



# ENVISION CONTRA COSTA

Presentation to Western States Petroleum Association

12/14/2023

# Envision Contra Costa



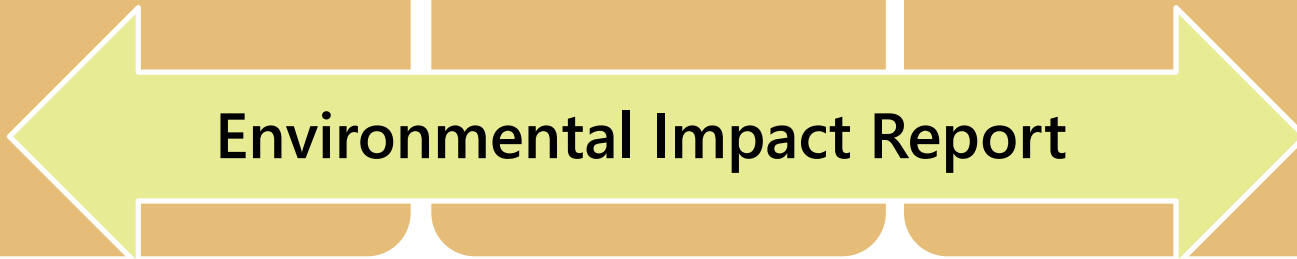
**General  
Plan**



**Climate  
Action  
Plan**



**Zoning  
Ordinance**



# Draft General Plan

# 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 Themes



**Environmental Justice**



**Community Health**

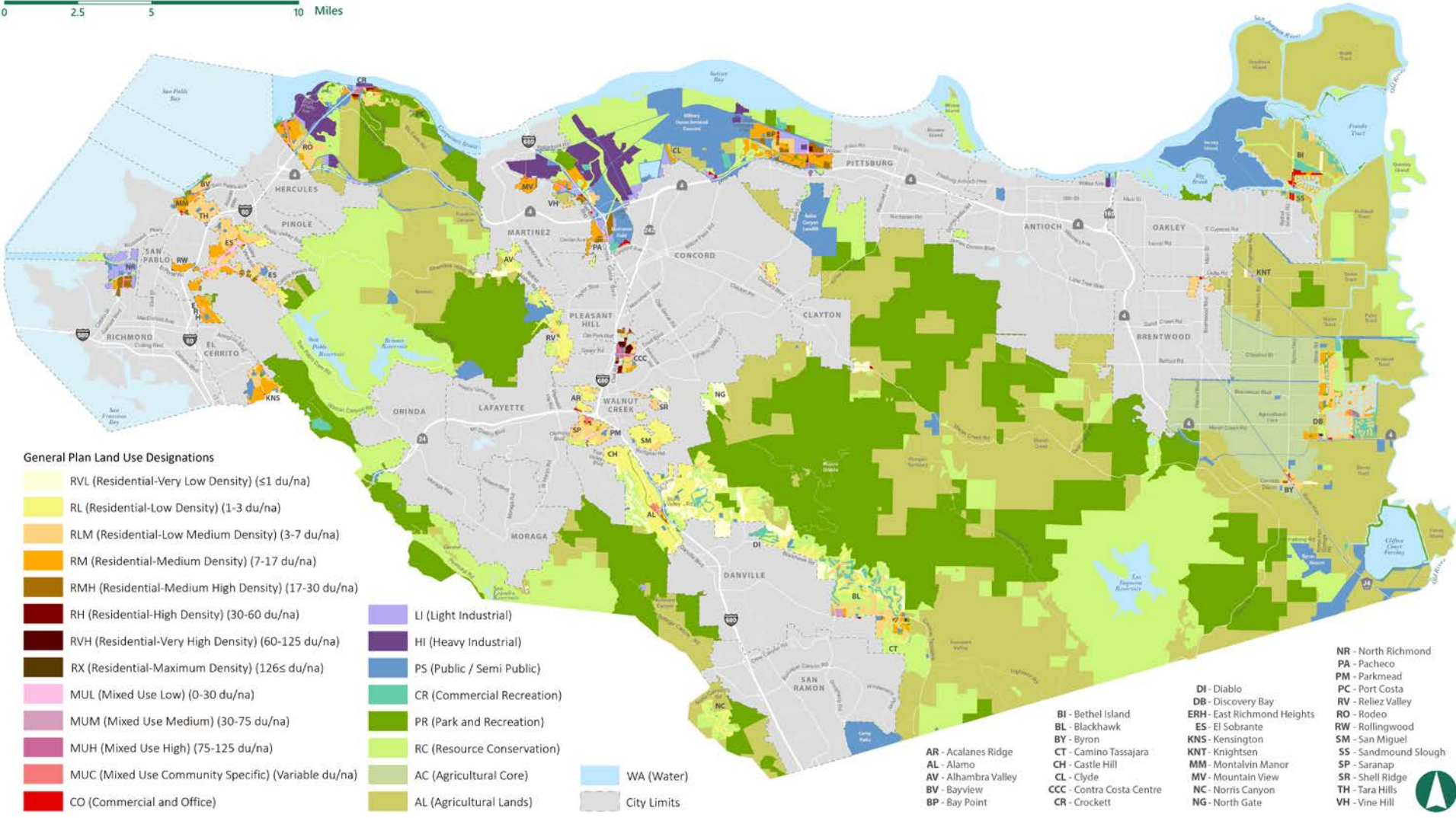


**Economic Development**



**Sustainability**

# General Plan Land Use Map



**General Plan Land Use Designations**

- RVL (Residential-Very Low Density) (≤1 du/na)
- RL (Residential-Low Density) (1-3 du/na)
- RLM (Residential-Low Medium Density) (3-7 du/na)
- RM (Residential-Medium Density) (7-17 du/na)
- RMH (Residential-Medium High Density) (17-30 du/na)
- RH (Residential-High Density) (30-60 du/na)
- RVH (Residential-Very High Density) (60-125 du/na)
- RX (Residential-Maximum Density) (126≤ du/na)
- MUL (Mixed Use Low) (0-30 du/na)
- MUM (Mixed Use Medium) (30-75 du/na)
