



March 9, 2011
Agenda Item 12

March 9, 2011 (Agenda)

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

Northeast Antioch Monthly Update

Dear Commissioners:

On February 9, 2011, the Commission approved the extension of out of agency water service by the City of Antioch, and out of agency wastewater service by the City of Antioch and Delta Diablo Sanitation District to the proposed Marsh Landing Generating Station facility in unincorporated Northeast Antioch.

The Commission's approval included six conditions, including a requirement that the City and County provide LAFCO with monthly updates regarding the following matters: (a) the status of the matters covered in the Work Program for the Preparation of a Joint City/County Economic Development Strategy for the Northeast Antioch Area, dated January 5, 2011, or as may be subsequently amended by the parties; (b) the status of the annexation of Northeast Antioch; and (c) the status of a tax transfer agreement.

Attached is the first monthly update as prepared jointly by the City and County.

RECOMMENDATION

Receive and file the update.

Please contact the LAFCO office if you have any questions.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment

March 1, 2011

Lou Ann Texeira, LAFCO Executive Director
651 Pine Street, 6th Floor
Martinez, CA 94553

Dear Lou Ann,

At the February 9, 2011 LAFCO meeting, LAFCO requested monthly updates from the City of Antioch and the County on the status of the Northeast Annexation process. The following is a summary of the actions that have occurred relating to the Northeast Annexation since the February 9, 2011 LAFCO meeting:

- On Wednesday, February 23, 2011, City and County staffs met to discuss the annexation process. The primary topic of discussion was the Work Program for the Joint City/County Economic Development effort and the Fiscal Analysis. It was agreed by all parties that a market analysis is needed so that the Fiscal Analysis can be modified to more accurately project future revenue. The existing Gruen Fiscal Study used broad assumptions about the type and intensity of future development that was projected to occur in the Northeast Annexation Area in the future. Once this Market Analysis is complete, then the Fiscal Analysis can be updated utilizing the land used projections derived from the Market Analysis. City and County staff's are currently working on a Request for Proposal (RFP) to send to qualified consulting firms. This RFP will likely be released the second week in March, with proposals from consultants submitted the first week in April.
- The first meeting of the City Council/ Board of Supervisors Subcommittee is tentatively scheduled for the week of April 25-29. The agenda for this meeting is still tentative, but will likely focus on the Economic Development Plan Work Program. Staff is attempting to schedule a presentation by the County Health Department at this meeting to provide the Subcommittee with background information on the extent of public health problem currently facing the residents in the existing Viera residential area, given the reliance of homes in that area on wells and septic fields.

If you or any members of LAFCO have any questions on the preceding information, please let us know and we will respond as quickly as we can.

Sincerely,



Jim Jakel
Antioch City Manager



Jim Kennedy
Redevelopment Director
Contra Costa County

cc: Antioch City Council
County Board of Supervisors
Rich Seithel, County Administrator's Office
Catherine Kutsuris, DCD
Patrick Roche, DCD