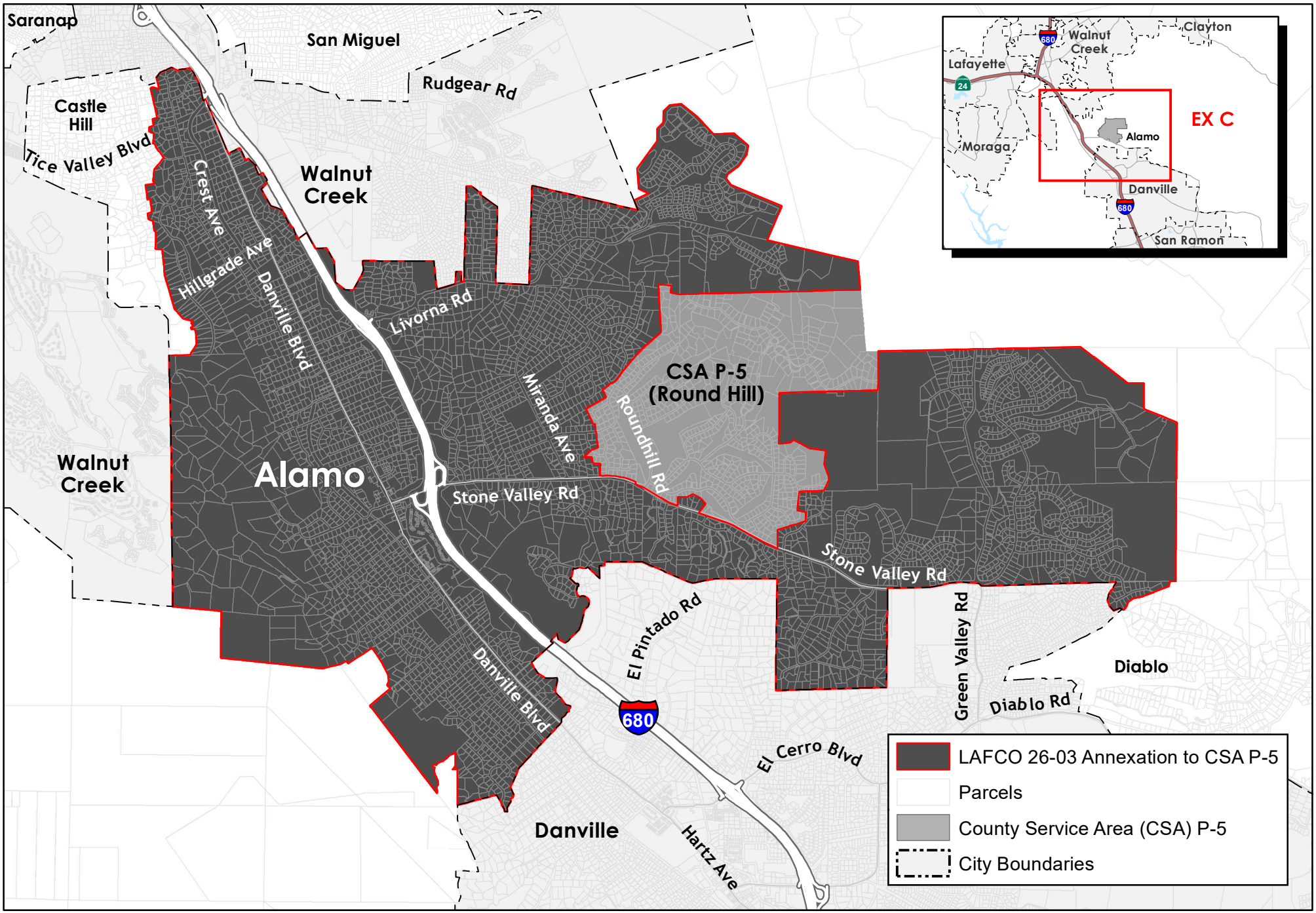
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LAFCO 26-03: Alamo Police Services Reorganization: Annexation to County Service Area P-5 (Round Hill)