- MUH (Mixed Use High) (75-125 du/na)
- MUC (Mixed Use Community Specific) (Variable du/na)
- CO (Commercial and Office)

- LI (Light Industrial)
- HI (Heavy Industrial)
- PS (Public / Semi Public)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)
- AC (Agricultural Core)
- AL (Agricultural Lands)
- WA (Water)
- City Limits

- AR - Alcalanes Ridge
- AL - Alamo
- AV - Alhambra Valley
- BV - Bayview
- BP - Bay Point
- BI - Bethel Island
- BL - Blackhawk
- BY - Byron
- CT - Camino Tassajara
- CH - Castle Hill
- CL - Clyde
- CC - Contra Costa Centre
- CR - Crockett
- DI - Diablo
- DB - Discovery Bay
- ERH - East Richmond Heights
- ES - El Sobrante
- BY - Byron
- KNS - Kensington
- KNT - Knightsen
- MM - Montalvin Manor
- MV - Mountain View
- NC - Norris Canyon
- NG - North Gate
- NR - North Richmond
- PA - Pacheco
- PM - Parkmead
- PC - Port Costa
- RV - Reliez Valley
- RO - Rodeo
- RW - Rollingwood
- SM - San Miguel
- SS - Sandmound Slough
- SP - Saranap
- SR - Shell Ridge
- TH - Tara Hills
- VH - Vine Hill



