



**Contra
Costa
County**

To: Board of Supervisors
From: David Twa, County Administrator
Date: January 16, 2018

Subject: TRANSFER OF GENERAL FUND RESERVES TO THE LAND DEVELOPMENT FUND FOR THE
GENERAL PLAN UPDATE

RECOMMENDATION(S):

APPROVE Appropriations Adjustment No. 5047 transferring appropriations in the amount of \$750,000 from the County's Contingency Reserve (0990) to the Land Development Fund (0280) to cover estimated current year costs of the Conservation and Development Department to update the County General Plan and Zoning Code.

FISCAL IMPACT:

The recommended action will result in a reduction of the County's General Fund Contingency Reserve of \$750,000 and a corresponding increase in General Fund appropriations of the Conversation and Development Department.

In accordance with the Board's General Fund Reserve Policy, a 4/5 affirmative vote of the Board is required to approve transfers from the Contingency Reserve.

BACKGROUND:

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **01/16/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II
Supervisor
Diane Burgis, District III Supervisor
Federal D. Glover, District V
Supervisor

ABSENT: Karen Mitchoff, District IV
Supervisor

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: January 16, 2018

, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Julie DiMaggio Enea
(925) 335-1077

cc:

State law requires each city and county in California to prepare and maintain a general plan. A jurisdiction's general plan serves as its "constitution" for decisions concerning land use planning and expresses a community's long-term vision for its future development. All decisions on planning matters (rezonings, subdivisions, use permits, etc.) must be consistent with the adopted general plan. The County's General Plan was reconsolidated in 2005 and, at that time, extended in term through 2020.

BACKGROUND: (CONT'D)

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By the time the General Plan is set to expire in December 2020, 30 years will have elapsed since its original adoption. For the most part, the document's goals and policies reflect the planning philosophy of the late 1980s and early 1990s, which encouraged low-density, sprawl-type development. However, as explained above, the approach to land use and transportation planning in California is changing rapidly, primarily because of the State's focus on reducing greenhouse gas emissions. The emphasis now is on infill, densification (especially in proximity to transit stops), mixed uses, greater reliance on public transportation, and alternatives to single-occupancy vehicles.

On December 19, 2017, DCD presented to the Board of Supervisors three options for updating the County's General Plan to produce a document that is accurate and philosophically current. The Board directed DCD to pursue *Option 2: Major Overhaul and Incorporating Additional Topics*, as well as update the *County Zoning Code*:

1. Addressing additional topic areas such as economic development, community health, sustainability, or other topics as the Board sees fit. These topics could either be addressed in new General Plan elements or integrated into the existing elements. Certain topics may lend themselves to one approach over the other.
2. Adjusting the Urban Limit Line (ULL) to exclude properties acquired by certain public agencies or where development restrictions limit the land to open space or conservation uses. Examples include lands purchased by East Bay Regional Park District and Contra Costa Water District, and private lands under agricultural conservation easements. Such contractions of the ULL are allowed pursuant to Measure L-2006.
3. Updating the Land Use Element to facilitate development of denser, mixed-use neighborhoods and communities where appropriate, and address a number of deficiencies that unnecessarily complicate the development process.
4. In cooperation with Municipal Advisory Councils and local community organizations, creating community profiles and vision statements for various unincorporated communities and planning areas. These statements would succinctly describe the character and long-term vision for these areas, providing guidance for project applicants and decision-makers.
5. Revising the document's organization and numbering convention to simplify integration of future amendments and improve overall usability.

Staff estimated that the cost of Option 2 would be in the \$2 - \$4 million range, and for updating the County Zoning Code, estimated \$1.5 million, for a total estimated cost of \$3.5 -- \$5.5 million, spread over a three-year period. Funding would comprise contributions from the Land Development and County General Funds, and grant funding if available. The County Administrator recommends an initial transfer of \$750,000 this

fiscal year to enable DCD to engage the necessary consultants to assist with the project. Additional transfers may be recommended once the project costs have been precisely determined.

CONSEQUENCE OF NEGATIVE ACTION:

Should be Board not approve the recommended transfer of funds, DCD will not be able to secure the necessary resources to begin the project.

ATTACHMENTS

TC24/27_5047