



Lou Ann Teixeira
 Executive Officer

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February 14, 2018
 Agenda Item 9

February 14, 2018 (Agenda)

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

Request to Transfer Principal County Responsibility from Alameda LAFCO to Contra Costa LAFCO – Chang Property Development – Proposed Sphere of Influence Amendments and Corresponding Boundary Changes

Dear Members of the Commission:

When a change of organization (e.g., annexation) to a multi-county special district is proposed, the Cortese-Knox-Hertzberg Act (CKH) vests exclusive jurisdiction with the commission of the principal county, that is, the commission in the county having the largest portion of assessed value within the subject district.

The CKH (i.e., §§56123, 56124, 56387, 56388) provides a mechanism to transfer jurisdiction over such proposals to a commission other than the commission of the principal county. In order to transfer exclusive jurisdiction over a change of organization, the commission of the principal county must agree to relinquish jurisdiction and designate a specific commission to assume jurisdiction. The commission so designated must agree to assume exclusive jurisdiction.

Alameda and Contra Costa LAFCOs have several special districts which cross county boundary lines. In addition to State laws that govern boundary changes and the transfer of jurisdiction, Alameda and Contra Costa LAFCOs adopted *Procedures for Processing Multi-County Changes of Organization or Reorganization – Alameda and Contra Costa LAFCOs* in 1997. Alameda and Contra Costa LAFCOs have a history of transferring jurisdiction for both boundaries and spheres of influence (SOIs) in accordance with the adopted procedures.

On February 1, 2018, Contra Costa LAFCO received correspondence from the landowner and her representative to amend the SOIs of the Central Contra Costa Sanitary District (CCCSD) and the East Bay Municipal Utility District (EBMUD), and amend the service boundaries of the City of San Ramon, CCCSD, EBMUD and County Service Area P-6 (Attachment 1).

The site is located at the northwest corner of the Bollinger Canyon Road and Crow Canyon Road intersection. The LAFCO application will cover a 16± acre residential development, 2± acre

neighborhood park areas, and adjacent properties, all of which are located within the City's Urban Growth Boundary and within the City's Northwest Specific Plan area. The adopted Alameda and Contra Costa LAFCO procedures provide for an initial review and consultation by the LAFCO Executive Officers. The Executive Officers have consulted and concluded that transferring jurisdiction for this proposal would greatly simplify processing.

RECOMMENDATION – It is recommended that Contra Costa LAFCO agree to assume exclusive jurisdiction for this proposal, and authorize LAFCO staff to send a letter (Attachment 2) to Alameda LAFCO requesting a transfer of jurisdiction in conjunction with this proposal.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attached – Draft Letter to Alameda LAFCO Requesting Transfer of Jurisdiction

c: Joni Pattillo, Interim Executive Officer, Alameda LAFCO
Andrew Lee, EBMUD
Russ Leavitt, CCCSD
Vicky Chang, Landowner
Nadia L. Costa, Landowner Representative
David Bowlby, Landowner Agent

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

651 Pine Street, Sixth Floor • Martinez, CA 94553-1229

e-mail: LouAnn.Texeira@lafco.cccounty.us

(925) 335-1094 • (925) 335-1031 FAX



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Executive Officer

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February 14, 2018

Joni Pattillo, Interim Executive Officer
Alameda LAFCO
1221 Oak Street, Room 555
Oakland, CA 94612

Dear Ms. Pattillo:

Contra Costa LAFCO recently received a proposal involving the annexation of 20± acres to the City of San Ramon, the Central Contra Costa Sanitary District (CCCSD) and the East Bay Municipal Utility District (EBMUD), along with associated sphere of influence amendments (Chang Property Development).

The project site is located adjacent to the City of San Ramon's boundary at the intersection of Bollinger Canyon Road and Crow Canyon Road. The project consists of the development of 43 single family homes and up to 18 second dwelling units, along with related infrastructure and improvements including roadways, landscaping and utilities; and dedicated of open space/passive parkland.

Since Alameda is the principal county for EBMUD, this is a formal request, pursuant to Government Code §§56387 and 56388 and our *Procedures for Processing Multi-County Changes of Organization or Reorganization – Alameda and Contra Costa LAFCOs*, that Alameda LAFCO grant exclusive jurisdiction to Contra Costa LAFCO for the boundary changes and SOI amendments. This request for transfer of jurisdiction was approved by the Contra Costa LAFCO on February 14, 2018, at which time the Commission agreed to assume exclusive jurisdiction for the proposed boundary changes and SOI amendments subject to Alameda LAFCO's approval of a transfer of jurisdiction.