# Community Profiles

## PACHECO - CONTEXT - 1

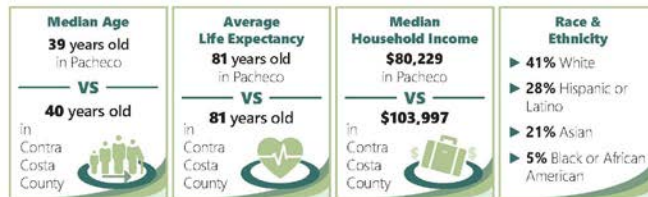
Pacheco sits just east of Martinez and west of Buchanan Field Airport in central Contra Costa County. It was once a prosperous shipping center for grain exports, but fires and earthquakes in the mid-19th century resulted in much of its population relocating to Concord. Today it encompasses a variety of uses, including residential, commercial, office, and light industry. Residents take pride in being part of a neighborly, self-sufficient community with easy access to nature. The community enjoys access to the Iron Horse Trail and Contra Costa Canal Trail, which connect Pacheco to other locations in the region. Residents seek improved connections to these trails and to the Benicia Bridge to increase walking and biking options for commuting and recreation.

Commercial uses line Pacheco Boulevard and Center Avenue near Interstate 680, with surrounding areas consisting primarily of single- or multiple-family residences. The community appreciates the relatively affordable homes in the area and seeks to create additional affordable housing options, including mobile homes and teacher housing. The community would also like to reinvigorate commercial corridors by strengthening businesses along main thoroughfares. It's also important to residents that a buffer be maintained between residential areas and active commercial areas. In addition, residents are concerned about illegal dumping and homeless encampments and would like to beautify streets, minimize flooding, and support the homeless population with better services.

