

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 9, 2026 (Agenda)

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Agenda Item 5

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

APPLICANT Central Contra Costa Sanitary District (CCCSD)

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

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

DISCUSSION

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

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

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

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

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

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

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

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

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

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

5. Population:

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

6. Fair Share of Regional Housing:

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

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

An application for a change of organization or reorganization typically requires a plan for providing services within the affected territory (Gov. Code §56653). The plan for service is available in the LAFCO office at 40 Muir Road, Martinez. The plan for service includes the following information and any additional information required by the Commission or the LAFCO Executive Officer:

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

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

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

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

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

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

8. Timely Availability of Wastewater and Related Issues:

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

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

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

10. Environmental Impact of the Proposal:

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

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

11. Landowner Consent and Consent by Annexing Agency:

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

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

12. Boundaries and Lines of Assessment:

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

13. Disadvantaged Communities:

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

14. Comments from Affected Agencies/Other Interested Parties:

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

15. Regional Transportation and Regional Growth Plans:

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

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

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

ALTERNATIVES FOR COMMISSION ACTION

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

Option 1 Approve the annexation as proposed.

- A. Find that, as a Responsible Agency under the California Environmental Quality Act (CEQA), LAFCO has reviewed and considered the environmental effects of the proposed annexation, and finds that all changes or alterations in the project that avoid or substantially lessen its environmental effects are within the responsibility and jurisdiction of the District and not LAFCO, and that those changes have been, or can and should be, adopted by the District as lead agency.
- B. Adopt this report, approve LAFCO Resolution No. 25-07 (Exhibit B), and approve the proposal, to be known as *Annexation to Central Contra Costa Sanitary District - APN 370-140-003* subject to the following terms and conditions:
 1. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments, and charges comparable to properties presently within the annexing agency.

Option 2 Deny the proposal.

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

RECOMMENDED ACTION:

Option 1 – Approve the annexation as proposed.

Lou Ann Texeira

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

Exhibits

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

c: Distribution

RESOLUTION NO. 25-07

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AYES:

NOES:

ABSTENTIONS:
ABSENT:

Gabriel Quinto, CHAIR, CONTRA COSTA LAFCO

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

Dated: September 9, 2026

Lou Ann Texeira

Lou Ann Texeira, Executive Officer

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



