



ENVISION CONTRA COSTA

Concord Historical Society

3/21/2024

Envision Contra Costa



**General
Plan**



**Climate
Action
Plan**



**Zoning
Ordinance**



Envision Contra Costa



**General
Plan**



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Environmental Impact Report

What is the General Plan?

- » **“Constitution” for local planning**
 - Every city and county must adopt a General Plan
 - The General Plan is a jurisdiction’s highest land use planning document and the basis for its land use decisions
 - Establishes a vision and provides direction for future development
 - Balances growth, conservation, and quality of life
 - Contains context, maps/diagrams, goals, policies, and actions to guide land use



General Plan Themes



Environmental Justice



Community Health



Economic Development



Sustainability

General Plan Elements

Stronger Communities

Land Use

Transportation

Housing

Conservation, Open Space, and Working Lands

Public Facilities and Services

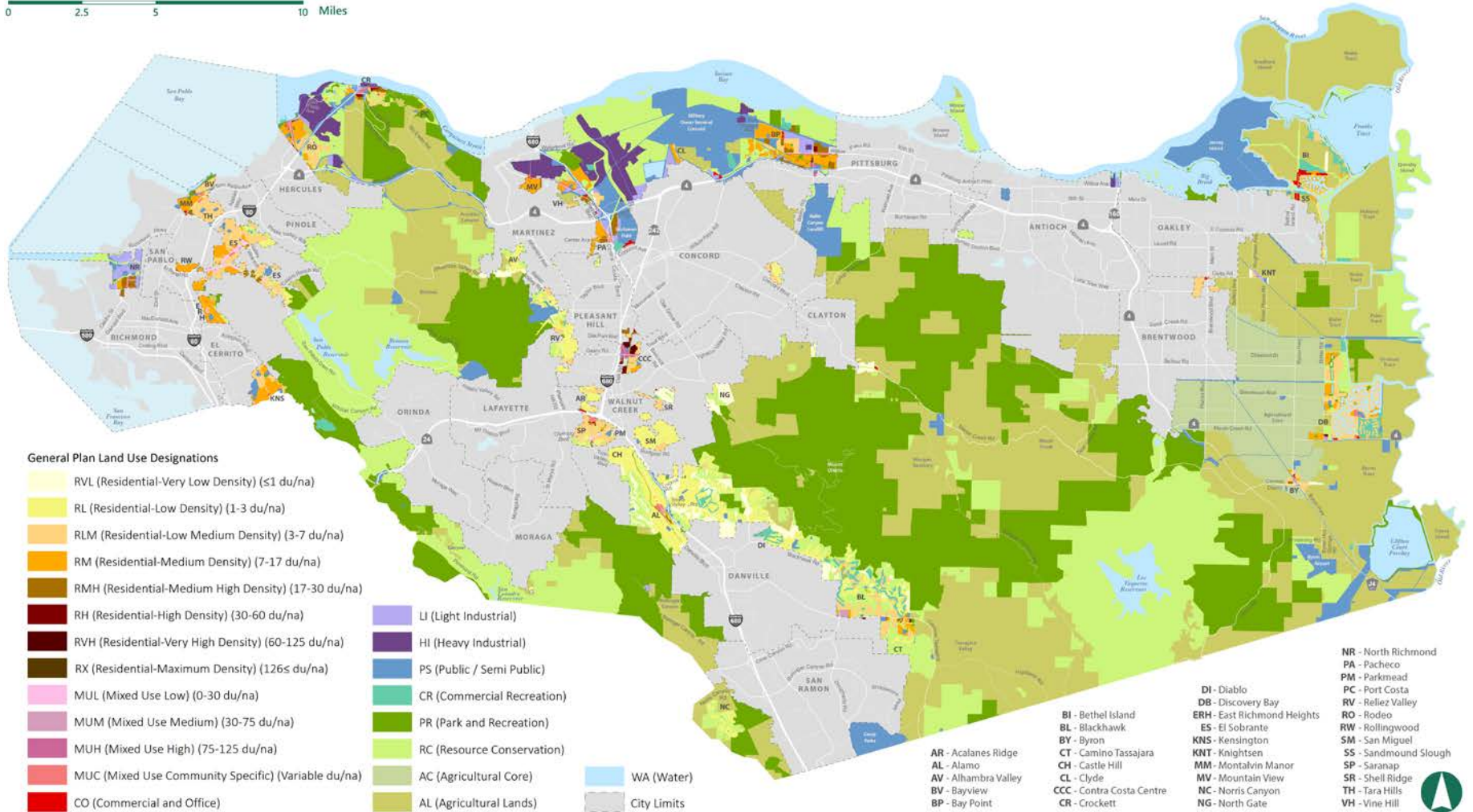
Health and Safety

Growth Management



General Plan Land Use Map

0 2.5 5 10 Miles



Goals, Policies, and Actions

Goal

An end statement describing the general result sought by the community. Each goal has associated policies, and most have associated actions.



Policy

A statement establishing regulation or otherwise guiding decision-making as the County works to achieve a goal.



Action

A measure, procedure, or activity necessary for the County achieve a specific goal. An action is something concrete that can and will be completed.

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CONSERVATION, OPEN SPACE, AND WORKING LANDS ELEMENT

Contra Costa County encompasses a large geographic area containing diverse species, habitats, open spaces, working lands, and natural and cultural resources. This Element promotes conservation, preservation, and enhancement of these critical assets. It is organized around the following nine sections:

- The **Open Space Framework** section includes policy guidance to conserve open space throughout the county to protect ecological resources, provide recreation opportunities, and improve resilience to climate change-related impacts.
- The **Agricultural Resources and Working Lands** section includes policy guidance to protect agricultural lands from conversion to urban uses and support a thriving agricultural economy.
- The **Ecological Resources and Natural Systems** section includes policy guidance to preserve and enhance important ecological resources, including creeks, wetlands, riparian areas, and upland habitat.
- The **Water Resources** section includes policy guidance to sustainably manage surface water and groundwater resources, and protect and enhance the Sacramento-San Joaquin River Delta and shoreline areas.
- The **Historic and Cultural Resources** section includes policy guidance to support identification and preservation of archaeological, historic, and tribal resources in the county, and underscores a commitment to

