

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 13, 2022 (Agenda)

April 13, 2022
Agenda Item 9

LAFCO 21-13 Delta Diablo (DD) Sphere of Influence (SOI) Amendment – Evora Road Self Storage

APPLICANT Kelly Gallacher – Landowner

ACREAGE & LOCATION The applicant proposes to expand the DD SOI by 7.75± acres (Assessor Parcel Numbers 098-220-015/-018/-019) located Evora Road in unincorporated Bay Point as shown in Exhibit A.

PURPOSE The purpose of the proposal is to allow DD to extend municipal wastewater services to the project site. As proposed, the project will include a new self-storage facility with seven buildings and related infrastructure.

DISCUSSION The Cortese-Knox-Hertzberg Act (CKH Act) authorizes LAFCO to develop and determine the SOI of each local agency within the County, and to enact policies designed to promote the logical and orderly development of areas within the SOIs.

An SOI is defined as *a plan for the probable physical boundary and service area of a local agency, as determined by LAFCO*. The intent of an SOI is to identify the most appropriate area for an agency's extension of services in the foreseeable future (e.g., 10–20-year horizon). Accordingly, territory included in an agency's SOI is an indication that there is a probable need for municipal services, and that the subject agency is the most logical service provider as determined by LAFCO.

Pursuant to Government Code section 56425, when amending an SOI for a local agency, LAFCO is required to consider and prepare a written statement of determinations with respect to the following:

1. ***The present and planned uses in the area, including agricultural and open space lands*** – The project site is currently vacant. The County General Plan designations in the subject area include Light Industrial (LI) and Open Space (OS). The County's zoning designation is Light Industrial (L-I). The subject area is located within the voter approved Urban Limit Line. The planned land use in the subject area includes construction of a new self-storage facility with seven buildings and related infrastructure.
2. ***The present and probable need for public facilities and services in the area*** – The proposed development requires public services and facilities including municipal water and wastewater. Municipal wastewater services from DD and municipal water services from Contra Costa Water District (CCWD) are needed to support development of the proposed development. A corresponding annexation proposal was also submitted to LAFCO to expand the service boundaries of DD and CCWD. The subject area is already within CCWD's SOI.
3. ***The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide*** – DD provides wastewater conveyance and treatment services for approximately 214,000 customers in the cities of Antioch and Pittsburg, and the unincorporated community of Bay Point. The District encompasses approximately 54 square miles.

DD's key infrastructure include the following:

- 43 miles of gravity sewer lines in the Bay Point wastewater collection system. The cities own, operate and maintain the collection systems in Antioch [130 miles] and Pittsburg [300 miles], which discharge into the District's wastewater conveyance system.

- 18.5 miles of pressurized sewer force mains and 14 miles of gravity sewer interceptors
- 5 pump stations with 4 million gallons of flow equalization storage facilities
- Wastewater Treatment Plant with 16 million gallons of on-site storage basin volume
- Recycled Water Facility
- 16 miles of recycled water distribution pipeline

4. ***The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency*** – The subject area is located on Evora Road in unincorporated Bay Point west of the City of Pittsburg. Bay Point is a disadvantaged community.
5. ***Nature, location, extent, functions & classes of services to be provided*** – DD provides wastewater services to the cities of Antioch and Pittsburg, and the unincorporated community of Bay Point serving approximately 214,000 customers.

Environmental Impact of the Proposal – In conjunction with the development project, Contra Costa County, as Lead Agency, prepared a Mitigated Negative Declaration with mitigation measures addressing Aesthetics, Biological Resources, Geology/Soils, Noise, Cultural Resources and Air Quality.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted, the Commission should consider taking one of the following actions:

- Option 1** Adopt this report and adopt Resolution No.21-13 (Attachment 2) making CEQA findings approving the proposed Delta Diablo SOI expansion of 7.75± acres.
- Option 2** Adopt this report and DENY the proposal.
- Option 3** If the Commission needs more information, CONTINUE this matter to a future meeting.

RECOMMENDATION Option 1 – approve the SOI expansion as proposed.

