



Lou Ann Teixeira
 Executive Officer

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<i>City Member</i> | Rob Schroder
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| Sean Wright
<i>City Member</i> |

June 10, 2020
 Agenda Item 11

June 10, 2020 (Agenda)

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

Request for Extension of Time – Chang Property Boundary Reorganization

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 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 is consistent with the conditions of approval in accordance with the Vesting Tentative Map 9485.*

In accordance with Government Code §57001, if a Certificate of Completion is not filed within one year after the Commission approves a proposal, the proceeding shall be deemed abandoned unless prior to the expiration of that year the Commission authorizes an extension of time to complete the proceedings.

In June 2019, the landowner submitted a request for an extension of time, indicating that more time was needed to coordinate timing of the open space easement with the City of San Ramon and the resource agencies. The landowner requested a 12-month time extension.

In July 2019, the Commission approved an extension of time to file the Certificate of Completion to July 9, 2020, as requested by the landowner.

On May 21, 2020, the landowner submitted a second request for a 12 month extension, indicating that they are continuing to work on the open space easement with the resource agencies, and the recent uncertain social, economic situation has caused delays.

RECOMMENDATION: It is recommended that the Commission approve an extension of time to file the Certificate of Completion to July 9, 2021, as requested by the landowner in order to coordinate timing of the open space easement with the City of San Ramon and the resource agencies.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment – Letter from Vicky Chang, Landowner

c: Vicky Chang, Hsientein Project Investment, LLC
Cindy Yee, City of San Ramon
Russell Leavitt, CCCSD
Jack Flynn, EBMUD

May 21, 2020

To:

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

From:

Vicky Chang (Property Owner)
Hsientein Project Investment, LLC
451 W. Le Roy
Arcadia, CA 91007

Re: Resolution No. 18-06 - Request of Extension

Dear Lou Ann,

I am writing to request a twelve (12) months extension for the Resolution No. 18-06 from the expiration date July 9, 2020 to July 9, 2021. The request for extension is due to trying to work out the open space easement with the resource agencies, and the recent uncertain social, economic situation.

Sincerely,



Vicky Chang
Hsientein Project Investment, LLC