



Lou Ann Texeira
 Executive Officer

MEMBERS

Candace Andersen <i>County Member</i>	Federal Glover <i>County Member</i>
Donald A. Blubaugh <i>Public Member</i>	Michael R. McGill <i>Special District Member</i>
Tom Butt <i>City Member</i>	Rob Schroder <i>City Member</i>
Igor Skaredoff <i>Special District Member</i>	

ALTERNATE MEMBERS

Diane Burgis <i>County Member</i>
Stanley Caldwell <i>Special District Member</i>
Charles R. Lewis, IV <i>Public Member</i>
Edi Birsan <i>City Member</i>

June 8, 2022 (Agenda)

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

June 8, 2022
Agenda Item 11

LAFCO 18-06 - 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 a 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.*

Pursuant to Government Code §57001, if a Certificate of Completion is not filed within one year of the Commission’s approval, the proceeding is deemed abandoned unless prior to the one-year expiration the Commission authorizes a time extension 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 approved several extensions of time. At the June 9, 2021 LAFCO meeting, the Commission received an update on the project, a progress report, and a request for a 12-month extension. The last extension was granted on June 9, 2021 for an additional 12 months to July 9, 2022.

The landowners are working with the City to finalize the open space easement and other City requirements. The parties are currently in their final review of the easement agreement and expect to have a mutually agreed document within the next several months. The landowner requests an extension of time to complete the final approvals (see attached letter).

RECOMMENDATION: It is recommended that the Commission approve an extension of time to file the Certificate of Completion to December 31, 2022 to complete the open space easement with the City of San Ramon and the resource agencies.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

c: Vicky Chang, Hsientein Project Investment
Samuel Kuo, Sr, Project Manager, Hsientein Project Investment
Cindy Yee, City of San Ramon

Attachment
Chang Letter Requesting Extension of Time



Creative Design Associates, Inc.
17528 E. Rowland St.
City of Industry, CA 91748

May 20, 2022

VIA E-MAIL

Ms. Lou Ann Texeira
Executive Officer
Contra Costa Local Agency Formation
Commission (LAFCo)
40 Muir Road, 1st Floor
Martinez, CA 94553

Re: Chang Property (Subdivision 9458, City of San Ramon): Request for Extension

Dear Ms. Texeira:

On behalf of Hsientein Project Investment, LLC, which is the owner of the above referenced property (Property Owner), our office respectfully requests that the Commission consider at its June 8th, 2022 meeting a 6-month extension of the reorganization approval granted by Contra Costa LAFCo on August 8, 2018 (see Reso. No. 18-06) involving various boundary changes consisting of annexation of approximately 63.5 acres (Annexation Area) to the City of San Ramon (City). Central Contra Costa Sanitary District (CCCSD), and East Bay Municipal Utility District (WBMUD), along with the related detachment from CSA P-6 (Chang Property Reorganization).

The property owner has continued the work with civil engineer progressing on the final map design, and the biological consulting firm to finalize the regulatory permit documents and finished the preparation of the Conservation Easement with the Open Space Easement document. The property owner has submitted the draft Open Space Easement and has received the comments from the City. It is in the final rounds of review of the easement agreement and expect to have a mutually agreed document in few weeks - possibly to complete the recordation of the easement before the LAFCo expiration date on August 8, 2022. However, from past experiences when involving working with City and various consultants, the final timing is difficult to predict. Few weeks may turn into few months. For that reason, we would like to be safe and obtain the extension to be sure the LAFCo entitlement will not be expired before the recordation of the easement.

We are hopeful that the Commission will take into consideration the complex factors involved and grant the requested 6-month extension.

Thank you very much,



O: [626]913-8101
F: [626]913-8102
W: www.cda-arc.com

Creative Design Associates, Inc.
17528 E. Rowland St.
City of Industry, CA 91748

A handwritten signature in blue ink, appearing to read "Eric Chen", with a long horizontal flourish extending to the right.

Eric Chen
Principal of CDA, Inc.