

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

Adopted this Resolution on 04/26/2022 by the following vote:

AYE:

NO:

ABSENT:

ABSTAIN:

RECUSE:



Resolution No. 2022/139

IN THE MATTER OF Approving a General Plan Amendment (County File# CDGP04-00013) for the Bayview Estates Residential Project (144 Lots)

WHEREAS, the Contra Costa County Board of Supervisors held a public hearing on April 26, 2022, to consider the Bayview Estates Residential Project, proposed in the unincorporated Martinez area. The project includes the certification of the project's Environmental Impact Report (EIR) and adoption of the mitigation monitoring and reporting program prepared for the project; a General Plan Amendment (County File# CDGP04-00013); a Rezoning Ordinance (County File# CDRZ04-03148); a Vesting Tentative Map (County File# CDSD04-08809); and a Preliminary and Final Development Plan (County File# CDDP04-03080).

WHEREAS, the General Plan Amendment for the project reclassifies the site's land use designation from Heavy Industry (HI) to Single-Family Residential-High Density (SH) and Open Space (OS).

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 (GPA) findings:

- a) No change to the County Urban Limit Line (ULL) is proposed. No extension of urban services beyond the ULL is proposed. The subject site is located entirely within the ULL, and therefore may be designated for "urban" or "non-urban" development, as defined in the 2005-2020 Contra Costa County General Plan. The proposed land use designations, Single-Family Residential-High Density (SH) and Open Space (OS) are all allowed;
- b) Adoption of the proposed General Plan Amendment will not violate the 65/35 Land Preservation Standard (the "65/35 Standard"), established 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 designated for development with urban uses and at least 65 percent of the land must be designated for non-urban uses such as agriculture, open space, parks, etc. The subject site's existing land use designation is HI. The proposed designations are SH and OS. SH is an urban designation, while the OS is non-urban, and thus, is consistent with and supports the 65/35 Standard;
- c) The current iteration of the Contra Costa County Growth Management Program was established by county voters through adoption of Measure J-2004. The project complies with the objectives and requirements of the Growth Management Program and related Contra Costa Transportation Authority (CCTA) resolutions;
- d) The County General Plan comprises an integrated, internally consistent, and compatible statement of policies governing land use in the unincorporated areas of the county. The proposed GPA affects only the Land Use Element Map. Open space would increase by approximately 46 acres. The proposed change is consistent and compatible with the General Plan's policies for the Martinez/Vine Hill area as well as the overarching goals and policies of the General Plan related to land use, growth management, transportation, housing, noise, conservation, open space, and safety. In no way does amending the project's land use plan interfere with the County's ability to otherwise implement the General Plan. Adoption of the proposed GPA will not result in an internal inconsistency within the General Plan;
- e) Adoption of the proposed GPA is in the public interest. The Bay Area suffers from a severe housing shortage. The proposed plan for 144 single-family homes avoids many of those impacts and has a higher likelihood of being constructed, thus adding to the housing stock and helping to alleviate the housing shortage. The project includes the following additional components that also are in the public interest: 1) the project will contribute to the county's Regional Housing Needs Allocation (RHNA), 2) the provision of new homes is desirable and will assist to improve the balance between housing and jobs, 3) the project will provide

approximately 46 acres of openspace, parks, and trails, 4) the project would upgrade water and sewer utilities on the area of the project site, 5) the project will improve street conditions and provide pedestrian facilities on Arthur Road, Palms Avenue, and Centras Avenue, 6) the project will include a \$2,000,000 community benefits agreement, and 7) will provide 5 on-site inclusionary units affordable to moderate income households, or pay an in-lieu fee.

2. The Board of Supervisors hereby ADOPTS the General Plan Amendment (County File# CDGP04-00013) to reclassify the land use designation of the subject property from Heavy Industry (HI) to Single-Family Residential-High Density (SH) and Open Space (OS), and ADOPTS the General Plan Amendment, County File# CDGP04-00013, as part of the first consolidated General Plan amendment for calendar year 2022, 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.

Contact: Gary Kupp, (925) 655-2871

ATTESTED: April 26, 2022

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: , Deputy

cc: