

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 05/08/2018 by the following vote:

AYE: ☒ **John Gioia**
 ☒ **Candace Andersen**
 ☒ **Diane Burgis**
 ☒ **Karen Mitchoff**
 ☒ **Federal D. Glover**

NO: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐



Resolution No. 2018/160

IN THE MATTER OF approving a General Plan Amendment for the Panattoni (500 Pittsburg Avenue, Richmond) Project, County File #GP14-0003.

WHEREAS, the Contra Costa County Board of Supervisors held a public hearing on May 8, 2018, to consider the Panattoni Project. The Panattoni Project includes development and operation of a 482,055-square foot warehouse/distribution facility, reservation of a 1.3-acre site for a future retail use, construction of off-site improvements aimed at reducing cut-through semi-trailer truck traffic in the residential portion of North Richmond, and levee improvements along Wildcat Creek.

WHEREAS, the General Plan Amendment for the Panattoni Project redesignates land from Multiple-Family Residential-Medium Density (MM) to Business Park (BP).

WHEREAS, the General Plan Amendment for the Panattoni Project is the first consolidated General Plan Amendment for calendar year 2018.

NOW, THEREFORE, the Contra Costa County Board of Supervisors resolves as follows:

1. The Board of Supervisors makes the following General Plan Amendment findings:

a. The subject site is located inside the County's Urban Limit Line (ULL) and therefore may be developed with "urban" or "non-urban" uses, as defined in the 2005-2020 Contra Costa County General Plan (the proposed BP land use designation is "urban"). Furthermore, the project does not involve extension of urban services beyond the ULL boundary.

b. Adoption of the proposed General Plan Amendment will not cause a violation of the 65/35 Land Preservation Standard (the "65/35 Standard"), originally approved by county voters through adoption of Measure C-1990 and reaffirmed through adoption of Measure L-2006. Under the 65/35 Standard, no more than 35 percent of the land in the county may be developed with urban uses and at least 65 percent of the land must be preserved for non-urban uses such as agriculture, open space, parks, wetlands, etc. The existing land use designation for the subject site, MM, is an urban land use designation. The site contains no non-urban land use designations. As the proposed BP designation is also an urban designation, there will be no change in the percentage of land across the county devoted to urban and non-urban uses.

c. The project complies with the objectives and requirements of Measures C-1988 and J-2004, the Contra Costa Growth Management Program and related Contra Costa Transportation Authority (CCTA) resolutions. Adoption of the proposed General Plan Amendment would change the land use designation from MM to BP, which allows a mix of commercial, office, and light industrial uses. The proposed light industrial (warehouse and distribution) project would generate 163 a.m. and 179 p.m. peak hour trips, which is well below the 500-trip threshold for the project to be subject to the CCTA General Plan Amendment Review Process. The site reserved for retail use was modeled as a gas station to provide a conservative estimate of total future trip generation. Under that development scenario (warehouse/distribution + gas station), the project would still be exempt from the CCTA Review Process.

d. The General Plan comprises an integrated, internally consistent, and compatible statement of policies for the County. While the proposed General Plan Amendment involves a change in allowable uses for the site, it does not conflict with any element of

the County General Plan. Adoption of the proposed General Plan Amendment will not cause the General Plan to become internally inconsistent.

e. Pursuant to California Government Code Section 65358 (a), the legislative body may amend the General Plan if such amendment is deemed to be “in the public interest.” The County General Plan contains numerous goals and policies related to economic development and maintenance of a stable tax base; providing an adequate supply of employment opportunities; and encouraging infill development on under-utilized sites within urbanized areas where necessary utilities and transportation infrastructure already are installed. The Panattoni Project is consistent with these goals and policies and advances implementation of the General Plan. More specifically, the project will create employment opportunities, increase property value, construct public improvements aimed at increasing safety for area residents, and reduce blight in an area designated as a Severely Disadvantaged Community. Furthermore, the project applicant has agreed to provide a 15-foot wide easement on the southern portion of the project site to facilitate future development of a pedestrian bridge over Richmond Parkway.

f. A warehouse/distribution facility and (future) limited retail use are consistent with the intended range of uses for the BP designation as described in the General Plan Land Use Element. The proposed warehouse/distribution facility is also consistent with the objective development standards for the BP designation as stated in the Land Use Element.

g. Prior to being designated for multiple-family residential use, the subject site was designated a combination of Heavy Industry and Light Industry. The proposed General Plan Amendment will redesignate the site to an industrial-related designation that will allow the applicant to be more responsive to market conditions.

Now, Therefore, Be it Resolved, the Board of Supervisors hereby adopts the General Plan Amendment for the Panattoni Project.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

Contact: Francisco Avila, (925) 674-7801

ATTESTED: May 8, 2018

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

cc: