

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

Adopted this Resolution on 11/29/2022 by the following vote:

AYE:

NO:

ABSENT:

ABSTAIN:

RECUSE:



Resolution No. 2022/410

In the matter of approving a General Plan Amendment (County File #CDGP20-00001) for the Spieker Senior Continuing Care Retirement Community Project;

WHEREAS:

1. The Contra Costa County Board of Supervisors held a public hearing on November 29, 2022, to consider the Spieker Senior Continuing Care Retirement Community Project, proposed for the the unincorporated Walnut Creek area. The Project includes the certification of an EIR and adoption of a Mitigation Monitoring and Reporting program prepared for the Project, a General Plan Amendment (County File #CDGP20-00001), a rezoning ordinance (County File #CDRZ20-03255), a minor subdivision (County File #CDMS20-00007), a Preliminary and Final Development Plan (County File #CDDP20-03018), and a Land Use Permit (County File #CDLP20-02038).
2. The General Plan Amendment for the Spieker Senior Continuing Care Retirement Community Project reclassifies land from General Agricultural (A-2) to Congregate Care/Senior Housing (CC).
3. The General Plan Amendment for the Spieker Senior Continuing Care Retirement Community Project is the fourth General Plan Amendment for the calendar year 2022.

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. Adoption of the proposed General Plan amendment (GPA) is consistent with the provisions of the Urban Limit Line (ULL). No change to the ULL would occur and the Project does not require extension of urban services beyond the ULL. The subject site is located inside the ULL, and therefore may be developed with "urban" and "non-urban" uses, as defined in the 2005-2020 Contra Costa County General Plan. The proposed land use designation, Congregate Care (CC), is urban.
 - B. Adoption of the proposed GPA will not result in a violation of the 65/35 Land Preservation Standard (the "65/35 Standard"), established through voter 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. No non-urban land use designations are present on-site. The proposed CC land use designation is also an urban designation. Therefore, the percentage of land with urban and non-urban designations will not change as a result of the GPA.
 - C. The Project complies with the objectives and requirements of Measure J-2004, the Contra Costa Growth Management Program (GMP), and related Contra Costa Transportation Authority (CCTA) resolutions. The CCTA GMP Implementation Guide (2021) sets forth procedures for local agency consultation and evaluation of impacts related to proposed GPAs. The Spieker Senior Continuing Care Retirement Community Project would generate fewer than 100 a.m. or p.m. peak hour trips and would not impact a Route of Regional Significance. The project is therefore exempt from the GMP GPA Review Process. Regardless, the DEIR was referred to TRANSPAC, the Regional Transportation Planning Committee for Central Contra Costa County, for review and comment. No comments were submitted.
 - D. Adoption of the proposed GPA will not cause the General Plan to become internally inconsistent. The General Plan comprises an integrated, internally consistent, and compatible statement of policy governing land use in the unincorporated areas of the county. The existing SM land use designation allows for single-family residential development across the subject site. The proposed CC designation allows for more intense development over the

same area. Changing the land use designation from SM to CC does not affect or conflict with the policies applicable to the site, nor does it otherwise amend the General Plan.

- E. Adoption of the proposed GPA is in the public interest. The existing SM land use designation allows for development of approximately 112 single-family homes, and possibly up to 166 homes with a density bonus consideration. The SM designation was applied to the subject site over 30 years ago, when demand for new housing, particularly senior housing, was less acute. California is in the midst of a housing crisis and redesignation of the site to CC allows for development of 354 independent living units for seniors (a 216 percent increase over the base SM density), plus 100 assisted living units including 33 skilled nursing beds and 23 memory care units.

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: November 29, 2022

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

Contact: Sean Tully, 925-655-2878

By: , Deputy

cc: