

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:

John Gioia
Candace Andersen
Diane Burgis
Karen Mitchoff
Federal D. Glover

AYE: 5
NO:
ABSENT:
ABSTAIN:
RECUSE:



Resolution No. 2022/116

IN THE MATTER OF approving a General Plan Amendment (County File #GP20-0003) for the 343 Rodeo Avenue General Plan Amendment project.

WHEREAS, the Contra Costa County Board of Supervisors held a public hearing on April 26, 2022, to consider the 343 Rodeo Avenue General Plan Amendment project, proposed for the Rodeo area. The project includes adoption a California Environmental Quality Act (CEQA) finding that the project is exempt from CEQA pursuant to CEQA Guidelines sections 10561(b)(3) and 15303(b), and adoption of a General Plan Amendment (County File #GP20-0003).

WHEREAS, the General Plan Amendment changes the subject property's General Plan Land Use Element Map designation from Public and Semi-Public (PS) to Multiple-Family Residential-High Density (MH).

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:

A. The Board of Supervisors makes the following General Plan Amendment (GPA) findings:

1. 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-High Density (MH), is urban. Furthermore, the project does not involve expansion of the ULL or extension of urban services beyond the ULL boundary, thereby being consistent with General Plan Land Use Element Policy 3-10, which discourages such extensions.
2. Adoption of the proposed 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, Public and Semi-Public (PS), is a non-urban designation. As the proposed MH land use designation is an urban designation, there will be a fractional increase in the percentage of land devoted to urban uses. The increase will not result in exceedance of the 35 percent limit.
3. The project complies with the objectives and requirements of Measure J-2004, the Contra Costa Transportation Authority (CCTA) Growth Management Program, and related CCTA resolutions. Adoption of the proposed GPA would increase the subject site’s maximum development potential from a variety of public and semi-public land uses, excluding residential development, to up to four multiple-family residential units. The increase is below the threshold for triggering the Growth Management Program GPA Review Process or studying the proposed GPA’s potential impacts on Routes of Regional Significance.
4. The General Plan comprises an integrated, internally consistent, and compatible statement of policies governing development in the unincorporated area of the county. The proposed GPA affects only the Land Use Element Map. The proposed GPA involves an increase in density at the subject site that is consistent with the goals and policies for the Rodeo 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. Adoption of the proposed GPA will not cause the

General Plan to become internally inconsistent.

5. 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 housing supply 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 allow for an increase in housing supply with insignificant environmental impacts. Not only would adoption of the GPA allow for additional housing units, but development of under-utilized sites also serves to prevent blight, as the vacant lot will no longer be available for illegal dumping or other potential neglect.
6. 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 part of the first consolidated amendment of the Land Use Element for 2022.

B. The Board of Supervisors hereby ADOPTS the General Plan Amendment, County File #GP20-0003, to change the land use designation of the subject property from Public and Semi-Public (PS) to Multiple-Family Residential-High Density (MH) 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: Daniel Barrios (925) 655-2901

ATTESTED: April 26, 2022

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

By: June McHuen, Deputy

cc: Will Nelson