consult and collaborate with local tribes throughout the planning process.

- The **Scenic Resources** section includes policy guidance to protect the abundant scenic resources in the county, including scenic routes, scenic ridges, and other natural features with scenic value.
- The **Mineral Resources** section includes policy guidance to support mineral extraction operations, which are an important part of the regional economy, while avoiding land use conflicts and negative environmental impacts.
- The **Energy Resources** section includes policy guidance to conserve energy and support a transition to zero-carbon energy sources, such as wind and solar.
- The **Conservation, Open Space, and Working Lands Element Performance Measures** describe how the County will track its progress in achieving some of the major objectives expressed in this Element.

This General Plan highlights policies and actions that address four major themes that serve as a framework for the Plan. For the reader's ease, policies and actions related to these themes are identified throughout the General Plan using the following icons. The policies and actions related to each theme are also compiled in Appendix A. See Chapter 1 for more information about each theme.

Historic and Cultural Resources Section

- (a) Adequate channel width and depth, as defined by the State Harbors and Navigation Code.
- (b) Adequate public fire protection services.
- (c) Adequate public vehicular access.
- (d) Adequate supply of potable water.
- (e) Adequate on-site facilities for sewage and solid waste disposal.
- (f) Compatibility with nearby agricultural uses.
- (g) Compatibility with nearby conservation/habitat lands.
- (h) Designed to avoid inundation from projected sea-level rise, as shown on Figures HS-6 through HS-9 (Sea-Level Rise Projection Maps) in the Health and Safety Element.*

HISTORIC AND CULTURAL RESOURCES

Archaeological and Historic Resources

Although the Spanish explored Contra Costa County as early as 1772, significant European settlements were not established until the nineteenth century. In 1822, the newly independent Mexican government began issuing land grants, called ranchos, to its citizens in California. Sixteen ranchos existed in what is now Contra Costa County, and most of the land was used for grazing or growing wheat. One rancho was later purchased by a settler named John Marsh in 1837. It became known as Marsh's Landing, near present day Antioch, and grew into an important commercial center along the San Joaquin River during the California Gold Rush. The success of Marsh's Landing encouraged other American immigrants to purchase land in the area, and permanent communities began to take shape. Following the Gold Rush, agriculture was the economic driver in the region, boosted by the

Southern Pacific Railroad's expansion into the area in the late nineteenth century.



