

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Maureen Toms**  
Deputy Director

**Ruben Hernandez**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Gabriel Lemus**  
Assistant Deputy Director

**NOTICE OF PREPARATION AND  
NOTICE OF PUBLIC SCOPING MEETING**

**Date:** September 20, 2023

**To:** California State Clearinghouse  
Contra Costa County Clerk  
Responsible and Trustee Agencies  
Interested Parties and Organizations

**Subject:** Notice of Preparation (NOP) for the Contra Costa County 2045 General Plan and Climate Action Plan Environmental Impact Report (EIR) and Notice of Public Scoping Meeting

**Applicant:** Contra Costa County  
30 Muir Road, Martinez, CA 94553  
(925) 655-2898

**Lead Agency:** Contra Costa County

**Contact:** Will Nelson, Principal Planner (925) 655-2898

**Project Title:** Contra Costa County 2045 General Plan and Climate Action Plan Updates

**Scoping Meeting:** October 16, 2023, 3:30 PM

**PURPOSE**

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, Contra Costa County, as lead agency, will prepare an Environmental Impact Report (EIR) for the Contra Costa County 2045 General Plan and Climate Action Plan. Pursuant to Section 15082(a) of the CEQA Guidelines, Contra Costa County (County) has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the Housing Element Update and its potential effects. The County is soliciting your comments on the scope of the environmental analysis.

Public agencies and members of the public are invited to provide comments in writing as to the scope and content of the EIR. It is particularly important for the County to understand the scope and content of the environmental information that is germane to each agency's statutory responsibilities in connection with the proposed project.

Section 15082(b) of the CEQA Guidelines requires comments to be provided within 30 days of receipt of a NOP. In compliance with the time limits mandated by CEQA, the comment period for this NOP begins **Wednesday, September 20, 2023**, and ends **Friday, October 20, 2022, at 4:00 PM**. Please email your written comments to Will Nelson at [AdvancePlanning@dcd.cccounty.us](mailto:AdvancePlanning@dcd.cccounty.us) or physically mail them to:

Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553  
Attn: Will Nelson

When providing comments, please include the name, email and/or telephone number for a contact person at your agency or organization who can answer questions about the comment.

## **PROJECT LOCATION**

Contra Costa County is located in the San Francisco Bay Area in Northern California. It is bordered by San Francisco Bay to the west, San Pablo Bay and Suisun Bay to the north, Alameda County to the south, and San Joaquin County to the east (see Figure 1, *Regional Location*). Major interstates and State routes include Interstate 80, Interstate 580, Interstate 680, Highway 4, Highway 24, and Highway 242.

The Contra Costa County 2045 General Plan outlines a project area that excludes land within incorporated municipalities' limits (i.e., its authority is limited to the unincorporated areas within the county). In addition, Measure C-1990 established the 65/35 Land Preservation Standard and Urban Limit Line (ULL). The 65/35 Land Preservation Standard restricts urban development to 35 percent of the county's land area, while the remaining 65 percent must be preserved for agriculture, open space, parks, and other non-urban uses. The ULL limits the areas where urban development can occur. The EIR will examine potential impacts on lands within unincorporated Contra Costa County, including land within and outside the ULL and within each municipality's sphere of influence (SOI), which is referred to as the "EIR Study Area". (Figure 2)

## **PROJECT DESCRIPTION & SUMMARY**

The County of Contra Costa is preparing comprehensive updates to its existing General Plan and CAP. The updates will establish County land use policy through 2045 and reduce greenhouse gas (GHG) emissions and enhance community resiliency.

State law requires that the General Plan contain seven elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, and Conservation. Environmental justice must also be addressed,

either in its own element or throughout the General Plan (Contra Costa County has taken a hybrid approach). The content of the elements is outlined in State law. The updated General Plan will include all State-required elements and two optional elements, Growth Management and Public Facilities and Services. The Housing Element is being updated in parallel to the rest of the General Plan. The updated Housing Element was adopted by the County Board of Supervisors on June 13, 2023, and is undergoing revision following a review by the California Department of Housing and Community Development.

Contra Costa County's existing General Plan was adopted in 1991, with minor revisions occurring in 2005. The overall purpose of the General Plan Update is to create a modern General Plan that articulates a vision for the county's long-term physical form and development, while preserving and enhancing the quality of life for Contra Costa County's residents. The key components of this project include broad community goals for the future of Contra Costa County and specific policies and implementing actions that help achieve the goals. The updated General Plan will modernize the County's policy framework to address the current requirements of State law, with emphasis on the topics of environmental justice, economic development, community health, and sustainability. The General Plan Update will also include numerous land use changes in unincorporated communities where change or enhancement of existing uses is desired through 2045.

Finally, the project includes an update to the County's 2015 CAP. The CAP will be a separate document that sets targets and establishes measures to reduce GHG emissions in unincorporated Contra Costa County, consistent with State targets.

## **ENVIRONMENTAL IMPACT REPORT**

As all the CEQA topics will be included in the EIR, the County has not prepared an Initial Study as permitted in Section 15060(d) of the CEQA Guidelines.

## **PROBABLE ENVIRONMENTAL EFFECTS**

The EIR for the Contra Costa County 2045 General Plan and CAP will address the range of impacts that could result from adoption and implementation of the proposed plans. Below is a list of environmental topics that will be examined in the Contra Costa County 2045 General Plan and CAP EIR.

- |                                       |                                   |
|---------------------------------------|-----------------------------------|
| ○ Aesthetics                          | ○ Hazards and Hazardous Materials |
| ○ Agricultural and Forestry Resources | ○ Hydrology and Water Quality     |
| ○ Air Quality                         | ○ Land Use and Planning           |
| ○ Biological Resources                | ○ Mineral Resources               |
| ○ Cultural Resources                  | ○ Noise                           |
| ○ Energy                              | ○ Population and Housing          |
| ○ Geology and Soils                   | ○ Public Services                 |
| ○ Greenhouse Gas Emissions            | ○ Recreation                      |
|                                       | ○ Transportation                  |

- Tribal Cultural Resources
- Utilities and System Services
- Wildfire

## **TYPE OF EIR**

The County of Contra Costa is the Lead Agency and will prepare a programmatic Environmental Impact Report (EIR) for the Contra Costa County 2045 General Plan and Climate Action Plan (CAP) Updates. This programmatic EIR will address the environmental impacts associated with implementation of the broad policy direction contained in the updated General Plan and CAP. Because this EIR will not evaluate detailed, site-specific projects under the General Plan and CAP, the analysis will tend to be of a more qualitative nature than project EIRs.

## **PUBLIC SCOPING MEETING**

The Contra Costa County Zoning Administrator will conduct a public scoping meeting for the Contra Costa County 2045 General Plan and CAP EIR on **Monday, October 16, 2023, at 3:30 PM**. Interested agencies, organizations, and members of the public are encouraged to attend and provide comments on environmental issues related to the Contra Costa County 2045 General Plan and CAP. The comments provided during the meeting will assist the County in scoping the potential environmental effects of the Contra Costa County 2045 General Plan and CAP to be addressed by the EIR. The scoping meeting will be held on Zoom and will be accessible online and by phone using the following information:

Online:  
<https://ccccounty-us.zoom.us/j/83282855493>  
Meeting ID: 83282855493

Phone:  
(214) 765-0478 US Toll  
(888) 278-0254 US Toll-free  
Conference code: 198675

If you have questions or require additional information, please contact Will Nelson, Principal Planner, at (925) 655-2898, or by email at [AdvancePlanning@dcd.cccounty.us](mailto:AdvancePlanning@dcd.cccounty.us).