 LOU ANN TEXEIRA, EXECUTIVE OFFICER
 CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

Exhibit

Exhibit A - Map – Proposed DD SOI Expansion

Attachment

Attachment 1 - Draft LAFCO Resolution – DD SOI Expansion

- c: Kelly Gallacher, Applicant
 Izzat Nashashibi, Humann Company
 Brian Thomas, Delta Diablo
 Mark Seedall, Contra Costa Water District
 Syd Sotoodeh, Contra Costa County Department of Conservation and Development

SPHERE OF INFLUENCE RESOLUTION NO. 21-13

**RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
MAKING DETERMINATIONS AND EXPANDING THE SPHERE OF INFLUENCE
OF DELTA DIABLO (*EVORA ROAD SELF STORAGE FACILITY*)**

WHEREAS, a proposal to expand the sphere of influence (SOI) of Delta Diablo (sanitation district) and corresponding annexation proposal were filed with the Contra Costa Local Agency Formation Commission (LAFCO) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56425); and

WHEREAS, the LAFCO Executive Officer gave notice of the Commission's consideration of the proposed SOI expansion at the time and in the manner required by law; and

WHEREAS, the Commission heard, discussed, and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, SOIs and applicable General and Specific Plans, and all testimony, correspondence and exhibits received during the public hearing, all of which are included herein by reference;

NOW, THEREFORE, the Contra Costa LAFCO DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

1. The matter before the Commission is the proposed expansion of Delta Diablo's (DD) SOI by 7.75± acres (three parcels), located on Evora Road in unincorporated Bay Point.
2. The Commission is a Responsible Agency under the California Environmental Quality Act (CEQA), and in accordance with CEQA, considered the environmental effects of the project as shown in Contra Costa County's Initial Study/Mitigated Negative Declaration. The Commission finds that all changes or alterations in the project that avoid or substantially lessen its significant environmental effects are within the responsibility and jurisdiction of the County and not LAFCO, and that changes have been, or can and should be, adopted by the County as the lead agency.
3. The SOI of DD is hereby expanded to include the area as shown on the attached map (Exhibit A).
4. In conjunction with the SOI expansion, the Commission has considered the criteria set forth in Government Code §56425 and determines as follows:

The present and planned uses in the area, including agricultural and open space lands – The project site is currently vacant. The County General Plan designations in the subject area include Light Industrial and Open Space. The County's zoning designation is Light Industrial. The subject area is located within the voter approved Urban Limit Line. The planned land use in the subject area includes construction of a new self-storage facility with seven buildings and related infrastructure.

The present and probable need for public facilities and services in the area – The proposed development requires public services and facilities including municipal water and wastewater. Municipal wastewater services from DD and municipal water services from Contra Costa Water District (CCWD) are needed to support development of the proposed development. A corresponding annexation proposal was also submitted to LAFCO to expand the service boundaries of DD and CCWD. The subject area is already within CCWD's SOI.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide – DD provides wastewater conveyance and treatment services for approximately 214,000 customers in the cities of Antioch and Pittsburg, and the unincorporated

community of Bay Point. The District encompasses approximately 54 square miles. Key infrastructure includes 43 miles of gravity sewer lines in the Bay Point wastewater collection system; 18.5 miles of pressurized sewer force mains and 14 miles of gravity sewer interceptors; five pump stations with four million gallons of flow equalization storage facilities; a wastewater treatment plant with 16 million gallons of on-site storage basin volume; a recycled water facility; and 16 miles of recycled water distribution pipeline.

The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency – The subject area is located on Evora Road in unincorporated Bay Point west of the City of Pittsburg. Bay Point is a disadvantaged community.

Nature, location, extent, functions & classes of services to be provided – DD provides wastewater services to the cities of Antioch and Pittsburg, and the unincorporated community of Bay Point serving approximately 214,000 customers.

PASSED AND ADOPTED THIS 13th day of April 2022, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

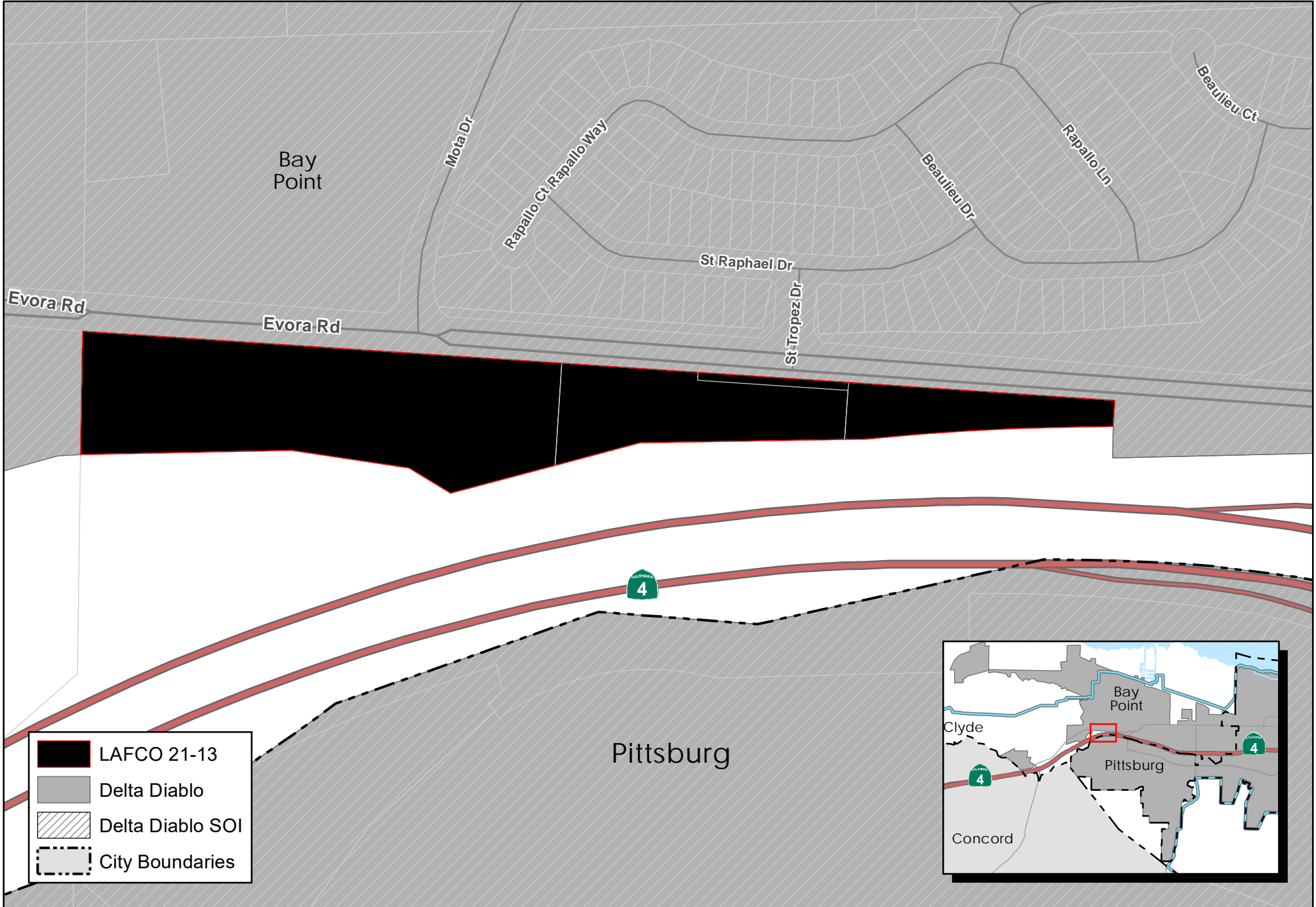
ROB SCHRODER, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

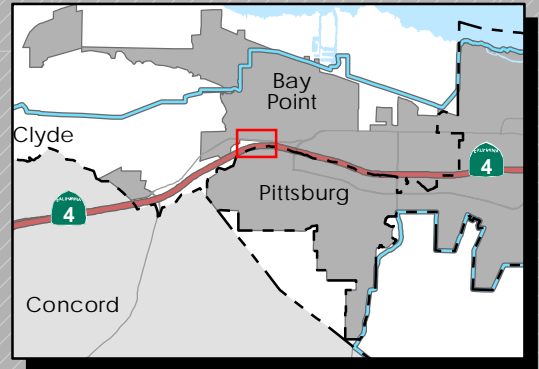
Dated: April 13, 2022

Lou Ann Texeira, Executive Officer

LAFCO 21-13 Delta Diablo SOI Amendment – Evora Road Self Storage Exhibit A



	LAFCO 21-13
	Delta Diablo
	Delta Diablo SOI
	City Boundaries



Map created 03/22/2022
 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.

Feet

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