



Lou Ann Teixeira
Executive Officer

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July 13, 2016 (Agenda)

July 13, 2016
 Agenda Item 6

Contra Costa Local Agency Formation Commission
 651 Pine Street, Sixth Floor
 Martinez, CA 94553

Request for Extension of Time – Lenox Homes

Dear Members of the Commission:

On August 12, 2015, the Commission approved the Laurel Place/Pleasant View annexation to the City of Concord (LAFCO 09-07). One of the conditions of approval, as requested by Lenox Homes, was that LAFCO defer recordation of annexation for up to one year (August 2, 2016) to allow the developer time to complete site and house construction and obtain necessary County permits.

Lenox Homes recently informed LAFCO that the site improvement is underway and about 75% complete, and that the homes are under construction. Further, that the estimated completion date will extend beyond August 2, 2016. Lenox Homes requests that LAFCO defer recordation of the annexation to February 2, 2017 to allow for completion of the project (see attached letter).

In accordance with Government Code §57001, if a Certificate of Completion has not been filed within one year after the Commission approves a proposal, the proceeding shall be deemed abandoned unless prior to the expiration of that year the Commission authorizes an extension of time to complete the proceedings.

RECOMMENDATION: It is recommended that the Commission approve an extension of time to file the Certificate of Completion to February 2, 2017, as requested by Lenox Homes, to allow the developer additional time to complete construction activities.

Sincerely,

LOU ANN TEXEIRA
 EXECUTIVE OFFICER

Attachment – Letter from Lenox Homes

c: Dan Freeman, President, Focus Realty Services Inc./Lenox Homes LLC
 Victoria Walker, City of Concord

Focus Realty Services Inc./Lenox Homes LLC
3675 Mt. Diablo Blvd., Suite 350
Lafayette, CA 94549
Phone: (925) 283-8470

May 5, 2016

Ms. LouAnn Texeira
Executive Officer
Contra Costa Local Area Formation Commission
651 Pine Street
Lafayette, CA 94553

Re: Laurel Place/Pleasant View Annexation to City of Concord

Dear LouAnn,

This letter will serve as our formal request to extend the annexation deadline for the above referenced area for 6 months to February 2, 2017. Per the approved resolution 09-07, condition #9, LAFCO was to defer recordation of the annexation map for up to one year to August 2, 2016 to allow us as developer of the 4 home sites off Pleasant View Lane (MS 6-94) time to complete site and house construction.

The site improvements are now underway and about 75% completed and all 4 new homes are under construction. The estimated completion date for the project extends past the August 2, 2016 date and therefore we are submitting this request for extension to the annexation deadline.

Thank you for your consideration of this request.

Sincerely,



Dan Freeman
President