

RESOLUTION NO. 37- 13

A RESOLUTION OF THE CITY COUNCIL, CITY OF PLEASANT HILL, APPROVING AN AMENDMENT TO THE GROWTH MANAGEMENT ELEMENT AND GENERAL PLAN LAND USE MAP OF THE CITY OF PLEASANT HILL GENERAL PLAN

WHEREAS, the City of Pleasant Hill General Plan Growth Management Element establishes the goals, policies, and implementation programs that are intended to manage and mitigate the impacts of future growth and development within the City of Pleasant Hill; and

WHEREAS, Contra Costa County voters approved Measure C, a countywide half-cent sales tax designed to require cooperation among the various cities and the county on transportation and growth management issues; and

WHEREAS, Contra Costa County voters subsequently approved Measure J, which extends the half-cent sales tax and growth management requirements of Measure C through 2034; and

WHEREAS, the City is proposing to amend the Growth Management Element to comply with the new Measure J program managed by the Contra Costa Transportation Authority (CCTA) that emphasizes a multi-modal approach to transportation planning and project implementation, encouraging infill/higher density development that may encourage more efficient use of the existing transportation system and stresses the importance of having developers pay their fair share of traffic mitigation costs to manage the growth that may be expected from those developments; and

WHEREAS, the City is proposing to amend the General Plan Land Use Map to include the adopted Urban Limit Line that was previously adopted by the Pleasant Hill City Council in December 2008; and

WHEREAS, pursuant to Article 6, California Code of Regulations, Title 14, Chapter 3, Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, the City of Pleasant Hill prepared a draft Initial Study and Negative Declaration to determine whether the project will have a significant effect on the environment; and

WHEREAS, a Notice of Intent to issue a draft Negative Declaration was published in the Contra Costa Times – Pleasant Hill/Martinez Record on April 25, 2013 and May 13, 2013, and posted at the County Clerk's office of Contra Costa County on April 25, 2013 and posted at the Governor's Office of Planning Research on April 26, 2013, and the draft Initial Study and Negative Declaration were circulated for public review between April 26, 2013 and May 28, 2013; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on the proposed draft Initial Study and Negative Declaration and General Plan Amendment was held at a meeting of the Planning Commission on May 28, 2013, at which time all interested parties could appear and be heard; and

WHEREAS, on May 28, 2013 the Planning Commission adopted Resolution No. 07-13 recommending the City Council approve the Final Negative Declaration and adopt the proposed amendments to the General Plan based on the findings contained in the resolution; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on the proposed draft Initial Study and Negative Declaration and General Plan Amendment was held at a meeting of the City Council on July 1, 2013, at which time all interested parties could appear and be heard.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pleasant Hill, approves the General Plan Amendment (Exhibit B), Amendment to the General Plan Land Use Map (Exhibit C), and certifies and approves the Negative Declaration for this project based upon the following findings:

General Plan Conformance

1. *Community Development Goal 10 and Policy 10B – Provide high-quality police, fire, and emergency medical response and services and meet City-adopted emergency response time and efficiency objectives.* The proposed amended Growth Management Element will ensure/require that new development contribute to and maintain adopted and accepted performance standards for police, fire and emergency medical response and services.
2. *Community Development Goal 11 and Policy 11A – Ensure adequacy of water supply, sewage disposal, and solid waste services and ensure that basic services are provided to proposed development, and that the provision of those services does not jeopardize service to existing uses.* The proposed amended Growth Management Element will ensure/require new development will provide or has adequate capacity to serve new development and not negatively impact services to existing development.
3. *Community Development Goal 17 and 18 – Offer high-quality park, recreation and trail facilities and programs for residents and visitors and provide new sports fields and recreation facilities.* The proposed amended Growth Management Element will ensure/require new development to provide adequate parking and recreation facilities to serve the new development without negatively impacting existing park capacity.
4. *Community Development Goal 23 – Conserve natural resources.* The proposed Growth Management Element will encourage alternative modes of transportation which in the long-term would minimize the use of fossil fuel natural resources.
5. *Circulation Goal 4 and Policy 4A and 4B – Reduce congestion and vehicle trips through non-automobile transportation and maintain and upgrade the City’s bikeway and pedestrian system and encourage use of bus and rail service for local and regional travel.* The proposed Growth Management Element will support the ongoing development and expansion of the City’s existing bicycle and pedestrian facility network, as well as in-fill development/redevelopment around transit centers to encourage residents to take other modes of transportation.

6. *Circulation Goal 5 – Ensure that streets are safe and pedestrian friendly.* The proposed Growth Management Element includes new goals, policies, and actions to encourage the development of transportation networks that accommodates all modes of transportation (including bicycle, pedestrian, and transit riders) for residents of all age groups.
7. *Safety and Noise Goal 8 – Protect and improve noise quality as much as possible.* The proposed Growth Management Element will strongly support the development and implementation of bicycle, pedestrian, and transit facilities within the City, as well as the on-going promotion of transportation demand management alternatives (e.g. carpools and vanpools) among residents. All of these transportation alternatives will enhance safety and reduce the general noise level along public roadways by reducing the overall traffic volume demand along roadways.

CEQA Findings

1. The City Council finds on the basis of the whole record before it (including the Initial Study and any comments received) that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the independent judgment and analysis of the City Council.
2. The Negative Declaration is complete and in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City's local CEQA Guidelines, and adequately addresses the expected environmental impacts of the proposed project.
3. The Initial Study/Negative Declaration and all related records of proceedings upon which the decision is based shall be maintained and kept on file by the Secretary to the Planning Commission in the City of Pleasant Hill Public Works and Community Development Department in the City of Pleasant Hill City Hall, 100 Gregory Lane, Pleasant Hill, California.
4. The City Council finds that through compliance with applicable laws, ordinances and regulations, there is no substantial evidence supporting a fair argument that the project will have a significant adverse effect on the environment.
5. Pursuant to Title XIV, California Code of Regulations ("CCR"), the City Council has determined that, after considering the record as a whole, the proposed project will not have the potential for any adverse effects on wildlife resources or the habitat upon which the wildlife depends as defined in Fish and Game Code § 711.2.
6. The City Council approves the proposed project and directs the City Planner to file a Notice of Determination with the County Clerk of Contra Costa County in the manner required by law.

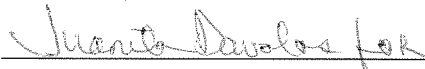
ADOPTED by the City Council of the City of Pleasant Hill, on the 1st day of July, 2013,
by the following vote:

AYES: Carlson, Durant, Weir, Harris
NOES: None
ABSENT: Flaherty
ABSTAIN: None



MICHAEL G. HARRIS, O.D., Mayor

ATTEST:



KIMBERLY LEHMKUHL, City Clerk

APPROVED AS TO FORM:



JANET E. COLESON, City Attorney