



Lou Ann Teixeira
Executive Officer

March 8, 2023

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Agenda Item 11

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

Current and Potential LAFCO Applications

Dear Members of the Commission:

SUMMARY

This report identifies active and potential LAFCO applications and is an informational item.

DISCUSSION

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH”) delegates LAFCOs with regulatory and planning duties to coordinate the formation and development of local government agencies and their municipal services. This includes approving and disapproving boundary changes, boundary reorganizations, formations, mergers, consolidations, dissolutions, incorporations, sphere of influence (SOI) amendments, and extension of out of agency services. Applications involving jurisdictional changes filed by landowners or registered voters are placed on the Commission’s agenda as information items before action is considered by LAFCO at a subsequent meeting (Gov. Code §56857).

There is currently one approved proposal awaiting completion, four current applications that are either incomplete and/or awaiting a hearing date, and several potential applications.

Current Proposals – Approved and Awaiting Completion

Chang Property Reorganization (LAFCO 18-06)

Application filed by the landowner to annex 66.92+ acres to City of San Ramon, Central Contra Costa Sanitary District and East Bay Municipal Utility District and detach from County Service Area P-6. The subject area is located at the intersection of Crow Canyon and Bollinger Canyon Roads in unincorporated San Ramon. The Commission approved the boundary reorganization in August 2017 with conditions. One of the conditions (i.e., open space easement) has not yet been met. The applicant has requested and received several time extensions with the current extension to June 30, 2023 to complete the easement.

Current Applications – Under Review

Dissolution of Knightsen Town Community Services District (KTCSD) (LAFCO 23-01)

Application was filed by the KTCSD to dissolve the district. LAFCO staff is processing the application.

Annexation to West County Wastewater District (WCWD) – Richmond Country Club (LAFCO 23-02)

Application was filed by the landowner to annex 25.51+ acres to WCWD to serve a proposed development of 69 single family homes. The subject area is located north of Richmond Parkway and east of Giant Highway near 1 Markovich Lane in Richmond. LAFCO staff is processing the application.

Tassajara Parks Project – Boundary Reorganization (LAFCO 16-06)

Application was filed by the landowner to annex 30± acres to Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD). The project includes development of 125 single-family homes. The subject area is located east of the City of San Ramon and the Town of Danville. The application is currently incomplete. The project is currently being litigated.

✚ LAFCO Tassajara Parks Project – SOI Amendments (LAFCO 16-07)

Application was filed by the landowner to amend the SOIs for CCCSD and EBMUD by 30± acres in anticipation of corresponding annexations. The application is currently incomplete. The project is currently being litigated.

✚ Faria Southwest Hills – Boundary Reorganization (LAFCO 21-04)

Application filed by the City of Pittsburg to annex 606± acres to the City of Pittsburg, Contra Costa Water District and Delta Diablo, and detachment from CSA P-6. The project includes development of up to 1,500 residential units. The application is currently incomplete. On February 9, 2022, Contra Costa County Superior Court ruled that the City of Pittsburg violated CEQA. The Court issued a writ of mandate compelling the City to set aside the project approvals and the certification of the Final EIR, and that any further consideration of the project must comply with CEQA and be consistent with the Court's ruling. On August 15, 2022, the Pittsburg City Council voted to repeal and set aside all approvals for the Faria/Southwest Hills Annexation Project.

On January 31, 2023, the City of Pittsburg published a Notice of a Public Hearing regarding the *Faria/Southwest Hills Annexation Project* and *Revised and Updated Final Environmental Impact Report*. LAFCO staff submitted a comment letter on February 13, 2023 reiterating some of staff's previous concerns about the project, including EIR deficiencies. The comment letter also noted staff's concerns that the "Revised and Updated EIR" was not recirculated under CEQA Guidelines section 15088.5

On February 14, 2023, the City's Planning Commission held a public hearing on the project. The City's Planning Commission recommended against approving the project's proposed general plan and rezoning amendments, proposed master plan, and proposed development agreement. The project will go to the Pittsburg City Council for further discussion/action.

Potential and Other Applications

On April 14, 2021, LAFCO approved the extension of out of agency water service by the City of Martinez to the Bay's Edge Subdivision 9065 located in unincorporated Martinez (Mt. View). LAFCO's approval was conditioned on commitment from the City to apply to LAFCO to annex the subject parcels to the City of Martinez by *August 31, 2022*, in the event the entirety of Mt. View is not annexed to the City prior to that date. On August 10, 2022, the Commission approved extending the deadline to August 31, 2023.

There are currently several potential applications that may be submitted to Contra Costa LAFCO in the future including annexations to Mt. View Sanitary District and West County Wastewater District.

Since completion of the *Park & Recreation Municipal Services* review in 2021, the Commission has discussed initiating dissolution of CSA R-9. The matter was continued to March 2023 to allow additional time for community input.

RECOMMENDATION – Informational item – no actions required.

Sincerely,


LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment – Current Applications Table

**CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
CURRENT APPLICATIONS – March 8, 2023**

Attachment

File #	APPLICATION NAME/LOCATION	APPLICATION SUMMARY	STATUS
16-06	Tassajara Parks Project: proposed annexations to CCCSD and EBMUD of 30± acres located east of the City of San Ramon and the Town of Danville	Application submitted in May 2016 by the landowner to annex 30± acres to Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) to support development of 125 residential lots and related improvements. On July 13, 2021, the County Board of Supervisors certified the project EIR, amend the ULL, executed a land preservation agreement, and acted on various discretionary project approvals.	Application is currently incomplete. Await certified EIR, updated application, and other information. The project is currently being litigated.
16-07	Tassajara Parks Project: proposed SOI expansions to CCCSD and EBMUD of 30± acres located east of the City of San Ramon and the Town of Danville	Application submitted in May 2016 by the landowner to amend the SOIs for CCCSD and EBMUD in anticipation of annexation.	Application is currently incomplete. Await certified EIR, updated application, and other information. The project is currently being litigated.
21-05	Faria Southwest Hills Reorganization: proposed annexations to City of Pittsburg, CCWD and DD of 606± acres located southwest of the City of Pittsburg	Application submitted in June 2021 by City of Pittsburg to annex 606± acres to the City, Contra Costa Water District (CCWD) and Delta Diablo (DD) and detach from County Service Area (CSA) P-6 to support hillside estate development of up to 1,500 units.	Application is currently incomplete. <i>Notices of Incomplete Application</i> issued on 7/21/21 and 1/28/22. Following litigation on the project EIR, the Pittsburg City Council set aside all approvals for the Faria/Southwest Hills Annexation Project. On 2/14/23, the Pittsburg Planning Commission considered a revised EIR for the project.
21-17	Dissolution of County Service Area (CSA) R-9	LAFCO initiated dissolution of CSA R-9	Pending update (March 2023)
23-01	Dissolution of Knightsen Town Community Services District (KTCSD)	Proposed dissolution of the KTCSD	Application currently under review
23-02	Annexation to West County Wastewater District (WCWD) – Richmond Country Club	Proposed annexation to WCWD of 25.51± acres located north of Richmond Parkway and east of Giant Highway	Application currently under review