

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

Adopted this Resolution on 07/09/2019 by the following vote:

AYE:

NO:

ABSENT:

ABSTAIN:

RECUSE:



Resolution No. 2019/467

IN THE MATTER OF Approving a General Plan Amendment (County File #GP13-0001) for the 29-Unit Townhome Subdivision Project.

WHEREAS, the Contra Costa County Board of Supervisors held a public hearing on July 9, 2019, to consider the 29-Unit Townhome Subdivision Project, proposed for the Bay Point area. The Project includes the adoption of a mitigated negative declaration and mitigation monitoring program prepared for the Project, a General Plan Amendment (County File #GP13-0001), a rezoning ordinance and variance (County File #RZ13-3223), and a preliminary and final development plan (County File #DP13-3027).

WHEREAS, the General Plan Amendment for the Project reclassifies land from Single Family Residential-Medium Density (SM) to Multiple Family Residential-Medium Density (MM).

WHEREAS, a resolution is required under Government Code Section 65356 to amend a general plan.

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 land use designation, Multiple-Family Residential Medium-Density (MM), is urban. Furthermore, the project does not involve extension of urban services beyond the ULL boundary.
- b. Adoption of the proposed General Plan Amendment (GPA) 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, Single-Family Residential Medium-Density (SM), is an urban land use designation. The site contains no non-urban land use designations. As the proposed MM land use designation is also an urban designation, there will be no change in the percentage of land devoted to urban and non-urban uses.
- c. The project complies with the objectives and requirements of Measure J-2004, the Contra Costa Growth Management Program, and related Contra Costa Transportation Authority (CCTA) resolutions. Adoption of the proposed GPA would increase the subject site's maximum development potential from 7-12 single-family residential units to 29-53 multiple-family residential units. The project includes subdivision of the subject property into 29 new residential parcels and 6 common area parcels and construction of 29 new townhomes. The increase is below the Measure J threshold for studying the proposed GPA's potential impacts on Routes of Regional Significance.
- d. The General Plan comprises an integrated, internally consistent, and compatible statement of policies governing development in the unincorporated areas. Although the proposed GPA involves an increase in density at the subject site, the MM designation is consistent with the policies for the Bay Point Area, amongst others, and the site will remain residential in nature. Adoption of the proposed GPA will not cause the General Plan to become internally inconsistent.
- e. Pursuant to Government Code Section 65358(a), the General Plan may be amended if such amendment is deemed to be "in the public interest." The General Plan contains policies related to providing an adequate supply of housing and encouraging infill development on under-utilized sites within urbanized areas where necessary utilities already are installed. It is in the public interest to adopt the proposed GPA because the project is consistent with these policies and will

increase the supply of affordable housing units. While the County is on pace to fulfill its overall Regional Housing Needs Allocation, 98.7 percent of the units constructed during the current housing cycle are in the moderate or above-moderate income categories. The proposed project will serve to increase the current number of units in the low income categories.

2. The Board of Supervisors hereby ADOPTS the General Plan Amendment (County File #GP13-0001) to reclassify the Land Use Designation of the subject property from Single Family Residential-Medium Density (SM) to Multiple Family Residential-Medium Density, and ADOPTS the General Plan Amendment, County File #GP13-0001, as the second General Plan Amendment for calendar year 2019, as permitted by State Planning Law.

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.

ATTESTED: July 9, 2019

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

Contact: Daniel Barrios, (925) 674-7788

By: , Deputy

cc: