

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 17, 2013 (Agenda)

April 17, 2013
Agenda Item 6

LAFCO 12-05: Annexation 183 to Central Contra Costa Sanitary District (CCCSD)

PROPONENT: CCCSD by Resolution No. 2012-047 adopted June 21, 2012

ACREAGE & LOCATION The applicant proposes to annex 90.2± acres (23 parcels) in six separate areas located in Orinda, Pleasant Hill and Walnut Creek as generally described below:

Area 183-1: three parcels located on Echo Ct and Stonehedge Dr – Pleasant Hill (1.0± acres)

Area 183-2: six parcels located on Little Rd and Camino Las Juntas – Pleasant Hill (16.9± acres)

Area 183-3: three parcels located on Roche Dr – Pleasant Hill (0.8± acres)

Area 183-5: one parcel located on Snyder Ln - Walnut Creek (2.0± acres)

Area 183-6: seven parcels located on Lomas Cantadas, Tres Mesas and Los Venados – Orinda (36.3± acres)

Area 183-7: three parcels located on Crest View Dr – Orinda (33.2± acres)

SYNOPSIS

CCCSD filed an application with LAFCO to annex the properties to the District. Six of the properties within the annexation area are currently receiving sewer service through CCCSD. The District has included the remaining in-fill parcels to avoid the creation of islands, provide for logical boundaries, and streamline CCCSD staff work. The District's application also included two parcels located on Kathleen Drive in Pleasant Hill (Area 183-4). However, we learned through the County Assessor's Office that these properties were previously annexed.

The purpose of the annexation is to facilitate the extension of wastewater service to various parcels. The properties include existing single family dwelling units, two communication towers, a water tank site (EBMUD), a portion of the Contra Costa Canal, a commercial stable, one vacant unbuildable parcel, one ranch parcel, and eight vacant parcels zoned for single and multiple family residential.

DISCUSSION

The Government Code sets forth factors that the Commission is required to consider in evaluating any proposed boundary change as discussed below (Gov. Code §56668). In the Commission's review and evaluation, no single factor is determinative. In reaching a decision, each is to be evaluated within the context of the overall proposal.

1. Consistency with the Sphere of Influence (SOI) of Any Local Agency:

The areas proposed for annexation are within CCCSD's SOI and within the County Urban Limit Line; 12 parcels are located in Pleasant Hill, one in Walnut Creek and 10 in Orinda.

2. Land Use, Planning and Zoning - Present and Future:

The General Plan and zoning designations are shown below. No changes are proposed to General Plan or zoning designations as part of this proposal.

Annexation Area	General Plan Designation	Zoning Designation
183-1 Pleasant Hill	Single Family Residential (SFR) – Medium	R-10A (SFR – average lot size 10,000 sq. ft.)
183-2 Pleasant Hill	SFR – Low Neighborhood Business	R-10 (SFR – lot size 10,000 sq. ft.) R-15 (SFR – lot size 15,000 sq. ft.)
183-3 Pleasant Hill	SFR – High	R-7 (SFR – lot size 7,000 sq. ft.)
183-5 Walnut Creek	SFR – Medium	R-12 (SFR – lot size 12,000 sq. ft.)
183-6 Orinda	SFR (5-10 acres/unit)	RL-20 (SFR – lot size 20,000 sq. ft.); Ridgeline
183-7 Orinda	SFR (1-2 acres/unit) Gateway Valley Planning Area; Open Space	Open Space; Ridgeline

3. The Effect on Maintaining the Physical and Economic Integrity of Agricultural Lands:

The properties proposed for annexation contain no prime farmland or land covered under Williamson Act Land Conservation agreements.

4. Topography, Natural Features and Drainage Basins:

The topography of annexation and surrounding areas are as follows:

Area	Topography – Annexation Area	Topography – Surrounding Area
183-1	Flat	Southwest has a slight upward slope
183-2	Gradual incline to peak in southeast corner of proposal area	Slopes downward toward the south and east
183-3	Flat	Flat
183-5	Flat	Flat
183-6	Slopes upward toward the west	North of the area slopes steeply downward toward the northeast. South of area slopes steeply downward toward the south
183-7	Slopes upward toward the center of the proposal area	Slopes upward toward the center of the proposal area

5. Population:

There is a potential to add a maximum of 42 single family dwelling units (SFDUs) to the annexation area, including 26 SFDUs to area 183-2, two SFDUs to area 183-3, six SFDUs to area 183-5, two SFDUs to area 183-6 and six SFDUs to area 183-7. These additional SFDUs could result in a population increase of 103± persons based on 2012 California Department of Finance estimates.

6. Fair Share of Regional Housing:

Pursuant to §56668 of the CKH Act, LAFCO must consider in the review of a proposal the extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the regional council of governments. The proposed annexation will have minimal effect on regional housing needs.

7. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

In accordance with Government Code §56653, whenever a local agency submits a resolution of application for a change of organization or reorganization, the local agency shall also submit a plan for

providing services within the affected territory. The plan shall include all of the following information and any additional information required by the Commission or the Executive Officer:

- (1) An enumeration and description of the services to be extended to the affected territory.
- (2) The level and range of those services.
- (3) An indication of when those services can feasibly be extended to the affected territory.
- (4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
- (5) Information with respect to how those services will be financed.

The "Plan for Providing Services within the Affected Territory," as required by Government Code §56653, is on file in the LAFCO office. The properties proposed for annexation are served by various local agencies including, but not limited to, Contra Costa County, Contra Costa County Fire Protection District, Moraga Orinda Fire District, Contra Costa Water District (CCWD) and East Bay Municipal Utility District (EBMUD).

The proposal before the Commission is to annex the properties to CCCSD for the provision of sanitary sewer service, including collection, treatment and disposal.

CCCSD currently serves an estimated population of 322,000 residents in a 144-square-mile service area. CCCSD's wastewater collection system consists of 1,500 miles of sewer mains with 18 pump stations. The majority of CCCSD's system operates with gravity flow with some pumping stations and force mains. All sewer connections to the subject property will be either gravity flow or individual residential pump systems.

CCCSD's wastewater treatment plant provides secondary level treatment for an average dry weather flow of approximately 33.5 million gallons per day (mgd) of wastewater. The wastewater treatment plant has a permitted discharge limit of 53.8 mgd.

The areas proposed for annexation could potentially extend service to a total of 55 existing and new single family dwelling units. Based on the number of potential units, the maximum demand for service is approximately 9,555 gallons of wastewater per day.

CCCSD indicates that eight of the properties in the annexation area are already served by existing CCCSD facilities; others can extend sanitary sewer main lines to receive sewer services. It is not the current practice of CCCSD to compel property owners to connect their properties to the public sewer system involuntarily.

Regarding infrastructure and improvements, CCCSD indicates that all gravity mains required to serve the affected parcels will be 8-inch diameter for gravity mains or up to 2-inch diameter for pressure mains, which are CCCSD's minimums for mains. All laterals will be 4-inch diameter, which is CCCSD's minimum for gravity laterals, or 1-1/4- to 2-inch diameter pump laterals, which is CCCSD's minimum for pump laterals, depending on the specific pump type installed.

All capital costs including any required sewer main extensions, along with connections fees, will be borne by the property owners. CCCSD funds the maintenance of all sewers through its annual sewer service charge.

8. Timely Availability of Water and Related Issues:

Annexation areas 183-1 thru 183-5 are located within the CCWD service area. CCWD provides water to over 500,000 people in Contra Costa County. CCWD provides treated water to Clayton, Clyde, Concord, Pacheco, Port Costa and parts of Martinez, Pleasant Hill and Walnut Creek. In addition, wholesale treated water is provided to the City of Antioch, the Golden State Water Company in Bay Point, the Diablo Water District in Oakley, and the City of Brentwood. CCWD sells untreated water to

the cities of Antioch, Martinez and Pittsburg, and to industrial and irrigation customers. CCWD pumps water from four intakes in the Sacramento-San Joaquin Delta. Based on the CCWD 2010 Urban Water Management Plan, CCWD has the ability to provide water service to the annexation areas.

Annexation areas 183-6 and 183-7 are located within the EBMUD service area. EBMUD supplies water and provides wastewater treatment for significant parts of Alameda and Contra Costa counties. Based on 2010 census data, approximately 1.34 million people are served by EBMUD's water system in a 332-square-mile area. Historically, over 90% of EBMUD's water comes from the Mokelumne River watershed. Other water sources include local watershed runoff and Central Valley Project (CVP) (Sacramento River). Based on the EBMUD 2010 Urban Water Management Plan, EBMUD has the ability to provide water service to the areas proposed for annexation.

CCCSD indicates that the proposed annexation would have a minor effect on water usage, and would not lead to the construction of new or expansion of existing water facilities.

9. Assessed Value, Tax Rates and Indebtedness:

The annexation areas are within tax rate areas 09012, 12007, 12011, 12090 and 18003. The assessed value for the areas proposed for annexation is \$4,329,348 (2012-13 roll). The territory being annexed shall be liable for all authorized or existing taxes comparable to properties presently within the annexing agencies.

10. Environmental Impact of the Proposal:

On June 21, 2012, CCCSD, as Lead Agency, adopted a Negative Declaration in conjunction with the proposed annexation. The LAFCO Environmental Coordinator reviewed the document and finds it adequate for LAFCO purposes.

11. Landowner Consent and Consent by Annexing Agency:

According to County Elections, there are more than 12 registered voters in the area proposed for annexation. Thus, the area proposed for annexation is considered inhabited.

CCCSD indicates that less than 100% of the affected landowners/voters have provided written consent to the annexation. Thus, the Commission's action is subject to notice, hearing, as well as conducting authority (protest) proceedings. All landowners and registered voters within the proposal area(s) and within 300 feet of the exterior boundaries of the area(s) have received notice of the April 17 hearing.

As of this writing, LAFCO has received no objection from any affected landowner or registered voter. If no objection is received from an affected party prior to the conclusion of the hearing on April 17, the Commission may waive the protest proceedings. However, if any objection is received at any time prior to or during the hearing, then a protest hearing is required (Gov. Code Section 56663).

12. Boundaries and Lines of Assessment:

The annexation areas are within CCCSD's SOI and are contiguous to existing CCCSD boundaries. The 2008 *Central County Water/Wastewater Municipal Services Review* (MSR) provided an assessment of CCCSD services. The MSR report noted that CCCSD was serving an estimated 180 parcels outside its service boundary; and that there were a number of small islands surrounded by the District and within its SOI. The MSR suggested annexing parcels receiving out of agency service, as well as islands and areas where there were concerns due to failing septic systems and related public health issues. Since 2008, CCCSD has made significant progress to validate sewer service connections and correct island and boundary irregularities. The proposed annexation would bring into CCCSD's boundaries additional parcels currently receiving out of agency service, and would reduce the number of boundary irregularities.

13. Environmental Justice:

LAFCO is required to consider the extent to which proposals for changes of organization or reorganization will promote environmental justice. As defined by statute, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The proposed annexation is not expected to promote or discourage the fair treatment of minority or economically disadvantaged groups.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

Option 1 Approve the annexation as submitted.

- A. Find that, as a Responsible Agency under CEQA, the Commission has reviewed and considered the information contained in the 2012 Negative Declaration prepared and approved by CCCSD.
- B. Adopt this report and approve the proposal, to be known as CCCSD Annexation 183 subject to the following terms and conditions:
 - 1. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments and charges comparable to properties presently within the annexing agency.
 - 2. That CCCSD has delivered an executed indemnification agreement providing for CCCSD to indemnify LAFCO against any expenses arising from any legal actions challenging the annexation.
- C. Find that the subject territory is inhabited and that the annexing agency has consented to waiving the conducting authority proceedings. However, less than 100% of the affected landowners/registered voters have consented to the annexation. Should LAFCO receive any objection to the annexation from an affected party prior to or during the public hearing, then a subsequent protest hearing is required. Should no protest be received, then the Commission may waive the protest hearing and direct LAFCO staff to complete the proceedings.

Option 2 Adopt this report and DENY the proposal.

Option 3 If the Commission needs more information, CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve Option 1.

LOU ANN TEXEIRA, EXECUTIVE OFFICER
LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 12-05

**RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
MAKING DETERMINATIONS AND APPROVING
ANNEXATION 183 TO CENTRAL CONTRA COSTA SANITARY DISTRICT**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Contra Costa Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the time and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, information satisfactory to the Commission has been presented that no affected landowners/registered voters within the annexation area object to the proposal; and

WHEREAS, the Local Agency Formation Commission determines the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Contra Costa County;

NOW, THEREFORE, the Contra Costa Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

1. The Commission certifies it reviewed and considered the information contained in *District Annexation 183 – Orinda, Pleasant Hill and Walnut Creek Negative Declaration* as prepared and adopted by Central Contra Costa Sanitary District (CCCSD).
2. Said annexation is hereby approved.
3. The subject proposal is assigned the distinctive short-form designation:

ANNEXATION 183 TO CENTRAL CONTRA COSTA SANITARY DISTRICT

4. The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A, attached hereto and made a part hereof.
5. The subject territory shall be liable for any authorized or existing taxes, charges and assessments comparable to properties within the annexing agency.
6. That CCCSD delivered an executed indemnification agreement between the CCCSD and Contra Costa LAFCO providing for CCCSD to indemnify LAFCO against any expenses arising from any legal actions challenging the annexation.

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7. The territory proposed for annexation is inhabited.
8. The proposal has less than 100% landowner/registered voter consent; however, no affected landowners/registered voters opposed the annexation, and the annexing agency has given written consent to the waiver of conducting authority proceedings. Said conducting authority proceedings are hereby waived.
9. All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

* * * * *

PASSED AND ADOPTED THIS 17th day of April 2013, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

FEDERAL GLOVER, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated.

Dated: April 17, 2013

Lou Ann Texeira, Executive Officer

LAFCO No. 12- 05: Annexation 183 to Central Contra Costa Sanitary District

