

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

January 14, 2026 (Agenda)

January 14, 2026
Agenda Item 5

LAFCO 25-03 Annexation to West County Wastewater District (WCWD) – Richmond Rod & Gun Club

APPLICANT Richmond Rod & Gun Club (Landowner)

SYNOPSIS The applicant proposes to annex 14.28± acres (portion of one parcel) just north of Richmond Parkway to WCWD in order to receive wastewater services. The subject area is used as a shooting range and gun club.

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 property proposed for annexation is within WCWD's SOI, and within the County Urban Limit Line; the parcels are located in unincorporated Richmond.

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

The County's land use and zoning for the parcel is *Community and Regional Recreational*. The County General Plan designation is *Open Space/Recreation*. No changes to the General Plan or zoning designations are proposed in conjunction with this proposal. The subject parcel is located within the Urban Limit Line.

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

The subject area contains no prime farmland, no land covered under the Williamson Act Land Conservation agreements, no conservation of agricultural land, no agricultural preserve area, no land within a land conservation easement, and not adjacent to a greenbelt. The proposal eliminates the need for septic.

4. Topography, Natural Features and Drainage Basins:

The topography is generally flat and marshland.

5. Population:

There is one caretaker apartment on the site located in the clubhouse. The subject area currently has one registered voter; thus, the subject area is considered uninhabited.

6. Fair Share of Regional Housing:

No development is proposed. There is no population increase associated with the proposed development; no housing is included in the project.

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 all of 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, East Bay Municipal Utility District (EBMUD), and other local and regional agencies.

The proposal before the Commission is to annex a 14.28± acre portion of the subject parcel in order to provide wastewater service.

WCWD serves approximately 34,000 residences and 900 commercial and industrial businesses, with a total population of nearly 100,000 commercial and industrial businesses, within the cities of Richmond, San Pablo, and the unincorporated areas of East Richmond Heights, North Richmond, Bayview, El Sobrante, Rollingwood, and Tara Hills within a 16.9± square mile service area.

WCWD owns, operates, and maintains a wastewater collection system with 252 miles of gravity sewer pipelines, 17 lift stations, six miles of force mains, and a Water Quality and Resource Recovery Plant with a capacity of 12.5 million gallons per day (gpd), average dry weather flow.

Based on the proposed uses on the subject property, the projected demand for wastewater service is approximately 210 gallons per day of wastewater collection service. Infrastructure/improvements needed to serve the subject area includes an on-site sewer pump system as well as on-site and off-site sewer piping on Goodrick Avenue (approximately linear feet (LF) of 6" gravity sewer pumping and 1,389 LF of 1,389 located north of Richmond Parkway. The developer/owner will be required to complete construction necessary to connect to the collection system. Sewer laterals will be constructed on the parcels to facilitate sewer collection from the parcels into the collection system.

8. Timely Availability of Wastewater and Related Issues:

The subject property is within the sphere of influence of WCWD and the District states they can serve the property.

9. Assessed Value, Tax Rates, and Indebtedness:

The annexation area is within tax rate area 08121. The total assessed value for the annexation area is \$712,521 (2024-25 roll). The territory being annexed shall be liable for all authorized or existing taxes comparable to properties presently within the annexing agencies. The City and District will rely on the master tax transfer agreements for this annexation.

10. Environmental Impact of the Proposal:

As Lead Agency, the WCWD found the proposal exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities). The LAFCO environmental coordinator reviewed the WCWD Notice of Exemption and determined it is acceptable for LAFCO purposes.

11. Landowner Consent and Consent by Annexing Agency:

According to County Elections, there is one registered voter in the subject area; thus, the area proposed for annexation is, by statute, considered uninhabited. The property owner/applicant consents to the

proposed annexation. Therefore, if the Commission approves the annexation, the Commission may waive the protest hearing (Gov. Code §56662).

All 11 landowners and one registered voter 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 WCWD's SOI and contiguous to the District's service boundary. A map and legal description to implement the proposed boundary change was submitted and is subject to approval by the County Surveyor.

13. Environmental Justice:

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

14. Disadvantaged Communities:

In accordance with state law, local agencies and LAFCOs are required to plan for disadvantaged unincorporated communities (DUCs). Many of these communities lack basic infrastructure, including streets, sidewalks, storm drainage, clean drinking water, and adequate sewer service. LAFCO actions relating to Municipal Service Reviews, SOI reviews/ amendments, and annexations must take into consideration DUCs, and specifically the adequacy of public services, including sewer, water, and fire protection needs or deficiencies, to these communities. According to the County Department of Conservation and Development, the area proposed for annexation is within a DUC.

