



Lou Ann Texeira  
 Executive Officer

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August 11, 2021

**August 11, 2021  
 Agenda Item 12**

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

**Current and Potential Future LAFCO Applications**

Dear Members of the Commission:

**SUMMARY**

The Commission will receive a report identifying active applications on file with Contra Costa LAFCO. This report also identifies several potential future applications. This report is presented for information only.

**DISCUSSION**

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH”) delegates LAFCOs with regulatory and planning duties to coordinate the formation and development of local government agencies and their municipal services. This includes approving or disapproving boundary changes, boundary reorganizations, formations, mergers, consolidations, dissolutions, incorporations, sphere of influence (SOI) amendments, and the extension of out of agency services. Applications involving jurisdictional changes filed by landowners or registered voters are placed on the Commission’s agenda as information items before action is considered by LAFCO at a subsequent meeting (Gov. Code §56857).

There are currently two approved proposals awaiting completion, four current applications that are either incomplete and/or awaiting a hearing date, and 10 potential future applications.

**Current Proposals – Approved and Awaiting Completion**

**[Dissolution of Los Medanos Community Healthcare District \(LAFCO 17-13\)](#)**

The Commission approved the dissolution in September 2018. The dissolution is currently being litigated at the Court of Appeal.

✚ Chang Property Reorganization (LAFCO 18-06)

This is an application filed by the landowner to annex 66.92± acres to the City of San Ramon, Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) and detach the same area from County Service Area (CSA) P-6. The subject area is located at the intersection of Crow Canyon and Bollinger Canyon Roads in unincorporated San Ramon. The Commission approved the boundary reorganization in August 2017 with conditions. One of the conditions has not yet been met. The applicant has requested and received several extensions of time with the current extension to July 9, 2022.

**Current Applications – Under Review**

✚ LAFCO Tassajara Parks Project – Boundary Reorganization (LAFCO 16-06)

This is an application filed by the landowner to annex 30± acres to Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD). The project includes development of 125 single-family homes. The subject area is located east of the City of San Ramon and the Town of Danville. The application is currently incomplete.

✚ LAFCO Tassajara Parks Project – Sphere of Influence (SOI) Amendments (LAFCO 16-07)

This is an application filed by the landowner to amend the SOIs for CCCSD and EBMUD by 30± acres in anticipation of corresponding annexations. The application is currently incomplete.

✚ Beacon West & Willow Mobile Home Park – Boundary Reorganization (LAFCO 21-04)

This is an application filed by Contra Costa Water District (CCWD) to annex 37.58± acres to CCWD and 30.1± acres to Diablo Water District (DWD). The subject area is located on Bethel Island. On August 11, 2021, the Commission will be asked to approve the corresponding SOI amendments. Following approval of the SOI amendments, the proposed boundary reorganization will be scheduled for a LAFCO public hearing.

✚ Faria Southwest Hills – Boundary Reorganization (LAFCO 21-04)

This is an application filed by the City of Pittsburg to annex 606± to the City of Pittsburg, CCWD and Delta Diablo. The project includes development of up to 1,500 residential units. The application is currently incomplete.

**Potential Future Applications**

On April 14, 2021, LAFCO approved the extension of out of agency water service by the City of Martinez to the Bay's Edge Subdivision 9065 located in unincorporated Martinez (Mt. View). LAFCO's approval was conditioned on commitment from the City to submit to LAFCO an application to annex the subject parcels to the City of Martinez by August 31, 2022, in the event the entirety of Mt. View is not annexed to the City prior to that date.

On June 9, 2021, LAFCO approved the extension of out of agency wastewater service by the City of Concord to the Akins property located in unincorporated Concord (Ayers Ranch). LAFCO's approval was conditioned on a commitment from the landowners to submit to LAFCO an application to annex the subject parcel to the City of Concord by May 31, 2022.

There are currently eight potential applications that may be submitted to Contra Costa LAFCO in the future. The potential applications include a boundary reorganization (i.e., annexation(s) to Contra Costa County Fire Protection District and corresponding district(s) dissolution); and potential annexations to Byron Bethany Irrigation District, City of Brentwood, City of Concord, East Bay Municipal Utility District, Mt. View Sanitary District, Stege Sanitary District, and West County Wastewater District.

**RECOMMENDATION** – Informational item – no actions required.

Sincerely,

LOU ANN TEXEIRA  
EXECUTIVE OFFICER

Attachment 1 – Current Applications Table

**CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
CURRENT APPLICATIONS – August 11, 2021**

<b>File No.</b>	<b>APPLICATION NAME/LOCATION</b>	<b>APPLICATION SUMMARY</b>	<b>STATUS</b>
16-06	Tassajara Parks Project: proposed annexations to CCCSD and EBMUD of 30± acres located east of the City of San Ramon and the Town of Danville	Application submitted in May 2016 by the landowner to annex 30± acres to Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) to support development of 125 residential lots and related improvements. On July 13, 2021, the County Board of Supervisors certified the project EIR, amendment the ULL, executed a land preservation agreement, and acted on various discretionary project approvals.	Application is currently incomplete. Await certified EIR, updated application, and other information.
16-07	Tassajara Parks Project: proposed sphere of influence (SOI) expansions to CCCSD and EBMUD of 30+ acres located east of the City of San Ramon and the Town of Danville	Application submitted in May 2016 by the landowner to amend the SOIs for CCCSD and EBMUD in anticipation of annexation.	Application is currently incomplete. Await certified EIR, updated application, and other information.
17-13	Dissolution of Los Medanos Community Health Care District (LMCHD)	Application submitted in November 2017 by Contra Costa County to dissolve LMCHD.	Dissolution was approved by LAFCO in September 2018 and is currently being litigated at the Court of Appeal.
21-04	Beacon West & Willow Mobile Home Park: proposed annexations to CCWD (37.58± acres) and DWD (30.1± acres) located in unincorporated Bethel Island	Application submitted in April 2021 by CCWD to annex subject territory to Contra Costa Water District (CCWD) and Diablo Water District (DWD).	Application is under review and pending approval of proposed SOI amendments.
21-05	Faria Southwest Hills Reorganization: proposed annexations to City of Pittsburg, CCWD and DD of 606± acres located southwest of the City of Pittsburg	Application submitted in June 2021 by City of Pittsburg to annex 606± acres to City of Pittsburg, CCWD and Delta Diablo (DD) to support hillside estate development of up to 1,500 units.	Application is currently incomplete. <i>Notice of Incomplete Application</i> was issued on July 21, 2021.