

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 10, 2024
Agenda Item 5

LAFCO 21-05

Faria Southwest Hills Reorganization: Annexations to City of Pittsburg, Contra Costa Water District (CCWD), and Delta Diablo (DD), and Detachments from County Service Area (CSA) P-6 and Ambrose Recreation and Park District

APPLICANT

City of Pittsburg – Resolution No. 21-13907 – Pittsburg City Council – February 22, 202 and resubmitted the application in May 2023

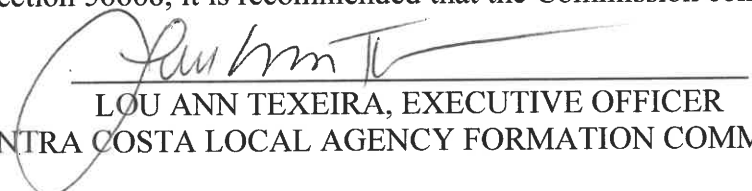
SYNOPSIS

The proposed project is located southwest of the City's boundary, within the Southwest Hills planning area. The project site includes approximately 606± acres (eight parcels) bounded by vacant rolling hills and Bailey Road to the east, the Concord City limits and closed Concord Naval Weapons Station to the south and west, and existing residential development (San Marcos and Vista Del Mar subdivisions) to the north and northeast. The applicant proposes to build 1,500 single family residential units along with open space.

FACTORS: In LAFCO's review of a boundary change, the Commission must consider various factors pursuant to Government Code section 56668. In the Commission's review of these factors, no single factor is determinative. In reaching a decision, each factor is to be evaluated within the context of the overall proposal. The factors to be considered include, but are not limited to, the following:

1. Consistency with the Sphere of Influence (SOI) of Any Local Agency
2. Land Use, Planning and Zoning – Present and Future
3. The Effect on Maintaining the Physical and Economic Integrity of Agricultural Lands
4. Topography, Natural Features, and Drainage Basins
5. Population
6. Fair Share of Regional Housing
7. Governmental Services and Controls – Need, Cost, Adequacy, and Availability
8. Timely Availability of Water and Related Issues
9. Assessed Value, Tax rates, and Indebtedness
10. Environmental Impact of the Proposal
11. Land Owner Consent and Consent by Annexing Agencies
12. Boundaries and Lines of Assessment
13. Environmental Justice
14. Disadvantaged Communities
15. Comments from Affected Agencies/Other Interested Parties:
16. Regional Transportation and Regional

RECOMMENDATION: LAFCO recently received numerous written comments from the public on this matter, as well as information from the project developer and Save Mount Diablo. Given the large number of comments received and the project scope and size, as well as the need to fully evaluate all of the factors listed in Government Code section 56668, it is recommended that the Commission continue this matter to June 12, 2024, at 1:30 p.m.



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