15. Comments from Affected Agencies/Other Interested Parties:

No comments were received from other affected agencies or parties.

16. Regional Transportation and Regional Growth Plans:

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

SB 375, a landmark state law, requires California's regions to adopt plans and policies to reduce the generation of greenhouse gases (GHG), primarily from transportation. To implement SB 375, the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), adopted Plan Bay Area as the "*Regional Transportation Plan and Sustainable Communities Strategy*" for the San Francisco Bay Area through 2050. *Plan Bay Area* focuses on where the region is expected to grow and how development patterns and the transportation network can work together to reduce GHG emissions. The Plan's key goals are to reduce GHG emissions by specified amounts; and plan sufficient housing for the region's projected population over the next 25 years.

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

environmental resilience, while meeting federal and state requirements. This proposal is consistent with *Plan Bay Area*.

ALTERNATIVES FOR COMMISSION ACTION

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

Option 1 Approve the annexation as proposed.

- A. Find that, as a Responsible Agency under the California Environmental Quality Act (CEQA), the proposed annexation is categorically exempt from CEQA pursuant to CEQA Guidelines section 15319 (Class 19 – Annexations of Existing Facilities and Lots for Exempt Facilities). As Lead Agency, the WCWD found the project exempt under the CEQA.
- B. Adopt this report, approve LAFCO Resolution No. 25-03 (Exhibit B), and approve the proposal, to be known as *Richmond Rod & Gun Club - Annexation to West County Wastewater District* 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 DENY the proposal.

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

RECOMMENDED ACTION:

Option 1 – Approve the annexation as proposed.

