

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 12/05/2017 by the following vote:

AYE: John Gioia
Diane Burgis
Karen Mitchoff
Federal D. Glover

NO:

ABSENT: Candace Andersen

ABSTAIN:

RECUSE:



Resolution No. 2017/425

IN THE MATTER OF Approving a General Plan Amendment (County File GP #15-0002) for the Olympic Boulevard Five-Lot Major Subdivision Project

WHEREAS, the Contra Costa County Board of Supervisors held a public hearing on December 5, 2017, to consider the Olympic Boulevard Five-Lot Major Subdivision Project, proposed for the unincorporated Walnut Creek area. The Project includes adoption of a mitigated negative declaration and mitigation monitoring reporting plan prepared for the Project, a General Plan Amendment (County File #GP15-0002), a rezoning ordinance and variance (County File #RZ16-3231), and a preliminary and final development plan (County File #DP16-3018).

WHEREAS, the General Plan Amendment for the Project reclassifies land from Single-Family Residential – Medium Density (SM) to Single-Family Residential — High Density (SH).

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 County General Plan. The proposed land use designation, Single-Family Residential High-Density (SH), 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) A will not conflict with the 65/35 Land Preservation Standard (the "65/35 Standard"), 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 SH 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 C-1988 and 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 four single-family residential units to six single-family residential units. The two-unit increase is well 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 for the County. The proposed GPA involves a slight increase in density at the subject site, but does not change the allowed uses or impact development in any other way. 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 2005-2020 Contra Costa County 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 as a whole furthers these policies.

f. The General Plan Amendment will provide additional housing for the unincorporated Walnut Creek area, and will be consistent with the overall goals and policies described in the General Plan.

2. The Board of Supervisors hereby ADOPTS the General Plan Amendment (County File GP#15-0002) to reclassify the Land Use Designation of the subject property from Single-Family Residential-Medium Density (SM) to Single-Family Residential-High Density (SH), and ADOPTS the General Plan Amendment, County File GP#15-0002, as the second General Plan amendment for calendar year 2017, 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: Jennifer Cruz, (925) 674-7790

ATTESTED: December 5, 2017

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

By: June McHuen, Deputy

cc: