



ENVISION **CONTRA COSTA 2040**

East Bay Leadership Council

February 9, 2021

Purpose of Today's Meeting

- » Introduce attendees to Envision Contra Costa 2040
- » Discuss ways the County's updated planning documents can support economic development



Envision Contra Costa 2040



**General
Plan**



**Zoning
Code**



**Climate
Action Plan**

Environmental Impact Report

What is the General Plan?

- » “Constitution” for land use
 - Local jurisdiction’s highest land use document
 - Establishes a vision and supporting goals, policies, and actions for the unincorporated areas
 - Provides consistent direction for future development
 - Balances growth, conservation, and quality of life



Why is the General Plan Important?

The General Plan affects:

- » How property can be developed
- » The quantity and types of jobs available in the community
- » The appearance and feel of neighborhoods
- » How roadways are designed and improved
- » Risks to people and property from hazards
- » Resource conservation



Why Update the General Plan Now?

- » Existing General Plan is 30 years old and doesn't address many of the challenges communities currently face
- » AB 32 – Global Warming Solutions Act
- » SB 375 – Sustainable Communities Strategy/Plan Bay Area
- » SB 743 – Vehicle Miles Traveled
- » AB 379 – Climate Change Adaptation and Resilience
- » SB 1000 – Environmental Justice
- » New legislation related to housing
- » Consistency with other plans and initiatives (Local Hazard Mitigation Plan, Adapting to Rising Tides, Land Use and Resource Management Plan for the Delta)

Components of the General Plan

» Required Elements

- Land Use
- Transportation
- Safety
- Noise
- Open Space
- Conservation
- Housing

» Optional Elements in Current General Plan

- Growth Management
- Public Facilities/Services



Four Themes Throughout the New Plan

» Economic development



» Environmental justice



» Sustainability

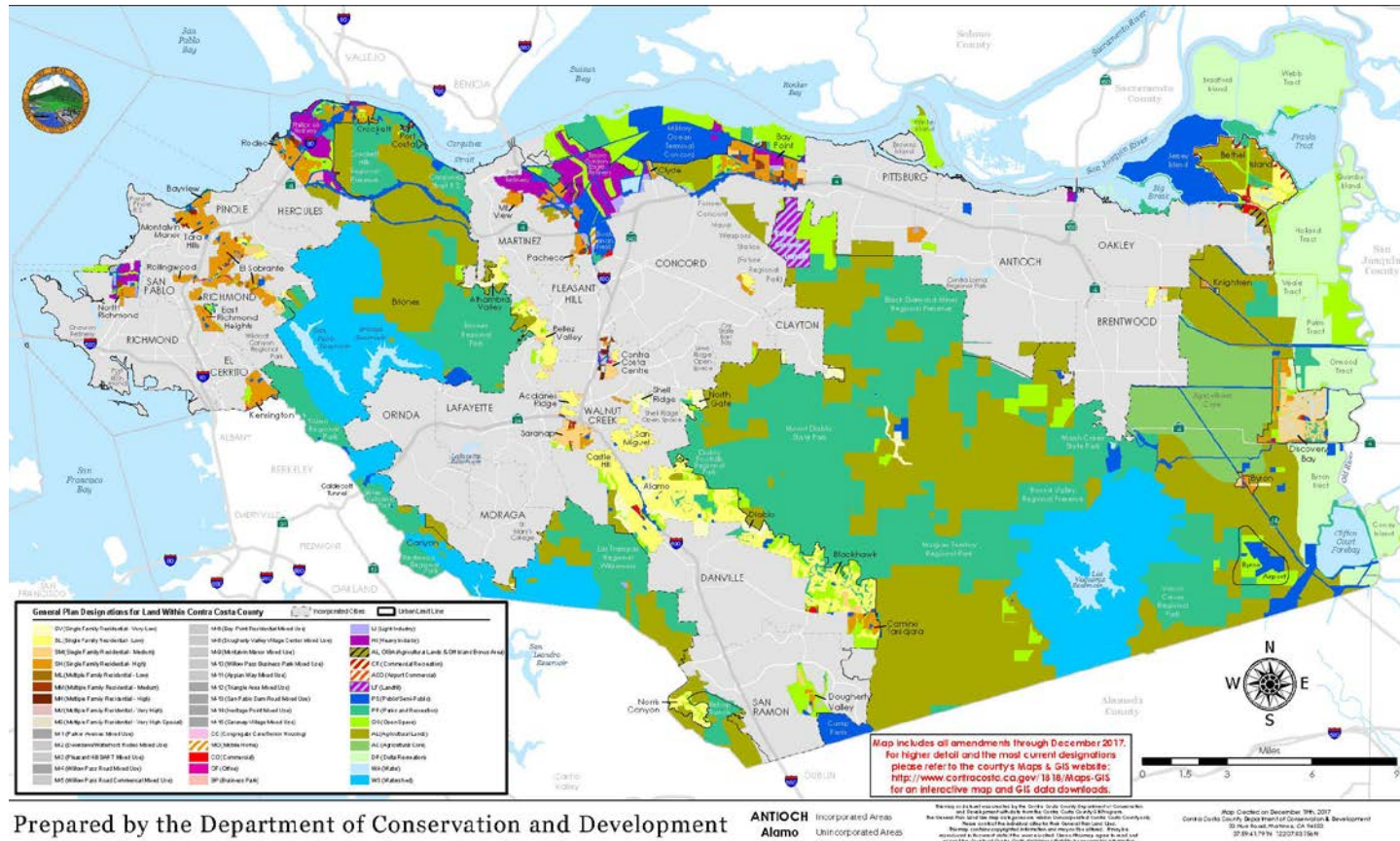


» Community health



Land Use Map

- » **Land use designations specify development intensity**
 - Maximum residential density (housing units per acre)
 - Maximum nonresidential floor area ratio (FAR)



What is the Zoning Code?

- » Zoning map and districts
- » Regulations that control physical development
 - Permitted uses
 - Permitting requirements
 - Specific site development standards – setbacks, parking, lighting, signage, fences, trash enclosures, etc.
- » **General Plan vs. Zoning Code**
 - Zoning Codes implement the General Plan with specific development regulations:
 - General Plan → “Residential”
 - Zoning Code → “Single-family; Multiple-family”

Climate Action Plan (CAP) Update

» What is the CAP?

- Sets greenhouse gas (GHG) emissions reduction targets for the County
- Establishes a plan to reach those targets
- Implements the climate-related policy direction of the General Plan



» Why is the CAP being updated?

- State law has changed since the CAP was adopted (in 2015)
- New reduction strategies are available
- Evolving understanding of resilience and adaptation
- Opportunity to improve how the CAP is implemented
- More extensive support for greater equity
- CAP can better integrate with the new General Plan

Environmental Impact Report (EIR)

- » **California Environmental Quality Act (CEQA) requires disclosure of a project's potential impacts on the physical environment**
- » **EIR must:**
 - Disclose information about the effects the project could have on the physical environment
 - Identify mitigation measures, if necessary
 - Describe feasible alternatives to the proposed project
- » **Public review**
 - Initial 30-day scoping period – tell us what to analyze
 - Minimum 45-day review of Draft EIR – comment on the analysis

Opportunities for Public Involvement

- » Envisioncontracosta2040.org
- » Community Meetings
- » Focused Meetings
- » Sustainability Commission
- » County Planning Commission
- » Board of Supervisors



Online Participation

Envisioncontracosta2040.org/online-engagement



Envision Contra Costa 2040

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Documents

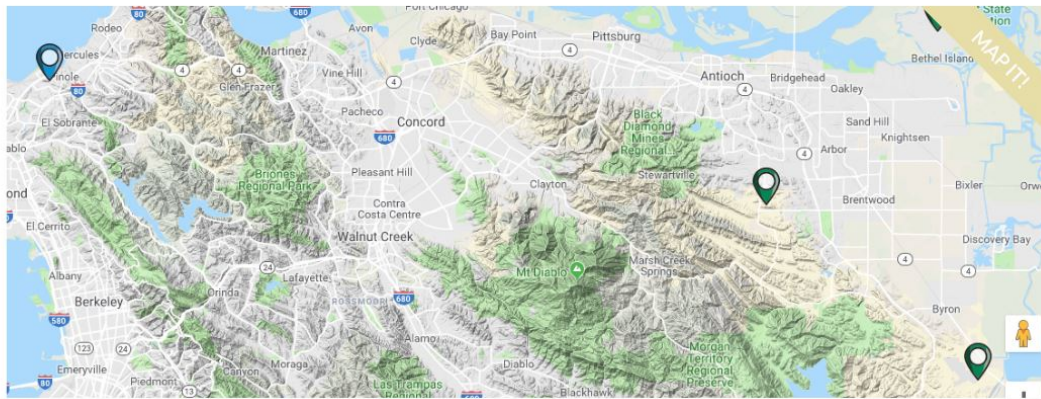
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What are your ideas?



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Questions?

Questions for Today's Workshop

- » What specific actions should the County take to support economic development over the next 20 years?
- » What emerging businesses and industries should be considered in the County's updated General Plan and Zoning Code?
- » What specific changes to the General Plan and Zoning Code should be made to support economic development (e.g., increase floor area ratios; simplify permitting requirements; allow more uses by-right; require fewer parking spaces for new developments)?
- » Would it be beneficial for the County to allow greater flexibility for converting existing retail and office uses to residential uses?
- » Other comments and suggestions?

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