We have enclosed a check for the transfer of jurisdiction, and respectfully request that this matter be placed on your March 8, 2018 LAFCO agenda for consideration. Please contact me if you have any questions. Thank you for your assistance.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

c: Vicky Chang, Landowner
Cindy Yee, City of San Ramon
Andrew Lee, EBMUD
Russ Leavitt, CCCSD
Nadia L. Costa, Landowner Representative
David Bowlby, Landowner Agent



**MILLER STARR
REGALIA**

1331 N. California Blvd.
Fifth Floor
Walnut Creek, CA 94596

T 925 935 9400
F 925 933 4126
www.msrlgal.com

Nadia L. Costa
Direct Dial: 925 941 3235
nadia.costa@msrlgal.com

February 1, 2018

VIA U.S. MAIL AND E-MAIL at LouAnn.Texeira@lafco.cccounty.us

Attn: Lou Ann Texeira
Executive Officer
Contra Costa County
Local Agency Formation Commission
651 Pine Street, 6th Floor
Martinez, CA 94553

Re: Transfer Request: Chang Property Reorganization

Dear Lou Ann:

This office represents Hsientein Project Inv. LLC, owner of the Chang Property (APN: 208-240-039) ("Project Site"), located in unincorporated Contra Costa County and adjacent to the municipal boundaries of the City of San Ramon ("City"). As you know, the City recently approved a plan to develop 43 single-family homes and related improvements ("Project") on a small portion of the Project Site, consistent with the City's General Plan and the Northwest Specific Plan.

As the property owner of the Project Site, our client intends to seek annexation of this small portion of the Project Site into the City of San Ramon, as well as the relevant utility districts (EBMUD and CCCSD), along with the required sphere amendments to EBMUD and CCCSD. In addition to this proposed annexation to allow for development of the Project, the reorganization proposal will include two additional small parcels in order to avoid the creation of islands. The Proposed Annexation Area is shown as Exhibit A in the enclosed Petition.

However, because an annexation to EBMUD is involved, we are seeking a jurisdictional transfer from Alameda LAFCO to Contra Costa LAFCO pursuant to Government Code sections 56375 and 56700. To that end, please find enclosed (1) the Landowner Annexation Petition and (2) maps of the existing agency boundaries and spheres (Exhibit B to the Petition) as well as the proposed boundary changes and related sphere amendments (Exhibit A to the Petition), for purposes of processing this request.

Please let us know if you have any questions or concerns or if you need additional information to proceed with this transfer request. We look forward to working with

Lou Ann Texeria
February 1, 2018
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you on this matter, and are hopeful that you will present this request at Contra Costa LAFCO's February Commission meeting.

Very truly yours,

MILLER STARR REGALIA


Nadia L. Costa

NLC/SGR/sls
Enclosures

cc: Vicky Chang
David Bowlby
Debbie Chamberlain, City of San Ramon
Cindy Yee, City of San Ramon

A LANDOWNER PETITION
INITIATING PROCEEDINGS FOR A REORGANIZATION

The undersigned, by its signature hereon, petition the Contra Costa Local Agency Formation Commission for approval of a proposed reorganization proposal and stipulate as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal consists of the following: annexation of the Proposed Annexation Area (as defined below) into the City of San Ramon, the East Bay Municipal Utility District (EBMUD) and Central Contra Costa Sanitary District (CCCSD), along with the required sphere amendment(s) of EBMUD and CCCSD.
3. A description of the boundaries and a map of the affected territory are set forth in attached Exhibit A (Proposed Annexation Area). For ease of reference, please also find attached an additional map showing the existing boundaries as these relate to the relevant area (Exhibit B).
4. It is desired that the proposal not be subject to any terms or conditions.
5. The reason for this proposal is to allow for the development of the Project, consisting of 43 single-family homes and related improvements, which will implement relevant provisions of the City of San Ramon General Plan and the Northwest Specific Plan. Additional information regarding the justification for the proposal will be submitted to Contra Costa LAFCO under separate cover.
6. The proposal is not consistent with the current Spheres of Influence of EBMUD and CCCSD, and therefore related sphere amendments are hereby requested to be processed concurrently.
7. The person signing this petition has signed as the landowner.
8. The following person is designated as the chief petitioner to receive copies of the notice of hearing and the Executive Officer's Report on this proposal at the addresses

shown: Attn: David Bowlby (Agent of Landowner), David Bowlby & Associates, 3000 F Danville Blvd. #409, Alamo, CA 94507