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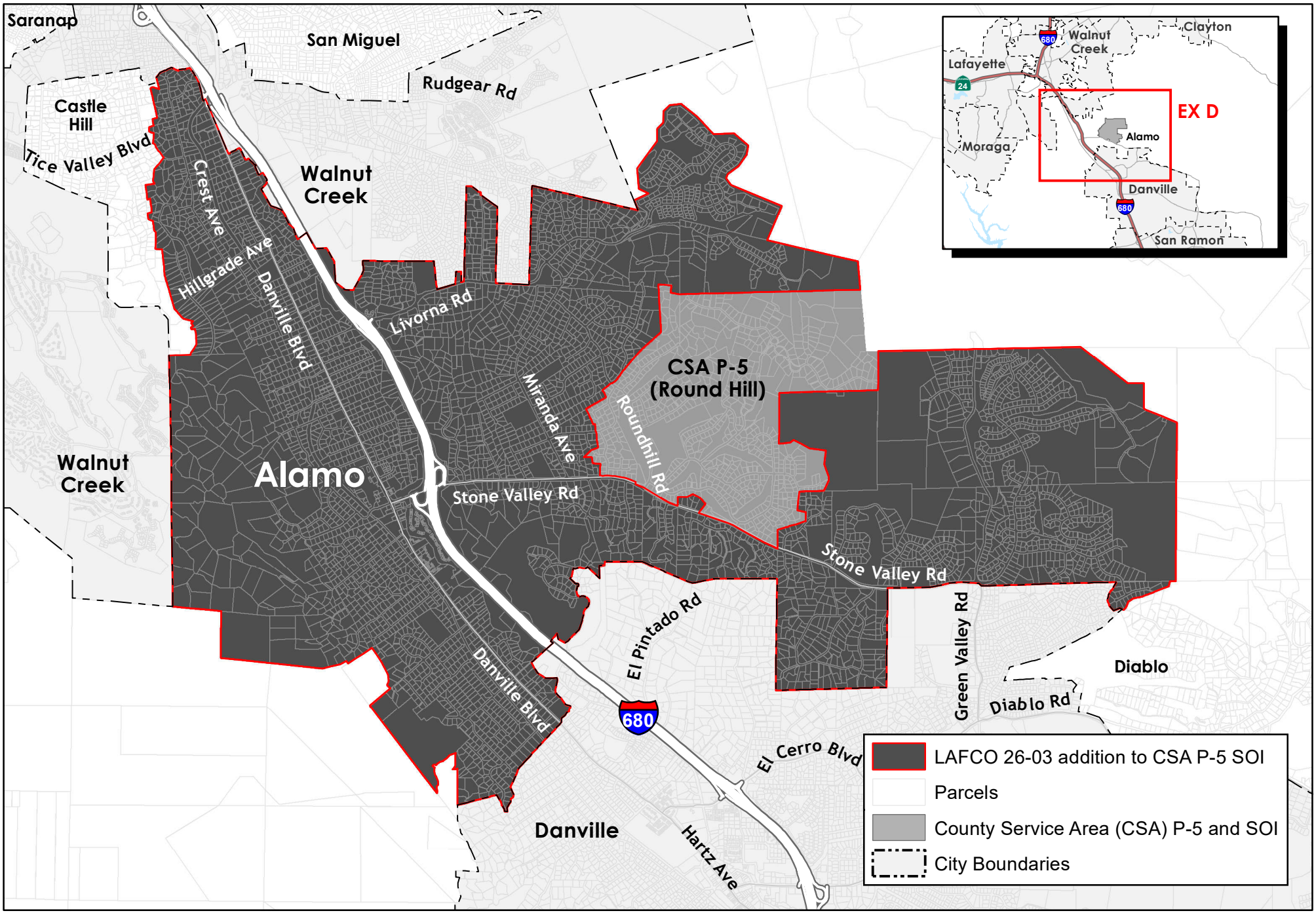
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LAFCO 26-03: Alamo Police Services Reorganization: County Service Area P-5 (Round Hill) SOI Amendment - Add to SOI



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Factors for Consideration (California Government Code §56668)