South of Brentwood, the John Marsh House was built by Dr. Marsh in 1856. (Community submitted photo)

Industrial development and associated residential development to house workers shaped the western portions of Contra Costa County from the early twentieth century. In 1906, the C&H Sugar Factory was established in Crockett, taking advantage of cargo ship access via the Carquinez Strait. Petroleum refineries were also developed during the late 1800s and early 1900s. World War II brought rapid expansion of industrial development to support war efforts, including the famous Kaiser Richmond Shipyards.

Over centuries, people have immigrated to the region from other cities, states, and countries, and the diverse population forms the unique fabric of modern-day Contra Costa County. This history is represented in the almost

Examples of Policy Guidance

- » **Goal: Archaeological, cultural, and historic resources that are identified and preserved.**
 - Prioritize preservation and adaptive reuse of buildings, sites, and areas having identifiable archaeological, cultural, or historic significance.
 - Require significant historic, archaeological, and paleontological resources to be either preserved onsite or adequately documented as a condition of removal.
 - Coordinate with cities and special districts to identify and preserve archaeological, cultural, and historic resources countywide.
 - Evaluate and implement one or more measures to protect and preserve historic and cultural resources, such as a historic and cultural resources ordinance, overlay district, or design guidelines.

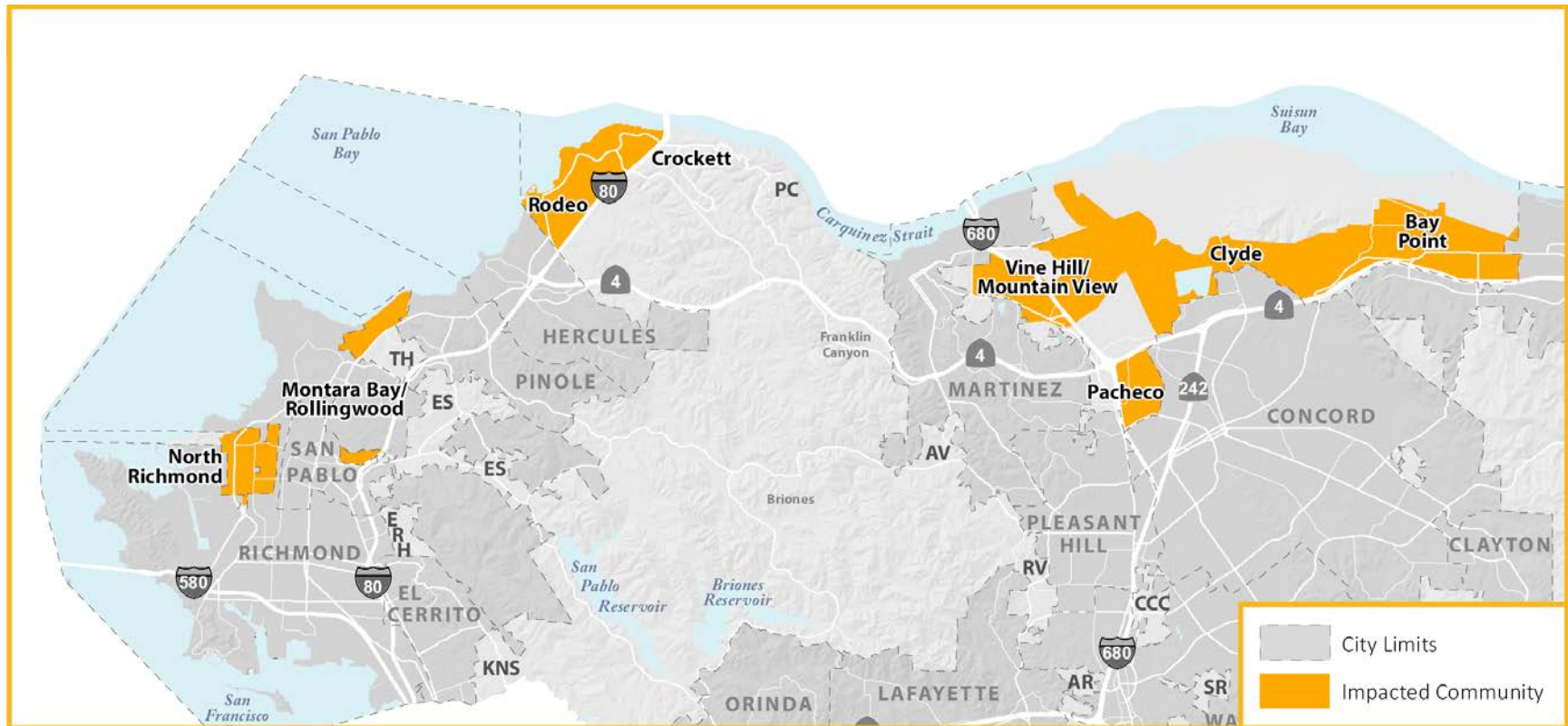
Examples of Policy Guidance

- » **Goal: Robust tribal collaboration to preserve, restore, and enhance tribal cultural resources.**
 - Respect and protect tribal cultural resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California Native American tribes.
 - Establish and maintain collaborative relationships with local Native American tribal representatives to facilitate tribal consultation and preservation of tribal cultural resources.
 - Avoid impacts of development on Native American archaeological resources and tribal cultural resources whenever possible. When impacts cannot be avoided, mitigate to the maximum feasible extent.