Lou Ann Texeira

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

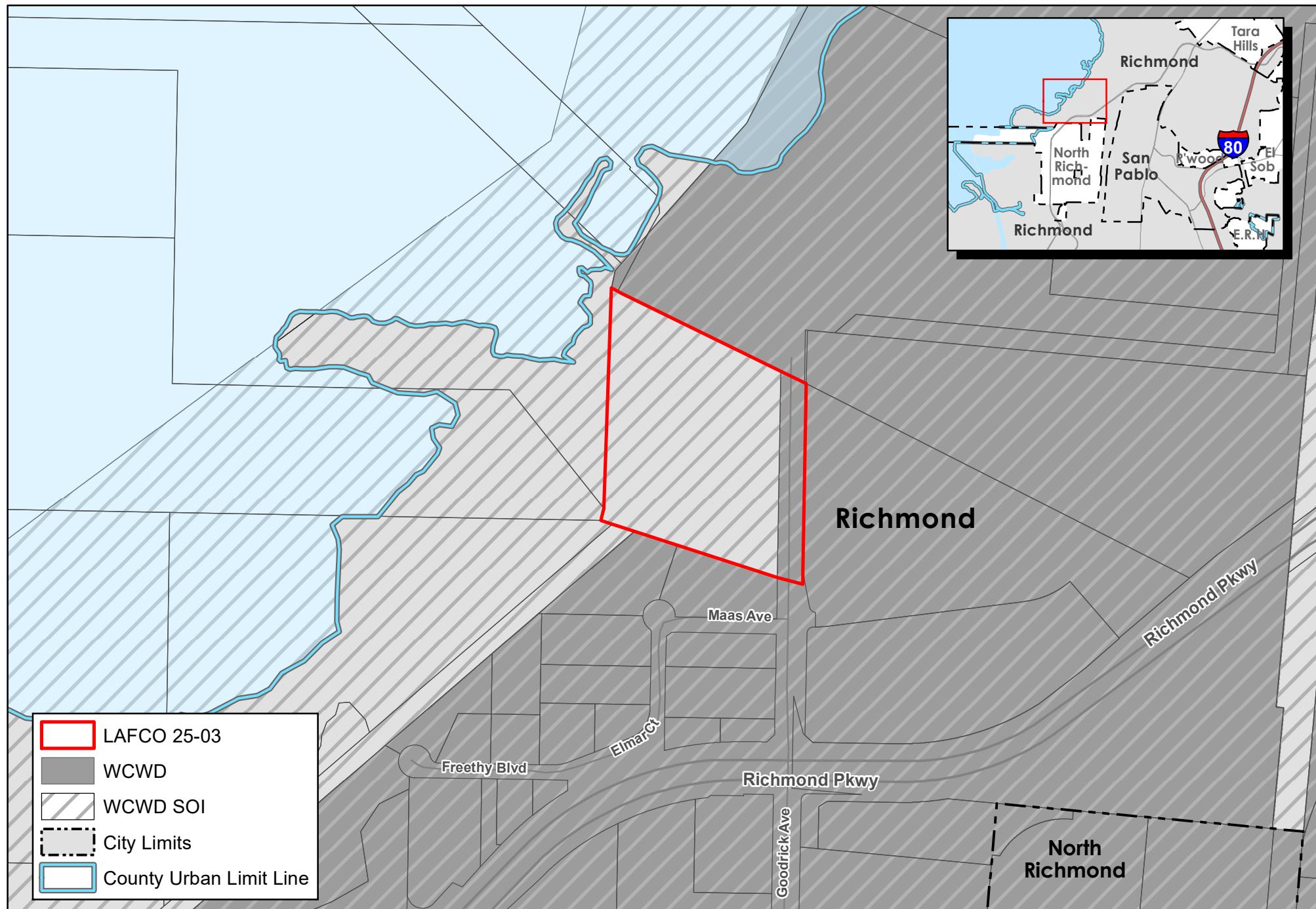
Exhibits

A – WCWD Annexation Map
B – Draft LAFCO Resolution 25-03

c: Distribution

LAFCO 25-03 Annexation to West County Wastewater District - Richmond Rod and Gun Club

Exhibit 5.a



Map created 08/21/2025
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 map area. While every effort is made to ensure no errors exist for this dataset, it is provided "as is". This map contains copyrighted information and may not be reproduced. 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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RESOLUTION NO. 25-03

**RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
MAKING DETERMINATIONS AND APPROVING ANNEXATION TO WEST COUNTY
WASTEWATER DISTRICT – RICHMOND ROD & GUN CLUB**

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

WHEREAS, the Executive Officer examined the application and executed her certification in accordance with law, determining and certifying that the filing is sufficient; and

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

WHEREAS, the Executive Officer reviewed available information and prepared a report including her recommendations therein, and the report and related information have been presented to and considered by the Commission; and

WHEREAS, at a public hearing held on January 14, 2026, the Commission heard, discussed, and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendations, the environmental document and determination, applicable General and Specific Plans, consistency with the spheres of influence, and related factors and information including those contained in Gov. Code §56668; and

WHEREAS, information satisfactory to the Commission has been presented that there is one voter within the subject area and 48 landowners within the subject area. As of this writing, no voters or landowners have objected to the proposal; and

WHEREAS, the Local Agency Formation Commission determines the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Contra Costa County; and

WHEREAS, the applicant delivered to LAFCO an executed indemnification agreement providing for the applicant to indemnify LAFCO against any expenses arising from any legal actions to challenge the annexation.

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

1. The West County Wastewater District found the proposal exempt from the California Environmental Quality Act (CEQA). In accordance with CEQA, the Commission finds the proposed annexation is categorically exempt from CEQA pursuant to California Code of Regulations Title 14, Article 19, Section 15319(b) – *Annexations of Existing Facilities and Lots for Exempt Facilities*, which is consistent with the determination of the West County Wastewater District, as Lead Agency under CEQA.

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2. Annexation to the Richmond Rod & Gun Club 14.28± acres to extend wastewater services to the subject parcel is hereby approved.
3. The subject proposal is assigned the following distinctive short-form designation:
ANNEXATION TO WEST COUNTY WASTEWATER DISTRICT – RICHMOND ROD & GUN CLUB
4. The boundary of the subject area is found to be definite and certain as approved and set forth in Exhibit A, attached hereto and made a part hereof.
5. The subject area shall be liable for any authorized or existing taxes, charges, and assessments currently being levied on comparable properties within the annexing agencies.
6. The subject area is uninhabited pursuant to Gov. Code §56079.5.
7. No affected landowners or registered voters within the subject area object to the proposal, and the conducting authority (protest) proceedings are hereby waived.
8. All subsequent proceedings in connection with these annexations shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

* * * * *

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

AYES:

NOES:

ABSTENTIONS:

ABSENT:

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: January 14, 2026

Lou Ann Texeira, Executive Officer

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