FACTOR	COMMENTS
(a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.	The subject area includes the unincorporated Alamo community. The area comprises 9.9± square miles. The area encompasses primarily residential uses. The population is approximately 13,854.
(b) The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.	Previous Municipal Service Reviews (MSRs) conducted by LAFCO, including the most recent Law Enforcement Services MSR (2011), have identified the need for improved alignment between service delivery and revenue collection for police protection in Alamo and surrounding areas. The reorganization seeks to address these issues by consolidating service areas, thereby enhancing operational flexibility, promoting equity, and supporting unified sheriff staffing for the entire Alamo community.
(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.	It is not anticipated that the reorganization would affect adjacent areas or the local government structure of the county other than its effect on the relevant county service areas.
(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377. (*Note: Section 56377 encourages preservation of agricultural and open space lands*)	The subject area includes primarily residential uses. The reorganization would have no effect on development or on policies and priorities in Section 56377.
(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.	The subject area includes primarily residential uses. The reorganization would have no effect on agricultural lands.
(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.	The parcels that comprise the subject territory have specific boundary lines that are certain and identifiable.
(h) The proposal's consistency with city or county general and specific plans.	The reorganization will have no effect on the County General Plan.
(i) The sphere of influence (SOI) of any local agency which may be applicable to the proposal being reviewed.	The reorganization includes amendments to the spheres of influence of the respective county service areas.

FACTOR	COMMENTS
(j) The comments of any affected local agency or other public agency.	The reorganization involves county service areas only.
(k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.	The proposal is intended to eliminate existing funding disparities among service areas and better align revenue collection with service delivery. The expanded CSA P-5 would operate under a unified assessment structure, with the current CSA P-5 special tax applied to all annexed areas. Community-wide revenue collections would support enhanced sheriff staffing serving the entire Alamo community.
(n) Any information or comments from the landowner or owners, voters, or residents of the affected territory.	In accordance with LAFCO statutes, Contra Costa LAFCO published a display ad in the local newspaper. LAFCO received several comments from interested parties with questions, which LAFCO staff responded to.
(o) Any information relating to existing land use designations.	The subject area includes primarily residential uses. No changes to the present or planned land uses will result from this reorganization.
(p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.	The reorganization will have no effect on environmental justice in that the effects of pollution will not be disproportionately borne by any particular populations or communities.

Note:

Subsections (g) - regional transportation plan, (l) water supplies, (m) achieving respective fair shares of regional housing needs, and (q) local hazard mitigation plan are not applicable to this proposal.

RESOLUTION NO. 26-03

RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE ALAMO POLICE SERVICES REORGANIZATION

Recitals

A. On May 12, 2026, the Board of Supervisors of the County of Contra Costa (the "County") adopted Resolution No. 2026/160, initiating proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for the reorganization of county service areas providing enhanced police protection services in the unincorporated Alamo area.

B. Enhanced police protection services within the unincorporated Alamo area are currently provided through multiple county service areas ("CSAs") and CSA zones, including CSA P-5 (Round Hill), CSA P-2 (Zone B - Alamo), and various CSA P-6 Zones, resulting in fragmented service boundaries and funding structures.

C. CSA P-5 (Round Hill) is an existing county service area established to fund enhanced police protection services within a defined portion of the unincorporated community of Alamo (ZIP Code 94507). Certain enhanced services—such as community event security, school resource officer services, business liaison services, and resident deputy services—are currently provided community-wide through CSA P-2 (Zone B - Alamo), although revenue to support those services is not collected from all benefiting parcels within Alamo. Various CSA P-6 Zones exist throughout Alamo, often overlapping with other county service areas providing enhanced police protection services. Some portions of Alamo are not included in any of the county service areas providing enhanced police protection services.

D. The existence of multiple enhanced police protection county service areas within Alamo limits operational flexibility and creates funding disparities among properties receiving similar levels of service.

E. The Alamo Police Services Reorganization would annex all remaining parcels within Alamo into CSA P-5 (Round Hill), including territory currently within CSA P-2 (Zone B - Alamo) or existing CSA P-6 Zones in Alamo, and areas in Alamo not currently within an enhanced police protection county service area.

F. The Alamo Police Services Reorganization would include actions recommended in recent Contra Costa Local Agency Formation Commission Municipal Service Reviews related to police protection services provided in the Alamo and surrounding areas.

G. Upon completion of the Alamo Police Services Reorganization, CSA P-5 would become the sole enhanced police protection county service area serving the Alamo community, thereby unifying service delivery under a single service area and allowing for at-large patrol deployment throughout the community. The expanded CSA P-5 would operate under a unified assessment structure, with the existing CSA P-5 special tax applied to all annexed areas, and community-wide revenue collections would support enhanced sheriff staffing serving the entire Alamo community.

H. The County, as applicant, has delivered an executed indemnification agreement between the County and Contra Costa LAFCO providing for the County as applicant to indemnify LAFCO against any expenses arising from any legal actions challenging the Alamo Police Services Reorganization.

I. 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.

J. A public hearing was held by the Commission on October 14, 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. The foregoing recitals are true and correct and are incorporated by reference.

2. The matter before the Commission is the proposed reorganization of county service areas providing enhanced police protection services in the unincorporated Alamo area.

3. The Commission is a Responsible Agency under the California Environmental Quality Act (CEQA), and in accordance with CEQA, the Commission finds the proposed reorganization is categorically exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3), based on the determination that there is no possibility that the reorganization may have a significant effect on the environment.

4. The Commission determines that the proposed reorganization of county service areas providing enhanced police protection services in the unincorporated Alamo area is in the

best interest of the affected area and the total organization of local government agencies in Contra Costa County.

5. The subject proposal is assigned the distinctive short-form designation and description:

ALAMO POLICE SERVICES REORGANIZATION

6. The reorganization of county service areas providing enhanced police protection services in the unincorporated Alamo area includes the following:

   a. Detachment from CSA P-2 of that territory currently within CSA P-2 (Zone B – Alamo), as set forth in Exhibit A, attached hereto and incorporated by reference.

   b. Detachment from CSA P-2 of that territory currently within CSA P-2 but not within any CSA P-2 zone, including that specified territory west of Danville and those specified parcels in the unincorporated Diablo area, as set forth in Exhibit A attached hereto and incorporated by reference.

   c. Annexation to CSA P-5 of all parcels in the unincorporated Alamo area not already within CSA P-5, as set forth in Exhibit C, attached hereto and incorporated by reference.

7. Maps of the affected territory are set forth in Exhibits A and D, attached hereto and incorporated by reference.

8. The principal reasons for the proposed reorganization of county service areas providing enhanced police protection services in the unincorporated Alamo area, in addition to those set forth in the recitals above, are to eliminate funding disparities, align revenue collection with service delivery and improve the efficiency and equity of enhanced sheriff services in Alamo.

9. In reviewing this proposal, the Commission has considered the factors specified in Government Code section 56668.

10. The proposed reorganization is not consistent with the current spheres of influence for county service areas providing enhanced police protection services in the unincorporated Alamo area. Government Code section 56428(g) authorizes the Commission to amend the spheres of influence concurrently with the Commission's review and determination on the proposed reorganization.

11. The spheres of influence for county service areas providing enhanced police protection services in the unincorporated Alamo area are amended as follows:

    a. The CSA P-2 sphere of influence is amended by removing: (i) that territory currently within CSA P-2 (Zone B – Alamo) and (ii) that territory currently within CSA P-2 but not within any CSA P-2 zone, as set forth in Exhibit B, attached hereto and incorporated by reference. With the above-requested detachments, the resulting CSA P-2 sphere of influence will remain coterminous with the CSA P-2 boundary.

    b. The CSA P-5 sphere of influence is amended by adding all parcels in the unincorporated Alamo area not already within CSA P-5, as set forth in Exhibit D, attached hereto and incorporated by reference. With the above-requested annexation, the resulting CSA P-5 sphere of influence will remain coterminous with the CSA P-5 boundary.

12. Approval of the Alamo Police Services Reorganization is subject to the following terms and conditions:

    a. All territory annexed to CSA P-5 shall be subject to the special tax currently in effect, levied, and collected within CSA P-5.

    b. Upon detachment from CSA P-2, all territory within the former CSA P-2 (Zone B – Alamo) shall not be subject to the special tax levied within CSA P-2 (Zone B – Alamo).

    c. The Board of Supervisors shall take action to dissolve all existing CSA P-6 Zones in Alamo. Upon dissolution of the CSA P-6 Zones in Alamo, all territory within any former CSA P-6 Zone in Alamo shall not be subject to the special tax levied within any CSA P-6 Zone in Alamo.

    d. Existing reserves are to be combined into one account.

    e. The CSA P-5 Advisory Committee shall consist of seven members and one alternate. Two members shall be appointed from the existing CSA P-2B Advisory Committee, two from the existing CSA P-5 Advisory Committee, and three shall be at-large appointees.

13. The effective date of the reorganization shall be the date of filing the LAFCO Certificate of Completion of the proposal.

14. This proposal is subject to a 30-day request for reconsideration period pursuant to Government Code section 56895.

15. The subject territory is inhabited and is subject to a protest hearing to be conducted no less than 30 days following the Commission's approval of the proposal.

16. Following the Commission's approval and the 30-day reconsideration period, the Executive Officer will conduct a protest hearing pursuant to Government Code section 57000 et seq.

PASSED AND ADOPTED on October 14, 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: October 14, 2026

_____
Lou Ann Texeira, Executive Officer

10-14-2026

(blank)

October 4, 2026

Contra Costa Local Agency Formation Commission (LAFCO)
Supervisor Candace Andersen, District 2
Contra Costa County

Re: Proposed Consolidation of Alamo Police Services into CSA P-5

Dear Commissioners and Supervisor Andersen:

I am writing as an Alamo resident to express serious concerns regarding the proposed consolidation of Alamo's existing police service areas into CSA P-5 and the associated expansion of dedicated police staffing and parcel tax.

I strongly support effective law enforcement and maintaining Alamo as a safe community. However, before residents are asked to accept a significant and ongoing increase in the cost of enhanced police services, I believe the County should first demonstrate that the additional staffing is necessary and that the proposed level of service represents an appropriate and cost-effective response to an identified public-safety need.

Under the current proposal, Alamo would move from its existing structure to a single police district that could support approximately seven dedicated deputies. Property owners currently within P2B who pay $67 annually would see their assessment increase to $470 per parcel—an increase of $403 per year.

That raises a fundamental question:

What documented public-safety problem requires Alamo to more than double its dedicated police staffing?

Alamo is fortunate to be a relatively safe community. Before committing residents to millions of dollars in additional ongoing police expenditures, the County should provide objective data demonstrating the need for this expansion.

At a minimum, residents should be provided with:

1. Alamo's calls for service and crime statistics for the past five years, separated by serious crimes, property crimes, traffic incidents and non-criminal calls for service.
2. Current average and priority response times in Alamo and how those response times compare with established Sheriff's Department service standards.
3. Documentation of instances in which insufficient staffing has resulted in unacceptable response times or an inability to adequately serve Alamo residents.
4. A workload analysis demonstrating why **seven dedicated deputies** is the appropriate staffing level rather than four, five or six.

5. The measurable improvement residents should expect from the additional expenditure, including anticipated improvements in response times, crime prevention and investigative services.

Consolidation and Increased Staffing Are Separate Questions

There may be legitimate administrative reasons to simplify Alamo's current patchwork of P2B, P5, P6 and other police service areas. A single district could potentially provide more uniform administration and coverage.

But administrative consolidation does not, by itself, establish that Alamo requires seven dedicated deputies or that every property owner should therefore pay a $470 annual assessment.

These should be treated as two separate policy decisions.

If consolidation makes sense, the County should explain why consolidation cannot occur at a lower staffing level and corresponding lower cost.

Residents should be presented with alternatives—for example, consolidation with four, five, six and seven dedicated deputies—with the cost and expected service benefit of each alternative clearly identified.

Alamo Already Receives Law Enforcement Services

It is also important that residents understand that this proposal is not a choice between having police protection and having no police protection.

Alamo already receives baseline law-enforcement services from the Contra Costa County Sheriff's Office. In addition, existing special police districts provide dedicated deputies, and the community has invested in crime-prevention technology, including license-plate recognition cameras.

These resources should be considered when determining the appropriate level of additional dedicated staffing.

Technology, targeted patrols, neighborhood security programs and Sheriff's Department resources may provide opportunities to improve public safety without automatically committing the community to the maximum proposed staffing level.

The Financial Commitment Deserves Careful Scrutiny

The County has estimated the current average cost of a deputy at approximately $431,000 annually when salaries, benefits and related costs are included.

Increasing dedicated staffing therefore represents a substantial recurring financial commitment.

The relevant question should not simply be whether additional police presence would be beneficial. Additional police presence will almost always provide some benefit.

The appropriate question is:

Does the measurable improvement in public safety justify the additional cost, and has the County demonstrated that seven dedicated deputies represent the appropriate level of service for Alamo?

I do not believe that question has been adequately answered.

Residents Should Have a Meaningful Voice

This proposal would create a long-term restructuring of enhanced police services throughout Alamo and substantially increase the annual assessment for thousands of property owners.

A decision of this magnitude deserves broad community participation and complete transparency.

Residents should not have to demonstrate opposition after the fact simply to obtain an opportunity to vote on a substantial change in how enhanced police services are funded and delivered.

Before LAFCO approves the proposed reorganization, I respectfully request that the Commission require the County to provide residents with a detailed needs assessment, crime and response-time data, alternative staffing models and the corresponding parcel assessment required for each alternative.

