



Contra Costa County Growth Management Program

Introduction

CCTA's Growth Management Program (GMP) has been an essential and successful part of the Transportation Expenditure Plans (TEP) since the passage of Measure C in 1988. The passage of Measure J in 2004 made several refinements to the Measure C GMP such as adding a requirement that each jurisdiction adopt a voter-approved Urban Limit Line (ULL). CCTA's proposed 2016 TEP includes additional elements that require each jurisdiction to adopt applicable growth management policies (ridgeline, wildlife corridor, blue-line stream, etc), modifies the process for a Minor (30 acres or less) adjustment to the ULL to require various findings, and requires that Minor adjustments to accommodate residential or commercial development include permanent mitigation of environmental impacts.

The goals of the Measure J GMP are:

- Assure that new residential, business and commercial growth pays for the facilities required to meet the demands resulting from that growth
- Require cooperative transportation and land use planning among Contra Costa County, cities, towns, and transportation agencies
- Support land use patterns within Contra Costa that make more efficient use of the transportation system, consistent with the General Plans of local jurisdictions
- Support infill and redevelopment in existing urban and brownfield areas

Evolution of the Contra Costa Growth Management Program / Timeline of Events:

- 1986 - Original Transportation Measure C fails. Original Measure C did not include a Growth Management Program
- 1988 - Revised Transportation Measure C passes, includes Growth Management Program to link transportation funding and growth management policies

- 2004 - CCTA Measure J passes, continues Measure C Growth Management Program and adds requirement that each jurisdiction adopt a voter-approved Urban Limit Line (ULL). Once approved, an adjustment to the ULL requires voter approval, with the exception of Minor (less than 30 acre) adjustments.
- 2006 - Contra Costa County Measure L passes, establishes countywide ULL. Measure L includes provision for Minor (less than 30 acres) adjustments to ULL without public vote subject to findings by the County Board of Supervisors.
- 2016 - CCTA proposes new TEP with revisions to the GMP (jurisdictions must adopt applicable growth policies) and a modified process for Minor ULL adjustments (requirements for finding, including a finding of public benefit, and for permanent mitigation of environmental impacts if the adjustment is to accommodate residential or commercial development.)

Proposed Changes to the Contra Costa Growth Management Program:

CCTA's 2016 TEP proposes to add an 8th element to the GMP requiring jurisdictions to adopt applicable growth management policies. The text below summarizes the requirements of the GMP and outlines the new 8th element for additional growth management policies.

To receive its share of return-to-source funds and be eligible for certain grant programs, each jurisdiction must meet all of the following:

- 1. Adopt a Growth Management Element** — Each jurisdiction must adopt, or maintain in place, a Growth Management Element as part of its General Plan.
- 2. Adopt a development mitigation program** — Each jurisdiction must adopt, or maintain in place, a development mitigation program to ensure that new growth is paying its share of the costs of that growth. This program shall consist of both a local program to mitigate impacts on local streets and other facilities and a regional program to fund regional and subregional transportation projects.

3. **Address Housing Options** — Each jurisdiction shall demonstrate reasonable progress in providing housing opportunities for all income levels and shall consider the impacts that its land use and development policies have on the transportation system and shall incorporate policies and standards into its development approval process that support transit, bicycle and pedestrian access in new developments.
4. **Participate in an Ongoing, Cooperative, Multi-Jurisdictional Planning Process** — Each jurisdiction shall participate in an ongoing process with other jurisdictions and agencies, the Regional Transportation Planning Committees and the Authority to create a balanced, safe and efficient transportation system and to manage the impacts of growth. This cooperative process includes, among other things, the development and implementation of Action Plans for Routes of Regional Significance
5. **Adopt an Urban Limit Line (ULL)** —Each jurisdiction must continuously comply with an applicable, voter-approved ULL. All jurisdictions have either adopted the County's ULL or have adopted a Local voter-approved ULL.
6. **Develop a Five-Year Capital Improvement Program** — Each jurisdiction shall prepare and maintain a capital improvement program that outlines the capital projects needed to implement the goals and policies of the jurisdiction's General Plan.
7. **Adopt a Transportation Systems Management (TSM) Ordinance or Resolution** — Each jurisdiction shall adopt a local ordinance or resolution that conforms to the model Transportation Systems Management Ordinance.
8. **Adopt Additional Growth Management Policies, as applicable (proposed new GMP element)** - each jurisdiction must adopt and maintain applicable growth management policies such as hillside, ridgeline and creek development policies and a wildlife corridor policy. Jurisdictions with Prime Farmland and Farmland of Statewide Importance in their planning areas must adopt an Agricultural Protection Policy.

Contra Costa Growth Management Program

June 14, 2016

Page 4

Compliance with these requirements is monitored through a GMP Checklist prepared and approved every other year by the local jurisdictions.

Proposed Changes to the process to amend the Urban Limit Line (ULL):

The requirement to adopt a voter-approved ULL was included in Measure J (2004). Once approved, an adjustment to the ULL requires voter approval, with the exception of Minor (less than 30 acre) adjustments.

Measure J included a simple process to approve Minor amendments to the ULL. Paragraph 8.c. of Measure J (as amended) reads as follows:

Adjustment of 30 Acres or Less. A local jurisdiction can undertake adjustments of 30 acres or less to its adopted ULL, consistent with these principles, without voter approval.

Simply put, a jurisdiction can amend the ULL by up to 30 acres with a simple majority vote of its governing body (city council or Board of Supervisors). Some jurisdictions including the County and the cities of Pittsburg, San Ramon and Oakley have included additional restrictions on Minor amendments to the ULL. In its Measure K (2006), the County established requirements of a 4/5 vote of the Board of Supervisors and the need to adopt applicable findings.

CCTA's proposed 2016 TEP modifies the process to approve a Minor amendment to the ULL by establishing additional requirements of approval:

- **requires 4/5 majority vote of a jurisdictions governing body**
- **requires adopting one or more findings as required by County's Measure L (2006)**
- **requires a finding of "public benefit," as defined**
- **requires permanent mitigation of environmental impacts if the Minor amendment is to accommodate housing or commercial development.**

In addition, the proposed 2016 TEP clarifies that Minor amendments to the ULL cannot be continuous with other non-voter approved amendments to the ULL and that amendments cannot create isolated pockets of land outside the existing ULL.

Contra Costa Growth Management Program

June 14, 2016

Page 5

The proposed changes increase the threshold for jurisdictions who have adopted the County's ULL but did not adopt a specific process to approve Minor amendments to the ULL. The proposed changes do not supersede locally adopted processes to approve a Minor amendment to the ULL that have a higher threshold (such as the City of Pittsburg which does not allow for any non-voter approved amendment to the ULL.)