

## Discovery Bay Boat Repair Shop Resolution

IN THE MATTER OF Approving a General Plan Amendment for the Discovery Bay Boat Repair Shop Project (County File No. CDLP22-02002 and CDGP21-00001).

WHEREAS, the Contra Costa County Board of Supervisors held a public hearing on October 4, 2022, to consider the Discovery Bay Boat Repair Shop Project, proposed for the unincorporated Discovery Bay area. The resolution includes adoption of a Mitigated Negative Declaration and mitigation monitoring and reporting program, and adoption of a General Plan Amendment (County File #CDGP21-00001).

WHEREAS, the General Plan Amendment for the Project amends the Land Use Element Map to re-designate approximately 0.64 acres of land from Public and Semi-Public (PS) to Commercial (CO).

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. Required Finding: Adoption of the proposed General Plan Amendment will not violate the County Urban Limit Line. Project Finding: The proposed development is within the urban community of Discovery Bay on a fully developed lot. The project would not violate the urban limit line.
  - b. Required Finding: Adoption of the proposed General Plan Amendment is consistent with the 65/35 Land Preservation Standard. Project Finding: Adoption of the proposed General Plan Amendment (GPA) 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 proposed development is within the urban community of Discovery Bay on a fully developed lot. The project would not violate the urban limit line.
  - c. Required Finding: The proposed General Plan Amendment is consistent with the Contra Costa Transportation Authority Growth Management Program. Project Finding: The current iteration of the Contra Costa Transportation Authority (CCTA) 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 CCTA resolutions. The proposed project is on an urban lot that is fully developed. No new transportation impacts are expected to result from the project. The boat service facility and associated Commercial General Plan Land Use designation would serve the surrounding water-oriented residential community, reducing the distance residents have to travel for commercial services.
  - d. Required Finding: Following adoption of the proposed General Plan Amendment, the General Plan will remain internally consistent, as required under Government Code Section 65300.5.

- e. **Project Finding:** 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. The proposed land use designation changes are consistent and compatible with the General Plan's policies for the Discovery Bay 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. Amending the Land Use Element Map as proposed does not 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.
  - f. **Required Finding:** Adoption of the proposed General Plan Amendment is in the public interest, as required under Government Code Section 65358(a). **Project Finding:** Adoption of the proposed GPA is in the public interest. The Discovery Bay Area is a water-oriented community with a mix of residential and commercial uses as part of the overall planned community. The change in general plan land use designation to Commercial will allow for the proposed boat repair facility, or potential other future commercial uses that will service the surrounding community. With the included conditions of approval or future conditions of other commercial uses, the site will be used in a way that benefits the public interest and supports the Discovery Bay community.
  - g. **Required Finding:** Adoption of the proposed General Plan Amendment would not exceed the limit on such amendments specified under Government Code Section 65358(b). **Project Finding:** Pursuant to Government Code Section 65358(b), no mandatory element of the General Plan may be amended more than four times per calendar year. The proposed GPA affects the Land Use Element, a mandatory element, and is the third consolidated amendment of the Land Use Element for 2022.
2. The Board of Supervisors hereby ADOPTS the General Plan Amendment (County File #GP 21-00001) to re-designate the 0.64-acre subject property from Public and Semi-Public (PS) to Commercial (CO), and ADOPTS said General Plan Amendment as part of the third consolidated General Plan Amendment to the Land Use Element for calendar year 2022, as permitted by State Planning Law.