 - Work with local Native American tribes to establish programs and secure funding to implement actions aimed at preserving tribal cultural resources.

Environmental Justice

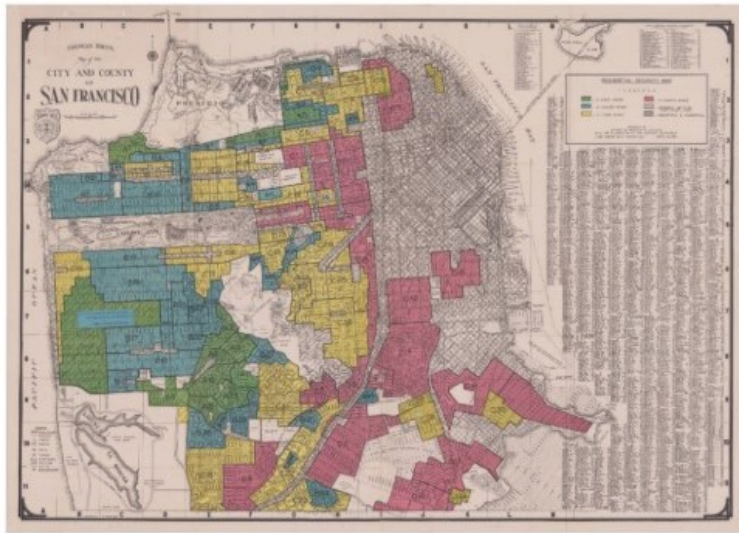


» Impacted (aka “disadvantaged”) Communities identified through CalEnviroScreen 4.0



Redlining and Other Discriminatory Practices

These discriminatory zoning practices were initially deemed unconstitutional in *Buchanan v. Warley*, a landmark Supreme Court case from 1917, but they continued to be enforced and shaped the future of racially discriminatory housing policies. Harland Bartholomew, the first urban planner employed full-time by a major American city, stated that a goal of St. Louis' 1919 zoning plan was to, "preserve the more desirable residential neighborhoods" and prevent movement into "finer residential districts...by colored people." In 1926 another landmark Supreme Court case, *Euclid v. Ambler*, established that zoning itself is constitutional. This prompted zoning, and its ability to segregate communities, to spread rapidly throughout the country.



This 1937 map illustrates the redlining of San Francisco based on Home Owners' Loan Corporation data. (Credit: University of Richmond Mapping Inequities Project)

Redlining, a practice that emerged in the 1930s, further perpetuated community segregation as it hindered the ability for people of color to obtain

real estate loans. The Home Owners' Loan Corporation, established in 1933 as part of the New Deal, created maps to inform the risk level of a loan in a given area. Surveyors delineated and rated neighborhoods in numerous metropolitan areas; those with the lowest rating were outlined in red (hence the term "redlining"). These ratings were often based on the racial makeup of the neighborhood, with communities of color regularly ranking lowest. This practice denied people of color access to financial resources and associated opportunities, leading to disinvestment, low homeownership rates, and decreased property values. New Deal-era investments in the 1930s followed these trend lines by focusing investments in White neighborhoods.

New forms of housing-related discrimination appeared in the 1940s and 1950s. World War II veterans were entitled to benefits provided through the Servicemen's Readjustment Act of 1944, also known as the G.I. Bill, which among other things included access to low-cost mortgages and money to attend college. However, while these opportunities ostensibly were available to all who had served, they overwhelmingly benefited White veterans and facilitated "White flight" from cities to suburbs. Meanwhile, public infrastructure and redevelopment projects often displaced communities of color that remained in urban areas. Continuing through the 1950s and into the 1960s, urban renewal policies sought to eliminate blight by razing and reconstructing large sections of cities, dislocating residents and often destroying the fabric of minority communities in the process.

In the 1960s, legislation such as the Fair Housing Act and Civil Rights Act aimed to challenge exclusionary zoning and discrimination in housing. These laws prohibited discrimination based on race, color, religion, sex, national origin, disability, familial status, and age, and created a duty within all levels of government to promote fair housing and overcome segregation. Despite these efforts, the effects of exclusionary zoning practices and discriminatory housing policies still contribute to wealth disparities. Home ownership has been one of the most effective means of building family wealth in America.

Environmental Justice



» Clean Industry & Jobs Policy Highlights

- Plan for a transition from highly polluting industries to a net-zero emission economy that provides living-wage jobs
- Require new or expanded industry to mitigate pollutants at the source and separate sources of pollution from sensitive receptors (e.g., homes, schools)

» Public Engagement Policy Highlights

- Strengthen public trust in planning processes through transparency, accessibility, and accountability
- Strive for more diverse representation on County boards, commissions, and committees
- Conduct meaningful public outreach, especially relayed to major projects



Economic Development



» Northern Waterfront Policy Highlights

- Strengthen the economic viability of the Northern Waterfront
- Promote expansion of clean manufacturing and technology
- Support development of Priority Production Areas in Bay Point and North Concord/Pacheco/Vine Hill area

» Local Workers and Businesses Policy Highlights

- Support training programs and institutions that develop and enhance local workforce skills
- Adopt an Economic Development Strategy
- Address the jobs/housing imbalance
- Streamline permitting for businesses that benefit communities



Sustainability



» Sustainable Land Use and Transportation Policy Highlights

- Focus on infill development, locate housing and jobs in proximity, and encourage high-density, mixed-use development near transit with opportunities to walk and bike
- Increase access to zero-emission vehicles and reduce dependence on personal vehicles

» Natural and Working Lands Policy Highlights

- Preserve open space and agriculture
- Prioritize the health and viability of natural and working lands
- Maintain the 65/35 Land Preservation Standard and Urban Limit Line



Community Health



» Healthy Lifestyles Policy Highlights

- Increase access to fresh, healthy, and affordable food
- Partner with other agencies to fund, design, and maintain high-quality parks, trails, and open spaces
- Provide opportunities for walking, biking, and other physical activity

