



Lou Ann Teixeira
 Executive Officer

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January 11, 2023 (Agenda)

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

**January 11, 2023
 Agenda Item 10**

LAFCO 18-06 - Chang Property Boundary Reorganization - Update

Dear Members of the Commission:

On August 8, 2018, the Commission approved the *Chang Property Reorganization – Annexations to the City of San Ramon, Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) and Corresponding Detachment from County Service Area (CSA) P-6*. The proposal includes annexation of 63.5± acres to the City of San Ramon, CCCSD and EBMUD and a corresponding detachment from CSA P-6. The area is located at the intersection of Bollinger Canyon Road and Crow Canyon Road in unincorporated San Ramon. The proposal will extend city, wastewater, and water services to facilitate the development of 43 single-family large lot homes, 18 accessory dwelling units, and related facilities on the Chang property.

One of LAFCO’s conditions of approval is that *the property owner provide LAFCO with a certified copy of a recorded grant of open space easement from the Chang property owner(s) to the City of San Ramon and/or other public agency or land trust that prohibits urban development and permanently preserves the existing open space and agricultural uses on 134± acres that are outside of the urban growth boundary and designated for open space and agricultural uses. Further, that the easement remains in effect in perpetuity, and that it is consistent with the conditions of approval in accordance with the Vesting Tentative Map 9485.*

Pursuant to Government Code §57001, if a Certificate of Completion is not filed within one year of the Commission’s approval, the proceeding is deemed abandoned unless prior to the one-year expiration the Commission authorizes a time extension to complete the proceedings.

The landowners experienced delays in coordinating the timing of the open space easement with the City of San Ramon and the resource agencies due to COVID, other challenges, and most recently, due to extensive infrastructure costs.

The landowners are currently working with the City and consultants on alternatives to make the project workable as explained in their letter (attached). The landowner requests a six-month extension of time to complete the final approvals (see attached letter).

RECOMMENDATION: It is recommended that the Commission approve an extension of time to file the Certificate of Completion to June 30, 2023 to complete the open space easement with the City of San Ramon and the resource agencies.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

c: Vicky Chang, Hsientein Project Investment
Eric Chen, Principal/Architect, Creative Design Associates
Cindy Yee, City of San Ramon

Attachment – Chang Letter Requesting Extension of Time



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December 30, 2022

VIA E-MAIL

Ms. Lou Ann Texeira
Executive Officer
Contra Costa Local Agency Formation
Commission (LAFCo)
40 Muir Road, 1st Floor
Martinez, CA 94553

Re: Chang Property (Subdivision 9458, City of San Ramon): Request for Extension

Dear Ms. Texeira:

On behalf of Hsientein Project Investment, which is the owner of the above-referenced property (Property Owner), our office respectfully requests that the Commission consider a six-months extension of the reorganization approval granted by Contra Costa LAFCo on August 8, 2018 (Reso. No. 18-06) involving various boundary changes consisting of annexation of approximately 63.5 acres (Annexation Area) to the City of San Ramon (City), Central Contra Costa Sanitary District (CCCSD), and East Bay Municipal Utility District (WBMUD), along with the related detachment from CSA P-6 (Chang Property Reorganization).

Subsequent to the City and LAFCO approvals in 2017 and 2018, the Property Owner has continued to work diligently and in good faith to perfect its entitlements and approvals for the Chang Property. However, it has become apparent that the original approval of 43 single-family, large lot homes and 18 secondary dwelling units (SDU), along with the provision of street improvements, landscaping, utilities, a tot lot, and an approximately 2-acre passive public park are not a feasible proposition due to extensive infrastructure cost for relatively low yield of development.

We are currently working with the city and consultants to seek alternatives to make the project workable. The alternatives may involve revisions of design and construction methods or/and may need modification to original approval. Before we come to agreement with city and consultants on the next move, we are hopeful that the Commission will grant the requested extension to allow the Property Owner to continue to diligently pursue this laudable goal – considering the numerous, complex factors involved with the project in obtaining the necessary land use entitlements, approvals, permits and financial obstacles to bring the Chang Project to fruition.

Best Regards,

CDA, Inc.

A handwritten signature in blue ink, appearing to read 'Eric Chen', with a long horizontal flourish extending to the right.

Eric Chen / President
Mobile: 626-374-8513
echen@cda-arc.com

cc: Vicky Chang