



Lou Ann Teixeira
 Executive Officer

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January 11, 2017 (Agenda)

January 11, 2017
 Agenda Item 10

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.

Prior to the August deadline, Lenox Homes requested an extension of time, indicating that while the site improvement was underway, and homes were under construction, the estimated completion date would extend beyond the August 2, 2016 date. The Commission approved an extension of time to February 2, 2017 to allow for completion of the project.

In addition to the 8-lot subdivision previously completed, the developer is also developing the adjacent 4-lot subdivision which was also annexed to the City of Concord as part of LAFCO 09-07. The developer recently informed LAFCO that construction of the four new homes is nearly (90%) complete. The estimated completion date will extend beyond the February 2, 2017 date for recording the annexation. Thus, the developer is requesting an additional six month time extension to August 2, 2017 (see attached).

In accordance with Government Code §57001, if a Certificate of Completion is not 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 a second extension of time to file the Certificate of Completion to August 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

December 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 for a second extension to the annexation deadline for the above referenced area. We request an additional 6 months from February 2, 2017 to August 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. This deadline was extended at the July LAFCO meeting to February 2, 2017 at our request.

The site improvements are now completed and accepted by County and all 4 new homes are nearly complete with about 90% of the construction finished. The estimated completion date for the project extends past the February 2, 2017 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