



Lou Ann Texeira
 Executive Officer

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Sean Wright <i>City Member</i>

June 10, 2020 (Agenda)

June 10, 2020
 Agenda Item 12

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

**Request to Transfer Principal County Responsibility from Alameda LAFCO to Contra
 Costa LAFCO – Meineke Annexation**

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 May 28, 2020, Contra Costa LAFCO received an application for the *Meineke Annexation to East Bay Municipal Utility District (EBMUD)*. The project site is 63.4± acres and is located in the unincorporated community of Diablo (Caballo Ranchero Drive). The proposed annexation includes three parcels including a neighboring property which is developed with a single-family residential unit. The applicant intends to build one single-family residential unit.

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 conclude 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,

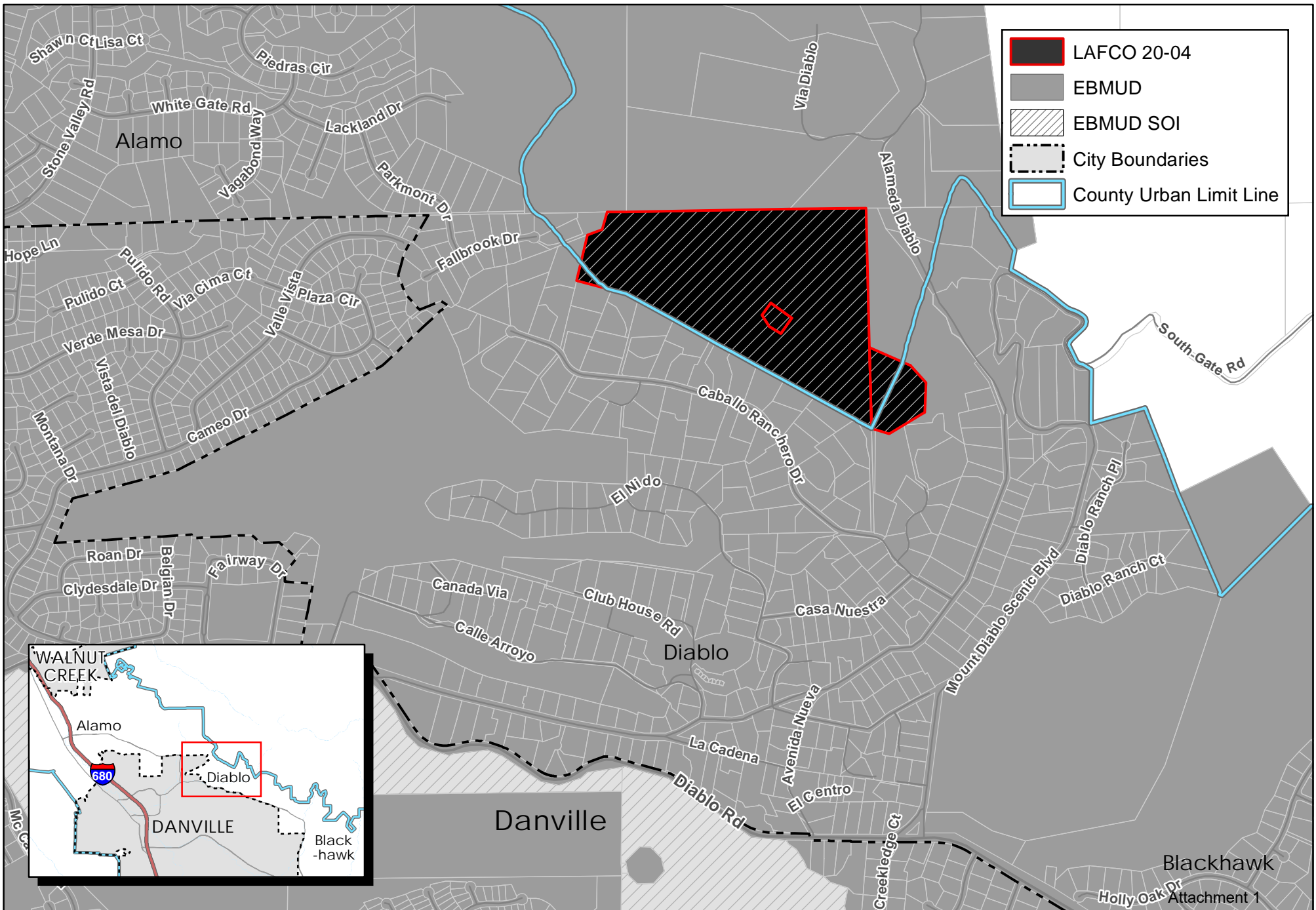
LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment 1 – Project Site Map

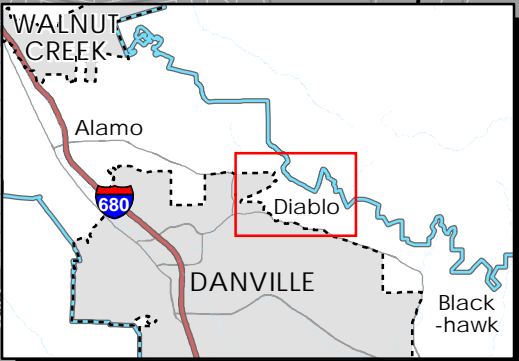
Attachment 2 - Draft Letter to Alameda LAFCO Requesting Transfer of Jurisdiction

c: Rachel Jones, Executive Officer, Alameda LAFCO
Jack Flynn, EBMUD
Russ Leavitt, CCCSD
Michelle and Ryan Meineke, Landowners

LAFCO No.20-04 Meineke Trust Annexation to EBMUD

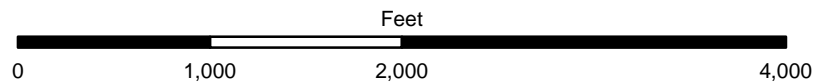


- LAFCO 20-04
- EBMUD
- EBMUD SOI
- City Boundaries
- County Urban Limit Line



Map created 06/01/2020
 by Contra Costa County Department of
 Conservation and Development, GIS Group
 30 Muir Road, Martinez, CA 94553
 37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



Blackhawk
 Attachment 1

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

40 Muir Road, 1st Floor • Martinez, CA 94553

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

(925) 313-7133



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June 10, 2020

Rachel Jones, Executive Officer
Alameda LAFCO
224 West Winton, Suite 110
Hayward, California 94544

Dear Ms. Jones:

Contra Costa LAFCO received a proposal involving annexation of 63.4+ acres to the East Bay Municipal Utility District (EBMUD) – Assessor Parcel Numbers 195-330-003 / -004 and 195-320-007.

The Meineke project site is located in unincorporated Diablo (Caballo Ranchero Drive) as shown on the attached map. As noted in the staff report, one of the properties contains a single-family residential unit and the other property is vacant. The applicant proposes to build one single-family residential unit on the vacant property.

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 change. This request for transfer of jurisdiction was approved by Contra Costa LAFCO on June 10, 2020 at which time the Commission agreed to assume exclusive jurisdiction for the proposed boundary change 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 July 9, 2020 LAFCO agenda for consideration. Please contact me if you have any questions. Thank you for your assistance.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment - Map

c: Michelle and Ryan Meineke, Landowners
Jack Flynn, EBMUD