If the County can demonstrate through objective evidence that additional staffing is necessary, Alamo residents can then make an informed decision about the level of enhanced police services they want and are willing to fund.

Request to LAFCO

For these reasons, I respectfully ask LAFCO **not to approve the proposed reorganization in its current form at the October 14 hearing**.

Instead, I ask that LAFCO require further analysis and community discussion before moving forward, including:

- A documented public-safety and staffing needs assessment;
- Current and historical crime, calls-for-service and response-time data;
- Alternative staffing levels and their respective costs;
- An explanation of why seven dedicated deputies are necessary;
- Clear identification of the measurable improvements residents should expect for the additional expenditure; and

- A meaningful opportunity for Alamo residents to express their preference regarding both the level of enhanced police service and the corresponding tax burden.

This should not be viewed as opposition to law enforcement. It is a request for **fiscal responsibility, transparency and evidence-based decision-making**.

Alamo residents value the Sheriff's Department and want to maintain a safe community. At the same time, additional taxation and a major expansion of dedicated staffing should be supported by demonstrated need rather than simply the assumption that more staffing is necessarily better.

First demonstrate the need. Then determine the appropriate staffing level. Then allow Alamo residents to make an informed decision about what they are willing to fund.

Thank you for your consideration.

Sincerely,

Rick Padden
Alamo Resident

Dear Lou Ann,

These are my comments on the proposed Alamo Police Consolidation which will be heard by the Commission on October 14.

As you know, I served on Contra Costa LAFCO as the alternate public member from 2009 to 2017. I was very involved with the Police Services Municipal Service Review in 2011 and supplied several pages of comments and suggestions. This was the first time that Alamo's unique situation in having three County Service Areas providing police services was identified and what possible solutions there might be to streamline this government structure. Although this MSR is now 15 years old, the problematic situation it describes still exists and has only been exacerbated due to the creation of P6 zones layered on top of a CSA P2 zone as well as on top of CSA P6. This has created the current situation where Alamo taxpayer homeowners are paying 21 different enhanced police services taxes, as well as the basic allocation of the 1% property tax to the County which covers basic Sheriff services. Where you live in Alamo and when your home was built determines what police taxes you pay and what services you receive. This situation is untenable.

The modern day boundaries of Alamo have been determined since 2010, when the Board of Supervisors created the Alamo Municipal Advisory Council and adopted a boundary which mirrors the zip code boundary which is the most sensible boundary to use. Prior to the 1990s, North Alamo above HIllgrade had Walnut Creek addresses; East Alamo east of Round Hill Country Club had Danville addresses; there was not a single US census that included all of Alamo or provided a correct total of Alamo residents, with the census sometimes including one of these areas and sometimes not; the Elections Department assigned North Alamo Walnut Creek precinct numbers and East Alamo Danville precinct numbers; Public Works called North Alamo roads unincorporated Walnut Creek and East Alamo unincorporated Danville roads. This led to much confusion about what is Alamo? but since 2010, the County has been unified behind the Alamo MAC boundary which has been used for the new consolidated police district. When I was on LAFCO in 2012, with Lou Ann's leadership, all of this Alamo boundary was annexed into County Service Area R-7, taking in Round Hill Country Club, which had declined to join R-7 when it was created in 1970 although Round Hill residents used R-7 parks and services. LAFCOs were created to resolve boundary and service mismatches like this.

I live in North Alamo above HIllgrade Avenue, which means I am currently paying no enhanced police tax. My neighborhood dates to 1947 so is not part of any enhanced police services district except the 1% basic allocation to CSA P6. I consider myself a freeloader on the rest of Alamo and its two enhanced police CSAs, P5 and P2. I belong to Round Hill CC, and enjoy extra police protection when I frequently visit the club although I do not pay into CSA P5. Round Hill homeowners pay for that extra protection, not club members, and there is only a small overlap between Round Hill homeowners and Round Hill club members. I shop in downtown Alamo and enjoy the resident deputy services provided by CSA P2, although I do not pay into CSA P2. I frequently attend Alamo events like the Christmas lighting and the Easter Egg hunt, and like Livorna Park concerts where CSA P2 provides additional security but I do not pay for that. I researched the northern boundary of CSA P2, which is only 1/10 of a mile south of my home and which was created in 1970 when CSA P2 was created. It exactly mirrors an 1874 ranch boundary which was used to delineate the long gone Central School District from the also long gone Alamo School District. It was chosen by the proponents of CSA P2 in 1969 as the boundary because the metes and bounds were already written down so it saved them money. Of all government representatives, LAFCO commissioners should understand that a 150 year old boundary between two 300 acre ranches should not apply to the modern community of Alamo in 2026. All of the residents of East Alamo east of Round Hill are similarly freeloaders, in my opinion, unless they never leave their home, never use Alamo parks, never drive through Alamo, never attend an Alamo event, never shop or eat in Alamo. They do not pay for police services they are receiving.

