



Lou Ann Teixeira
Executive Officer

September 11, 2024

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Agenda Item 9

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

Current and Potential LAFCO Applications

Dear Members of the Commission:

SUMMARY: This is an informational item describing active and potential LAFCO applications.

DISCUSSION: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 gives LAFCOs regulatory and planning duties to coordinate the formation and development of local government agencies and their municipal services. This includes approving and disapproving boundary changes, boundary reorganizations, formations, mergers, consolidations, dissolutions, incorporations, sphere of influence (SOI) amendments, and extension of out of agency services (OAS). 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 is one approved proposal awaiting completion, four current applications that are either incomplete and/or awaiting a hearing date, one proposal that was recently withdrawn, and several potential applications.

Current Applications – Under Review/Pending/Withdrawal

- ✚ Dissolution of Alamo Lafayette Cemetery District (ALCD) (LAFCO 23-12)
On August 22, 2023, the District filed an application to dissolve the ALCD. The Commission deferred action subject to a financial/operations study which was accepted by the Commission on June 12, 2024. On August 8, 2024, the ALCD Board adopted Resolution 2024-8.1 to withdraw their application to dissolve the ALCD. The resolution notes that the ALCD Board of Trustees *will seek alternative sources of revenue to improve upkeep to a desirable standard*. Further, that *the Board has determined it is now in the best interest of the District and its constituents to withdraw its application for dissolution of the ALCD*. On September 9, 2024, the ALCD Board will consider approving a letter to send to LAFCO on their decision to withdraw their application to dissolve ALCD. An update will be provided at the September 11, 2024 LAFCO meeting.
- ✚ Annexations to East Bay Municipal Utility District (EBMUD) and West County Wastewater District (WCWD) (LAFCO 24-02)
On March 28, 2024, the landowners filed an application to annex 97.62± acres to EBMUD and WCWD. Review and processing are underway. A request to transfer jurisdiction from Alameda LAFCO to Contra Costa LAFCO was approved by Alameda LAFCO on May 9, 2024. The landowner is currently working with the County and other parties on several issues.

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

The landowner filed an application 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. The project was litigated and on June 29, 2023, the Contra Costa County Superior Court ruled the final EIR prepared for the project provided insufficient information and analysis about the project's water supply. The court proceedings are complete. The applicant continues to work with EBMUD on water service. However, EBMUD continues to oppose the project and will not be the water provider (or have the water supply to serve the project) consistent with its resolution passed on June 8, 2021. EBMUD staff notes they had some meetings with the developer (and one where the County was included) to discuss the project and EBMUD staff has consistently reiterated their Board's position. EBMUD staff continues to participate in meetings as requested.

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

The landowner filed an application to amend the SOIs for CCCSD and EBMUD by 30± acres in anticipation of corresponding annexations. The application is currently on hold as noted above.

Potential and Other Applications

There are several potential applications that may be submitted to LAFCO in the near future including an annexation to West County Wastewater District. Also, since completion of the 2021 *Park & Recreation Municipal Services Review*, the Commission discussed dissolving County Service Area R-9. The matter was continued to March 2025 to allow additional time for community input and potential funding.

RECOMMENDATION – Informational item – no actions required.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment – Current Applications Table

**CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
CURRENT APPLICATIONS – September 11, 2024**

File #	APPLICATION NAME/LOCATION	APPLICATION SUMMARY	STATUS
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, amend the ULL, executed a land preservation agreement, and acted on various discretionary project approvals.	Application is currently incomplete.
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.
21-17	Dissolution of County Service Area R-9	In November 2021, LAFCO considered dissolving CSA R-9 and deferred action.	Pending update in March 2025.
24-02	Annexations to EBMUD and West County Wastewater District – Castro Ranch Road	Application submitted March 28, 2024 by the landowner	Applicant is working with Contra Costa County and other parties on open space issues.
24-03	Proposed SOI expansion – Contra Costa County Fire Protection District (CCCFPD)	Application submitted in August 2024 to expand CCCFPD's SOI to include the RHFPD	Application is currently under review.
24-04	Annexation of Rodeo Hercules Fire Protection District (RHFPD) to CCCFPD and Dissolution of RHFPD	Application submitted in August 2024 to annex RHFPD to CCCFPD and dissolve RHFPD	Application is currently under review.