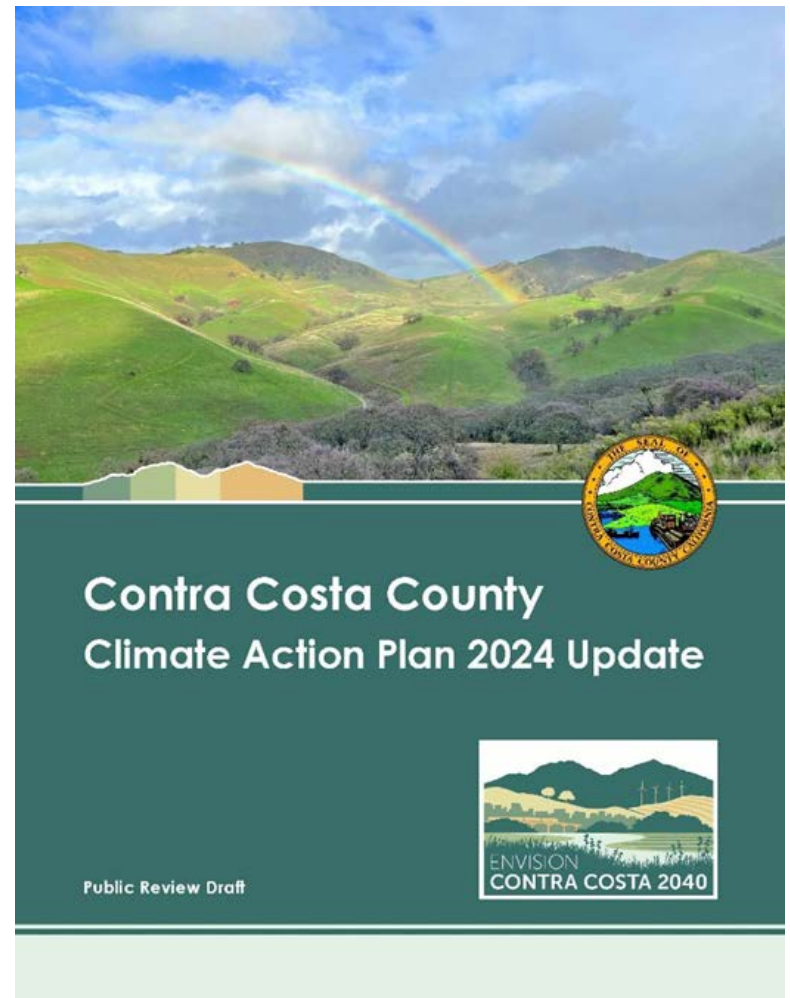
» Vibrant Neighborhoods Policy Highlights

- Promote cultural, community-driven, and beautification events
- Incorporate public art and beautification into new development
- Promote housing and infill development to revitalize existing urban areas



What is the CAP?

- » **The County's plan to address climate change**
 - Reduce GHG emissions through 2045 and beyond
 - Improve climate resilience and adaptation
 - Promote equity on climate issues
 - Demonstrate County leadership
- » **Implements the climate-related policy direction of the General Plan**
- » **Streamlines environmental review for qualifying projects**



Climate Action Plan Goals

Clean and Efficient Built Environment

No Waste Contra Costa

Reduce Water Use & Increase Drought Resilience

Clean Transportation Network

Resilient Communities and Natural Infrastructure

Climate Equity

Leadership

Implementation



Climate Action Plan Strategies

Community

- » **Clean, efficient energy**
- » **Resilient Infrastructure**
 - Heat, drought, flood, fire, etc.
- » **Bikes/walking/transit**
- » **Reduced waste**
- » **Electric vehicles**
- » **Locally grown fresh food**

County Operations

- » **Zero Emissions Fleet**
- » **Buildings**
 - Energy, water, recycling, composting
- » **Infrastructure**
 - Complete Streets
 - Traffic signals
 - Green Infrastructure
- » **Purchasing**
- » **Investments**



Equity is integrated throughout the strategies

Schedule

- » **April 8: Public comment period for Draft General Plan, CAP, and EIR ends**
- » **April-May: Study sessions with Planning Commission and Board of Supervisors to review Public Comments on Draft General Plan and CAP**
- » **June: Publish Revised Draft General Plan and CAP, and Final EIR**
- » **June-July: Planning Commission hearings**
- » **July-August: Board of Supervisors hearings – adoption**

Online Participation



Envision Contra Costa 2040

Home	Overview ▾	Events ▾	Documents ▾	Participate Online ▾	Contact Us	Additional Resources
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- ▶ **Public Review Draft Contra Costa County 2045 General Plan**
- ▶ **Public Review Draft Contra Costa County Climate Action Plan 2024 Update**
- ▶ **Environmental Analysis Documents**
- ▶ **Housing Element Documents**
- ▶ **Background Documents**
- ▶ **Existing Conditions Documents**

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- ▶ **Archive of Previous General Plan and Climate Action Plan Draft Documents**

 **Past Meeting Materials**

envisioncontracosta2040.org/documents/

Online Participation



Envision Contra Costa 2040

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The Draft Contra Costa County 2045 General Plan and Climate Action Plan 2024 Update are available for public review. Tell us how we did!

Learn more and comment on the [Draft General Plan and Climate Action Plan 2024 Update](#).

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