



Lou Ann Teixeira
 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> |
| Gabriel Quinto <i>City Member</i> | Scott Perkins <i>City Member</i> |
| Patricia Bristow <i>Special District Member</i> | |

ALTERNATE MEMBERS

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

June 14, 2023 (Agenda)

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

**June 14, 2023
 Agenda Item 10**

**LAFCO 18-06 - Chang Property Boundary Reorganization
 Update and Request for Extension of Time**

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, other challenges, extensive infrastructure costs, and potential changes to the development project.

To date, the Commission has approved six time extensions to file the LAFCO Certificate of Completion. The last extension was granted in January 2023 extending the time to June 30, 2023 to complete the open space easement with the City of San Ramon and the resource agencies.

In May 2023, the City of San Ramon Planning Commission approved a six-month extension of time on the Chang vesting tentative map through November 2023. The landowner requests a 12-month 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 June 30, 2024 to complete the granting of an open space easement to the City of San Ramon and the resource agencies.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

c: Vicky Chang, Hsientein Project Investment
Eric Chen, Principal/Architect, Creative Design Associates
Cindy Yee, City of San Ramon

Attachment – Chang Letter Requesting Extension of Time

CDA+PDG, Inc.

www.cda-arc.com

June 2, 2023

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, which is the owner of the above-referenced property (Property Owner), our office respectfully requests that the Commission consider a twelve-months extension of the reorganization approval granted by Contra Costa LAFCo on August 8, 2018 (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 current approval of 43 single-family, large lot homes and 18 secondary dwelling units (SDU), along with the provision of street improvements, landscaping, utilities, a tot lot, and an approximately 2-acre passive public park are not a feasible proposition due to extensive infrastructure cost for relatively low yield of development.

We are working with the city and consultants to explore design alternatives to increase the density of the project. Before we come to agreement with city and consultants on the next move, we are hopeful that the Commission will grant the requested extension to allow the Property Owner to continue to work with City of San Ramon on figure out a workable project, and related necessary land use entitlements, approvals, permits process to bring the Chang Project to fruition.

Tustin Office
150 El Camino Real #112
Tustin, CA 92780
(714) 832-5100

City of Industry Office
17528 Rowland Street
City of Industry, CA 91748
(626) 913-8101

CDA+PDG, Inc.

www.cda-arc.com

Best Regards,



Eric Chen / President
Mobile: 626-374-8513
echen@cda-arc.com

cc: Vicky Chang

Tustin Office
150 El Camino Real #112
Tustin, CA 92780
(714) 832-5100

City of Industry Office
17528 Rowland Street
City of Industry, CA 91748
(626) 913-8101