



Lou Ann Texeira
 Executive Officer

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April 14, 2021 (Agenda)

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

**April 14, 2021
 Agenda Item 13**

Chang Property Boundary Reorganization - Update

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 it 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.

The landowners experienced delays in coordinating the timing of the open space easement with the City of San Ramon and the resource agencies due to COVID and other challenges. In response

to requests from the landowners, the Commission has approved three extensions of time (July 2019, June 2020, October 2020). The last extension was for an additional six months to July 9, 2021.

Toll Brothers, Inc. recently partnered with Hsientein Project Investment and both companies are working together to develop and complete the project. The interested parties requested that an informational update be included on the April 14, 2021 LAFCO agenda (see attached letter).

RECOMMENDATION: This is an informational report; no action is needed.

Sincerely,



LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment

c: Steve Savage, Toll Brothers, Inc.
Todd Callahan, Toll Brothers, Inc.
Vicky Chang, Hsientein Project Investment

Toll Brothers

America's Luxury Home Builder™

April 6, 2021

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

Subject: Chang Property
San Ramon, California

Dear Ms. Teixeira:

On behalf of Hsientein Project Investment and Toll Brothers, Inc., we are requesting to participate as an informational item in the upcoming April 14, 2021 meeting for the Chang Property in regard to the annexation to the City of San Ramon, Central Contra Costa Sanitary District and East Bay Municipal Utility District. Toll Brothers, Inc. is working with Ms. Chang on the project to develop and complete project going forward.

Hsientein Project Investment and Toll Brothers, Inc. is also requesting to be added to the agenda of June 9, 2021 to formally request an extension to complete the requirements of an open space easement prohibiting urban development and permanently preserves the existing open space and agricultural uses on the 134+/- acres that are outside the Urban growth boundary and designated for open space and agricultural uses. And consistent with the conditions of approval of Vesting Tentative Map 9485.

If you have any questions, please give me a call at 510-377-6370 to discuss further.

Sincerely,

Toll Brothers, Inc.



Steve Savage

Vice President

CC: Vicky Chang, Hsientein Project Investment

Todd Callahan, Toll Brothers, Inc.