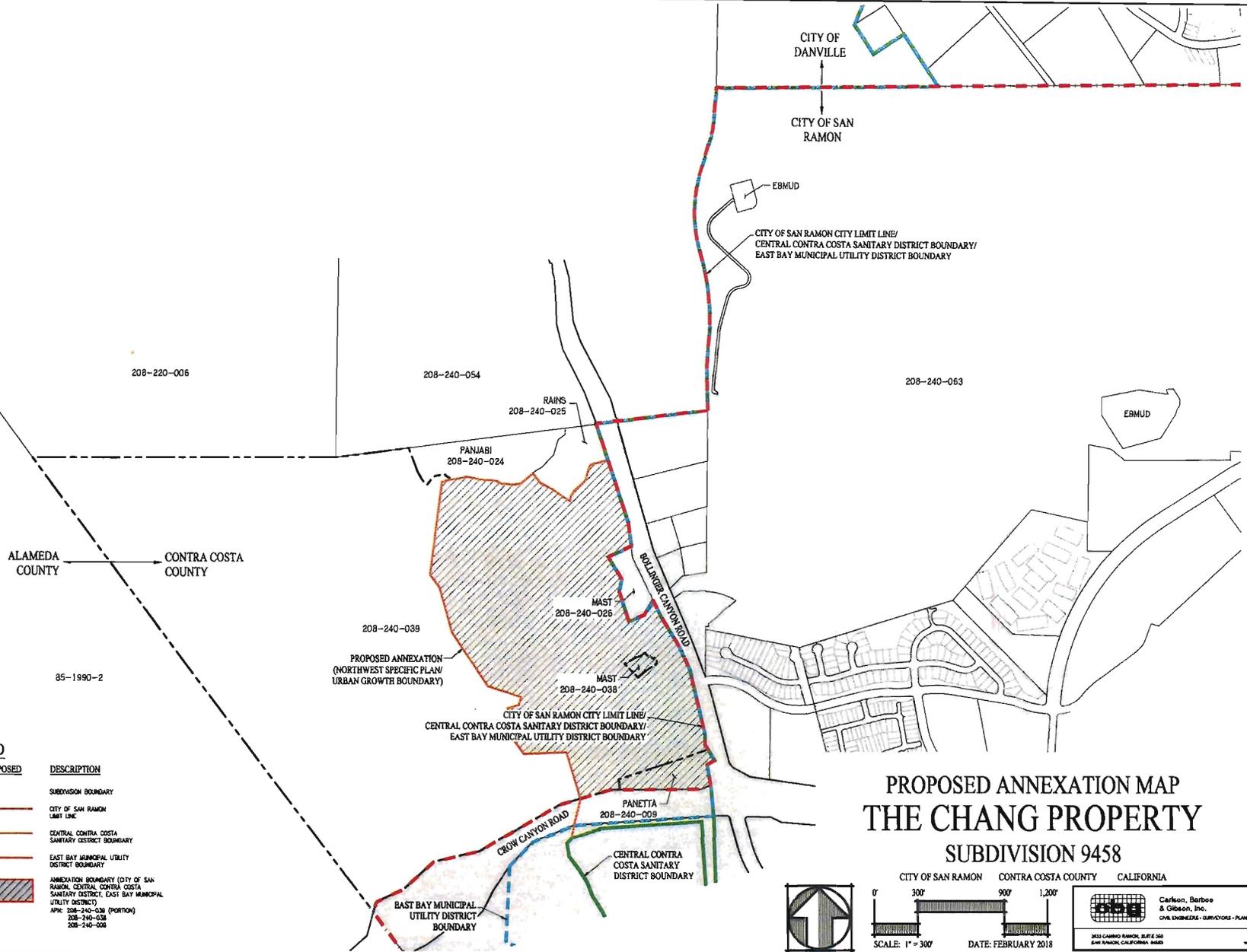
Wherefore, the petitioner herewith affixes her signature as follows:

Signature and date	Print and sign Name	Identification*
	Vicky Chang	APN: 208-240-039

* For registered voters, this means the residential address of the petitioner; for landowners, it means identification of the land owned.

Reference: Government Code Section 56700

Exhibit A



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CITY OF SAN RAMON LIMIT LINE
		CENTRAL CONTRA COSTA SANITARY DISTRICT BOUNDARY
		EAST BAY MUNICIPAL UTILITY DISTRICT BOUNDARY
		ANNEXATION BOUNDARY (CITY OF SAN RAMON, CENTRAL CONTRA COSTA SANITARY DISTRICT, EAST BAY MUNICIPAL UTILITY DISTRICT) APR: 208-240-038 (PORTION) 208-240-039 208-240-008

PROPOSED ANNEXATION MAP THE CHANG PROPERTY SUBDIVISION 9458

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

DATE: FEBRUARY 2018

3633 CAMINO RAMON, SUITE 200
SAN RAMON, CALIFORNIA 94583
925.886.0222
www.carlsonbo.com

01113AC0-ANEXATION-EXHIBIT A CHANG

**CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION**

Notice of Intent to Circulate Petition

Government Code § 56700.4(a) - Before circulating any petition for change of organization, the proponent shall file with the Executive Officer a notice of intention that shall include the name and mailing address of the proponent and a written statement, not to exceed 500 words in length, setting forth the reasons for the proposal. The notice shall be signed by a representative of the proponent. (b) After the filing required pursuant to subdivision (a), the petition may be circulated for signatures.

NAME AND ADDRESS OF PROPONENT: Vicky Chang, Hsientein Project Inv., LLC, 451 West Le Roy Avenue, Arcadia, CA 91007

NOTICE IS HEREBY GIVEN OF THE INTENTION TO CIRCULATE A PETITION PROPOSING TO: annex property into the City of San Ramon, the East Bay Municipal Utility District (EBMUD) and Central Contra Costa Sanitary District (CCCSD), along with any required sphere amendment(s).

THE REASONS FOR THE PROPOSAL ARE: to allow for the development of the Project, consisting of 43 single-family homes and related improvements, which will implement relevant provisions of the City of San Ramon General Plan and the Northwest Specific Plan.



SIGNED BY: _____

DATE: Feb 1 2018

Before circulating a petition, file this notice with the Executive Officer, Contra Costa LAFCO, 651 Pine Street, Sixth Floor, Martinez, CA 94553. (925) 335-1094