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# Memorandum

**TO:** Steering Committee Members

**FROM:** Winston Rhodes, AICP, Planning Manager

**SUBJECT:** Draft Growth Management Element

**DATE:** December 14, 2009

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## Background

The Growth Management Subcommittee reviewed draft Growth Management Element on November 18, 2009. A copy of the revised draft document in both a clean form without edits noted and in track changes mode is attached that reflects the latest Growth Management Subcommittee direction.

This Element is required by Contra Costa County Transportation Improvement and Growth Management Program that resulted from voter approved ballot Measure C and more recently Measure J. This program is managed by the Contra Costa County Transportation Authority (CCTA) and includes the requirement that all cities in Contra Costa County adopt a Growth Management Element. Discussions with CCTA staff confirmed that a stand alone Growth Management Element is needed to meet the requirements of the countywide Transportation Improvement and Growth Management Program (GMP). In addition, the Growth Management Element works in concert with other General Plan elements including the Land Use and Economic Development, Housing, and Circulation Element to help ensure future growth and development considers regional transportation concerns. Compliance with the program requirements is necessary for the City to be eligible to receive return to source gas tax revenue and be eligible for other Measure C revenue for transportation projects.

## Discussion

Some of the major changes made to the Growth Management Element are as follows:

- The Draft Element refers to Measure J which extended Measure C and addresses Measure J requirements. The following table summarizes the Measure C and Measure J GMP requirements.

<b>Measure C Growth Management Program</b>	<b>Measure J Growth Management Program</b>
Adopt a Growth Management Element	Adopt a Growth Management Element
Adopt Traffic Level Of Service (LOS) Standards	Not included in Measure J
Adopt Performance Standards	Not included in Measure J
Adopt a Development Mitigation Program	Adopt a Development Mitigation Program
Participate in a Cooperative, Multi-Jurisdictional Planning Process to Reduce Cumulative Regional Traffic Impacts of Development	Participate In an Ongoing Cooperative, Multi-Jurisdictional Planning Process
Address Housing Options And Job Opportunities	Address Housing Options
Develop A Five Year Capital Improvement Program	Develop a Five-Year Capital Improvement Program
Adopt a Transportation Systems Management (TSM) Ordinance or alternative mitigation	Adopt a Transportation Systems Management (TSM) Ordinance or Resolution
Not included in Measure C	Adopt an Urban Limit Line

- The four goals in the existing Growth Management Element have been modified. The following table provides a comparison.

<b>Existing Growth Management Goals</b>	<b>Draft Growth Managements Goals</b>
1. <b>Coordinated Regional Planning.</b> Attain a level of mutually beneficial communication and coordinated planning among the City of Pinole and its neighboring jurisdictions and other public and regional agencies in the provision of adequate services and facilities, and housing and employment opportunities.	1. Support cooperative transportation, land use and public service planning in Contra Costa County.
2. <b>Adequate Community and Commercial Services and Facilities.</b> Provide community services and facilities and commercial services and amenities which are accessible from all residential neighborhoods.	2. Ensure that new development pays for the facilities required to meet the demands generated by development.
3. <b>Provide Safe and Attractive and Efficient Circulation.</b> Provide a safe, attractive and efficient circulation system that ensures ongoing convenient access to all residential, commercial and community areas and to neighboring jurisdictions.	3. Support land use patterns that make efficient use of the transportation system.
4. <b>Guide, Control and Monitor Future Growth.</b> Guide, control, and monitor future growth to ensure that the goals and values of the citizens of Pinole as expressed in the General Plan are maintained and enhanced.	4. Encourage infill and redevelopment in areas that are already served by utilities, infrastructure and public services.

Several changes that the Steering Committee may wish to consider are described below.

1. The Growth Management Subcommittee added Action 1.1.1 relating to regional planning. The Steering Committee may wish to add several other regional planning agencies to the action and distinguish transit providers from planning agencies to clarify the action. Staff suggests the Action be revised to read as follows with acronyms added to the General Plan glossary:

**ACTION GM.1.1.1 Regional Planning.** Work with regional planning agencies (e.g. MTC, ABAG, CCTA, WCCTAC, BCDC, and BAAQMD) and transit providers (e.g. WestCAT, AC Transit, and BART) to address regional land use, transportation, and environmental issues.

2. Action GM.2.2.1. The Steering Committee may wish to add “Make provide for” to the parks service standard listed within this action to clarify the language and anticipate infill projects that would need to provide land for parks or open space off site or satisfy the standard by paying in lieu fees. Staff recommends that the parks service standard be revised to read:

Parks: Make provision for 3.0 acres of neighborhood or regional parks, or 5.0 acres of dedicated open space per 1,000 residents.

3. A cross reference is needed for Action 3.2.1 to a map of Pinole (or text) that further explains where different Level of Service (LOS) apply. In addition, any modification of this Action will also need to be reflected in the Circulation Element to provide consistency.
4. Provide an explanation of “Basic Routes” as referenced in Action GM.3.2.2 or utilize alternate language to help clarify the action’s meaning.
5. The Steering Committee may wish to mention safety in both Goal GM.3 and Policy 3.6. Staff suggests the goal and policy be revised to read:

**GOAL GM.3 Efficient and Safe Transportation.** Support land use patterns that make efficient use of the transportation system and enhance public safety.

**POLICY GM.3.6 Mobility-Impaired.** Support efforts to provide safe and convenient transportation systems for all citizens of Pinole, particularly mobility impaired individuals.

Steering Committee feedback and direction is desired on the draft Growth Management Element so that it can be refined and finalized for study in the General Plan EIR.

Attachments:

- A. Draft Growth Management Element (Clean)
- B. Draft Growth Management Element (Redline)