



Lou Ann Teixeira
Executive Officer

April 9, 2025

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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, registered voters, and local agencies 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 proposal awaiting completion, two current applications that are either incomplete and/or awaiting a hearing date, and several potential applications.

Current Applications – Under Review/Pending

- ✦ **LAFCO 25-01 - Kensington Police Protection & Community Services District (KPPCSD) Activation of Latent Powers** – An application was recently filed to activate the powers of fire protection, rescue, hazardous materials, emergency response, and emergency medical response services.
- ✦ **LAFCO 25-02 - Annexation of Kensington Fire Protection District (KFPD) to KPPCSD and dissolution of KFPD** – An application was recently filed to annex the Kensington Fire Protection District (KFPD) to KPPCSD and dissolve KFPD.
- ✦ **LAFCO 24-02 – Castro Ranch Road - Annexations to East Bay Municipal Utility District and West County Wastewater District** – In January 2025, the applicant withdrew the application and is pursuing on-site septic for the property.
- ✦ **LAFCO 16-06 - Tassajara Parks Project – SOI Amendment (LAFCO 16-07) and Boundary Reorganization (LAFCO 16-06)** – In 2016, the landowner (Vicky Chang) filed applications to amend the SOIs of Contra Costa County Sanitary District (CCCSD) and EBMUD and annex to both districts (30± acres) to develop 125 single-family homes. The subject area is located east of the City of San Ramon and the Town of Danville. The previous landowner recently sold the property and terminated the LAFCO applications. The new property owner recently contacted LAFCO regarding potential SOI amendments and annexation of the subject property. To date, no new applications have been filed.

EBMUD continues to oppose the project and indicates they will not be the water provider (or have the water supply to serve the project). This is consistent with their resolution passed on June 8, 2021. EBMUD staff notes they had meetings with the prior developer (and one where the County was included) to discuss the project. However, EBMUD staff has consistently reiterated their Board's position. EBMUD staff continue to participate in meetings as needed.

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 and an annexation to Byron Bethany Irrigation District. Also, since completion of the 2021 *Park & Recreation Municipal Services Review*, the Commission discussed dissolving County Service Area R-9. The matter has been continued since is continued since 2021.

RECOMMENDATION – Informational item – no actions required.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment – Current Applications Table

**CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
CURRENT APPLICATIONS – April 9, 2025**

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, amended the ULL, executed a land preservation agreement, and acted on various discretionary project approvals.	Application was recently terminated by the former landowner/applicant. The current landowner is considering reapplying to LAFCO.
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 was recently terminated by the former landowner/applicant. The current landowner is considering reapplying to LAFCO.
21-17	Dissolution of County Service Area R-9	In November 2021, LAFCO considered dissolving CSA R-9 and deferred action.	Pending update in April 2025.
25-01	Kensington Community Services District (KCSD) Activation of Latent Powers	Application submitted in March 2025 by the KCSD	Application processing is underway.
25-02	Annexation of Kensington Fire Protection District to KCSD and Dissolution of KFPD	Application submitted in March 2025 by the KFPD	Application processing is underway.