Alamo's basic police protection is provided by the Sheriff's Beat 13, which stretches more than 30 square miles from Alamo to Camino Tassajara to Vasco Road to the Alameda County border. These officers are never guaranteed to be in Alamo at any given time but take calls from this entire area. Only the CSA P2 and P5 officers are dedicated to Alamo, and they sometimes provide services outside their boundary area because of the nature of policing. This proposal means all of Alamo will receive equitable police services and pay the same tax.

When CSA P2 was created in 1970, it included Alamo (below HIllgrade) and also included Alamo Oaks (which was already subdivided) in East Alamo but not further east because those areas were uninhabited ranches at the time. It included Danville, which was unincorporated at the time and which actually took the lead in forming CSA P-2, with six of the first seven Board members for P2 coming from Danville. Round Hill Country Club was being built and homes were being actively developed and sold at the time. The proposed P2 boundaries initially included Round Hill. The developer of Round Hill decided to create Round Hill's own police CSA and not be included in CSA P2 because he was still selling homes and he thought it would be an additional selling point to have added police protection in his new subdivision and that it would enhance the property values of his subdivision. Sixty years later, the Committee members of Round Hill P5 have taken the lead to correct this old inequitable situation by offering to include all of Alamo in their district with the same tax. State law allows this procedure without a public vote in the interest of good government. If you vote for this proposal, you will be voting to get rid of 20 tax districts and government entities and replace it with only one. That is what LAFCO was created for. Fourteen years ago, LAFCO took the first step to include all of Alamo in Alamo CSAs by annexing Round Hill Country Club into CSA R-7. This is the last step to consider Alamo one community, with one level of service, with Alamo's CSAs providing the same services to all of Alamo.

Both the 2011 Police Services MSR and the 2025 MSR for Miscellaneous County Service Areas included a recommendation for Alamo police CSAs to consolidate. Your commission should honor the advice contained in your MSRs and approve this application as submitted by Contra Costa County.

Thank you for your consideration.

Sincerely yours,

Sharon Burke

Alamo, CA 94507

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

October 14, 2026

October 14, 2026
Agenda Item #8

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

Current and Potential LAFCO Applications

Dear Commissioners:

SUMMARY: This is an informational item including active and potential LAFCO applications.

DISCUSSION: The Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH) of 2000 gives LAFCOs regulatory and planning duties to coordinate the formation and development of local government agencies and their municipal services. This includes approving/disapproving boundary changes, boundary reorganizations, formations, mergers, consolidations, dissolutions, incorporations, sphere of influence (SOI) amendments, and extension of out of agency services. Applications involving jurisdictional changes filed by landowners, registered voters, and local agencies are placed on the Commission's agenda as information items before actions are considered by LAFCO at a subsequent meeting (Gov. Code §56857). We currently have one proposal awaiting completion, two current applications that are either incomplete and/or awaiting a hearing date, and several potential applications.

Current Applications – Under Review/Pending: *Tassajara Parks Project – SOI Amendment (LAFCO 16-07) and Boundary Reorganization (LAFCO 16-06)* - In 2016, the landowner (FT Land) filed applications to amend the SOIs of Contra Costa County Sanitary District (CCCSD) and EBMUD and annex to both districts (30± acres) to develop 125 single-family homes. The subject area is located east of the City of San Ramon and the Town of Danville.

In the past EBMUD opposed the project indicating they will not be the water provider (or have the water supply to serve the project). This is consistent with their resolution passed on June 8, 2021. EBMUD staff note they had meetings with the prior developer (and one where the County was included) to discuss the project. EBMUD staff have consistently reiterated their Board's position. EBMUD staff continue to participate in meetings as needed.