Sincerely,

*William R. Nelson*

William R. Nelson  
Principal Planner

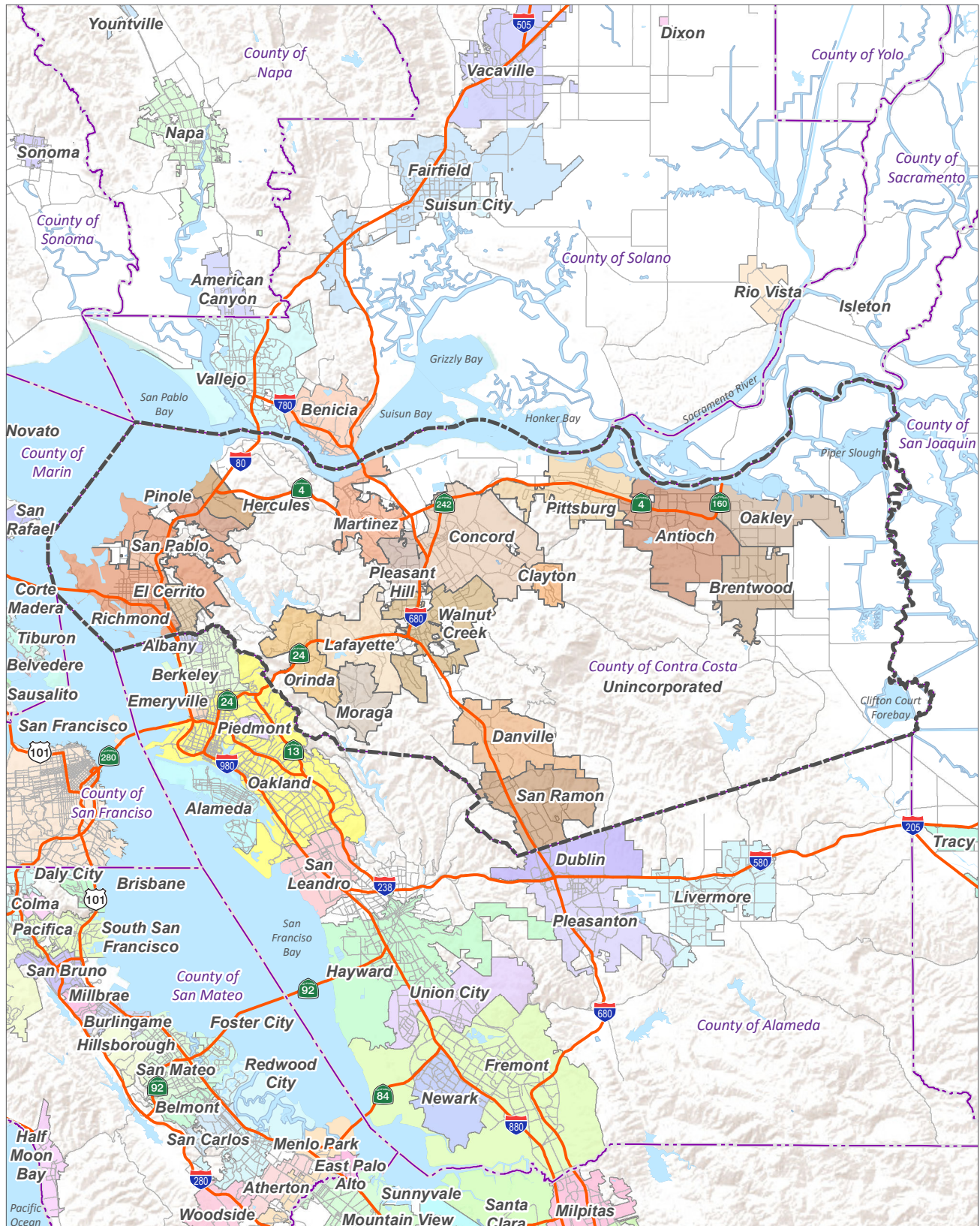
Attachments:

Figure 1 – Regional Location

Figure 2 – EIR Study Area Boundaries



## Notice of Preparation



Source: ESRI, 2022

--- Contra Costa County Boundary

--- County Boundary



Figure 1  
Regional Location



Notice of Preparation

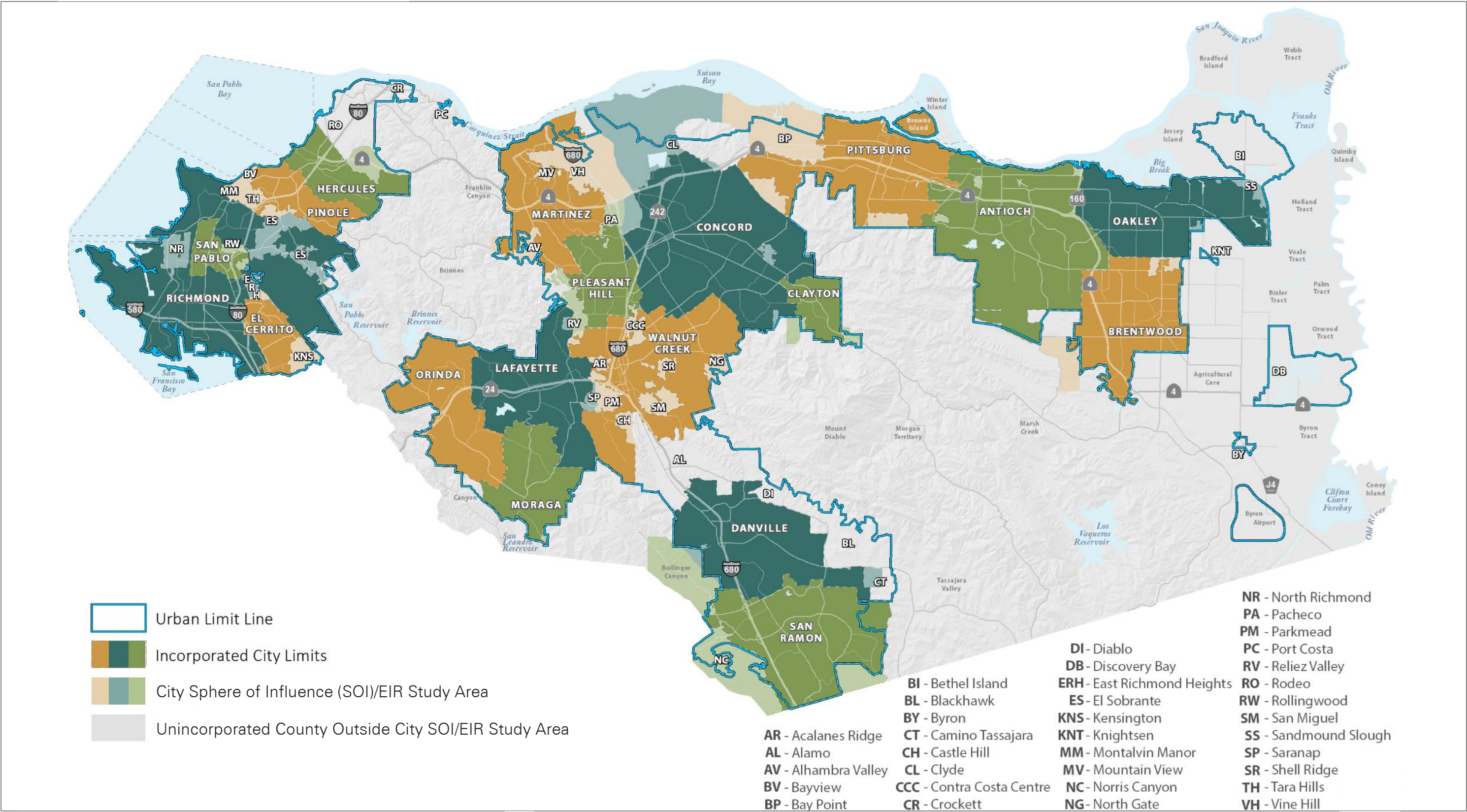


Figure 2  
EIR Study Boundaries