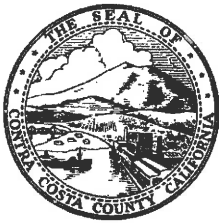


Attachment C

County Planning Commission Staff Report



Department of Conservation and Development

County Planning Commission

Tuesday, March 8, 2016 – 7:00 .P.M.

STAFF REPORT

Agenda Item #3a

Project Title:	General Plan Amendment Related to Contra Costa Transportation Authority Growth Management Element Correspondence Table
County File Number:	#GP16-0001
Applicant/Owner:	Contra Costa County (Applicant)
General Plan/Zoning:	N/A
Project Location:	N/A – Countywide
California Environmental Quality Act (CEQA) Status:	Exempt pursuant to CEQA Guidelines Section 15061(b)(3)
Project Planner:	Will Nelson, Principal Planner, (925) 674-7791
Staff Recommendation:	Adopt a resolution recommending that the Board of Supervisors approve the project. See full recommendation in Section II.

I. PROJECT DESCRIPTION

The proposed project is a County-initiated General Plan Amendment (GPA) to add the Contra Costa Transportation Authority (CCTA) Model Growth Management Element Correspondence Table (see Attachment A) and minor explanatory text to the County General Plan Growth Management Element.

II. RECOMMENDATION

Staff recommends that the County Planning Commission adopt a resolution (see Attachment B, Draft County Planning Commission Resolution 6-2016) recommending that the Board of Supervisors:

1. FINDS, on the basis of the whole record before the County, for purposes of compliance with CEQA, that there is no possibility that the proposed project will have a significant effect on the environment, and that the project is therefore exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3); and
2. ADOPTS the General Plan Amendment, County File #GP16-0001, adding the CCTA Correspondence Table and minor explanatory text to the General Plan Growth Management Element.

III. ENVIRONMENTAL REVIEW

The proposed project is an amendment to the text of the County General Plan. All GPAs qualify as projects under CEQA and are therefore subject to environmental review. This GPA involves adding a table to the General Plan that demonstrates consistency between the CCTA Model Growth Management Element and the County General Plan along with minor explanatory text. The proposed GPA does not change the County's policies on development as contained in the General Plan, nor does it grant any entitlement for a specific development project. The GPA would not affect the physical environment directly or indirectly. Pursuant to CEQA Guidelines Section 15061(b)(3), the proposed GPA is exempt from CEQA because it can be seen with certainty that the project would not have a significant effect on the environment.

IV. STAFF ANALYSIS

Pursuant to Measure J-2004, the County must comply with the requirements of the Growth Management Program administered by the CCTA, which includes submittal of the Growth Management Compliance Checklist, to receive its share of the transportation sales tax revenue allocation (also known as "return-to-source funds") for local street and road maintenance (currently is approximately \$2 million). The Checklist is submitted biennially and demonstrates how the County has complied with the Growth Management Program during the preceding two years.

At its February 7, 2012, hearing, the Board of Supervisors approved and authorized actions to fulfill compliance requirements of the Growth Management Program for the 2010/2011 reporting period. Following the Board's action, County staff forwarded the Checklist to the CCTA for review.

As part of their review of the Checklist, CCTA staff compares the General Plans submitted by local jurisdictions to CCTA's adopted Model Growth Management Element. The CCTA's review of the County's Checklist identified a need to include a "correspondence table" illustrating how the County's General Plan is consistent with (corresponds to) the CCTA's Model Growth Management Element. County staff submitted the Correspondence Table to CCTA staff on June 21, 2012, who subsequently requested that the Board of Supervisors approve inclusion of the Table in the County's Checklist. The Board of Supervisors approved its inclusion on July, 10, 2012, and the CCTA Board accepted the Table at its July 18, 2012, meeting.

The County and CCTA previously agreed that the County would undertake a GPA to incorporate the Correspondence Table into the County General Plan Growth Management Element. In addition to the Table, staff proposes adding the following heading and explanatory text at page 4-16 of the Growth Management Element, immediately following the "Central Business District/Major Commercial Center" definition:

Contra Costa Transportation Authority Model Growth Management Element Correspondence Table

Table 4-2 demonstrates how the policies contained in the County General Plan are consistent with (correspond to) the policies in the Contra Costa Transportation Authority Model Growth Management Element. These policies must be consistent for the County to qualify for Measure J transportation sales tax revenue.

A GPA requires a recommendation by the Planning Commission prior to the Board of Supervisors taking final action. As the Board has already approved the content of the Table itself, the Commission need only take the formal step of recommending approval of the proposed GPA, which includes the Correspondence Table and proposed explanatory text.

V. CONCLUSION

The Correspondence Table was approved by the CCTA Board and the Board of Supervisors in 2012. Inclusion of the Table in the County General Plan is necessary if the County is to be deemed compliant with the Growth Management Program administered by CCTA and receive its share of transportation sales tax revenue. Therefore, staff recommends that the County Planning Commission adopt Resolution #6-2016, recommending that the Board of Supervisors finds the project to be exempt from CEQA and adopts the proposed GPA.

VI. ATTACHMENTS

- A. CCTA Model Growth Management Element Correspondence Table
- B. Draft County Planning Commission Resolution #6-2016