We recently received an update from EBMUD staff noting that they are currently waiting on the United States Bureau of Reclamation (USBR) to review the Central Valley Project (CVP) agreement's service area. The USBR must provide approval and amend EBMUD's contract in accordance with the CVP agreement prior to EBMUD providing water services. The USBR most recently informed EBMUD that they are pending National Environmental Policy Act review and need staff from the Department of the Interior (DOI) to do the environmental review. They did not provide an updated timeline for when the DOI would allocate staff. There have also been several staffing shortages at the Federal Government level which may affect the timing of review by various agencies.

The property owner remains committed to moving the project forward as reflected in and consistent with the development application materials previously approved by the County Board of Supervisors. The landowner and attorneys continue to work diligently with County staff in pursuing the processing of the development application and the County's preparation of the related environmental review. The landowner representatives are coordinating with EBMUD and other key stakeholders throughout this process.

In addition, LAFCO staff is processing one new application which is an out of agency service in City of Martinez. Also, since completion of the 2021 *Park & Recreation Municipal Services Review*, the Commission discussed dissolving County Service Area (CSA) R-9. This matter has been continued since 2021. Recently, the Commission voted to continue the matter to a future meeting.

RECOMMENDATION – Informational item – no actions required.

Sincerely,

Lou Ann Texeira
EXECUTIVE OFFICER

Attachment – Current Applications Table

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
CURRENT APPLICATIONS – October 14, 2026

File #	APPLICATION NAME/LOCATION	APPLICATION SUMMARY	STATUS
16-06	Tassajara Parks Project: proposed annexations to CCCSD and EBMUD of 30± acres located east of the City of San Ramon and the Town of Danville	Application submitted in May 2016 by the landowner to annex 30± acres to Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) to support development of 125 residential lots and related improvements. On July 13, 2021, the County Board of Supervisors certified the project EIR, amended the ULL, executed a land preservation agreement, and acted on various discretionary project approvals.	Application pending
16-07	Tassajara Parks Project: proposed sphere of influence (SOI) expansions to CCCSD and EBMUD of 30± acres located east of the City of San Ramon and the Town of Danville	Application submitted in May 2016 by the landowner to amend the SOIs for CCCSD and EBMUD in anticipation of annexation.	Application pending
21-17	Dissolution of County Service Area R-9	In November 2021, LAFCO considered dissolving CSA R-9 and deferred action.	Pending update in November 2026
23-13	Annexation to City of Martinez – Bay's Edge and Detachment from CSA P-6 – Bay's Edge	Application submitted on December 29, 2023	Pending update in August 2026
25-06	Annexation to City of Clayton – Clayton Estates	Application submitted on December 29, 2025	Scheduled for July 8, 2026
25-07	Annexation to Central Contra Costa Sanitary District (CCCSD) APN 370-140-003	Application submitted on December 29, 2025	Scheduled for July 8, 2026
25-08	Annexation to CCCSD APNs 365-140-008 & -009	Application submitted on December 29, 2025	Scheduled for July 8, 2026
26-01	Emergency Out-of-Agency APN 018-140-003	Application submitted on April 13, 2026	Scheduled for June 10, 2026

Contra Costa County Employees' Retirement Association

AGENDA

RETIREMENT BOARD MEETING

REGULAR MEETING
October 7, 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 Jessica Irby for 20 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 September 2, 2026 meeting.

II. Approve the following routine items:
   a. Certifications of membership.
   b. Service and disability allowances.
   c. Death benefits.
   d. Investment liquidity report.

III. Accept the following routine items:
   a. Disability applications and authorize subpoenas as required.
   b. Investment asset allocation report.

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

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

REGULAR AGENDA ITEMS

5. Report from Investment Committee Chair on September 16, 2026 meeting. (Presentation Item)

6. Consider and take possible action to adopt Resolution 2026-6, Investment Asset Allocation Targets and Ranges as recommended by the Investment Committee. (Action Item)

7. Educational session on Retirement Disability Law. (Presentation Item)

8. Presentation of Semi-Annual Disability Retirement Report. (Presentation Item)

9. Consider and take possible action on SACRS voting proxy form. (Action Item)

10. Reports. (Presentation item)
    a. Trustee reports on meetings, seminars and conferences.
    b. Staff reports

CLOSED SESSION

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

Member	Type Sought	Recommendation
a. Paige Meyer	Service Connected	Service Connected

12. The Board will continue in closed session pursuant to Govt. Code Section 54957 to consider the Hearing Officer's recommendation regarding the disability application for Audrey Gray.

OPEN SESSION

13. The next meeting is currently scheduled for October 21, 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.