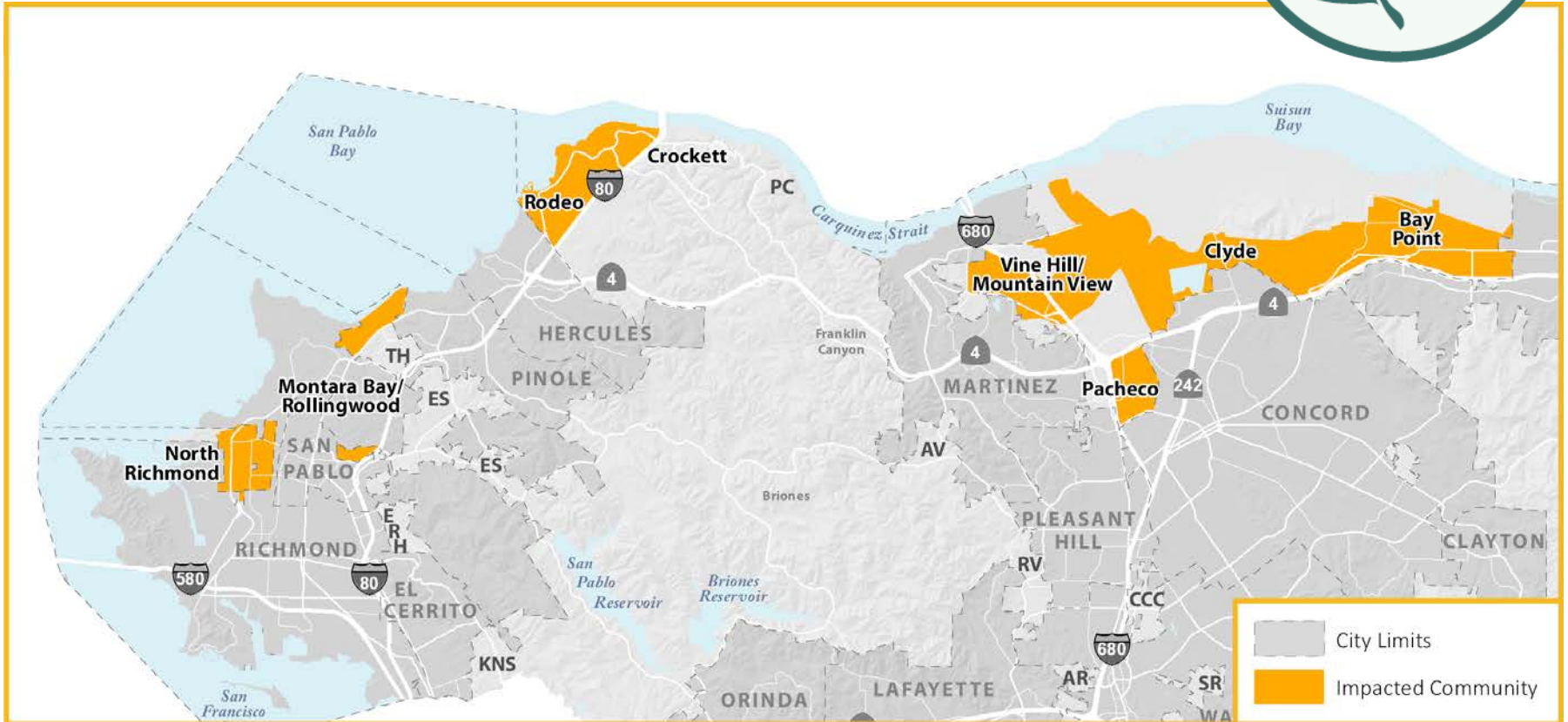


Source: Contra Costa County, 2018; PaceWorks, 2022.

### WHO LIVES IN PACHECO?



# Environmental Justice





# 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



# 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



# 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 spaces and agricultural lands
- Prioritize the health and viability of natural and working lands
- Maintain and support the 65/35 Land Preservation Standard and Urban Limit Line

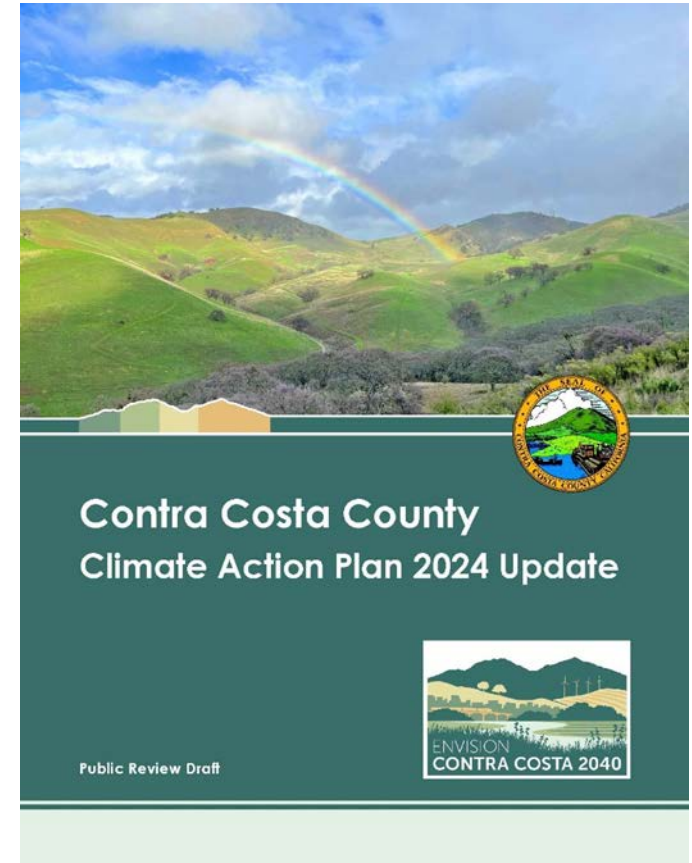




# Draft CAP

# What is the CAP?

- » **The County's strategic 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**
- » **Establishes a plan to reach those targets**



# Relationship to the General Plan

- » General Plan creates a high-level framework for the CAP
- » Land use aspects of the CAP's emissions reduction and adaption strategies are grounded in the General Plan and repeated in the CAP
- » CAP addresses County operations in more detail



# Relationship to the California Environmental Quality Act (CEQA)

- » Shows that the General Plan reduces GHG emissions consistent with State targets
- » Acts as a Qualified GHG Reduction Plan
  - Streamlines environmental review for new development projects that are consistent with the CAP
- » General Plan EIR will include environmental review of CAP



# CAP Goals

Clean and Efficient  
Built Environment

No Waste Contra  
Costa

Reduce Water Use  
and Increase  
Drought Resilience

Clean  
Transportation  
Network

Resilient  
Communities and  
Natural  
Infrastructure

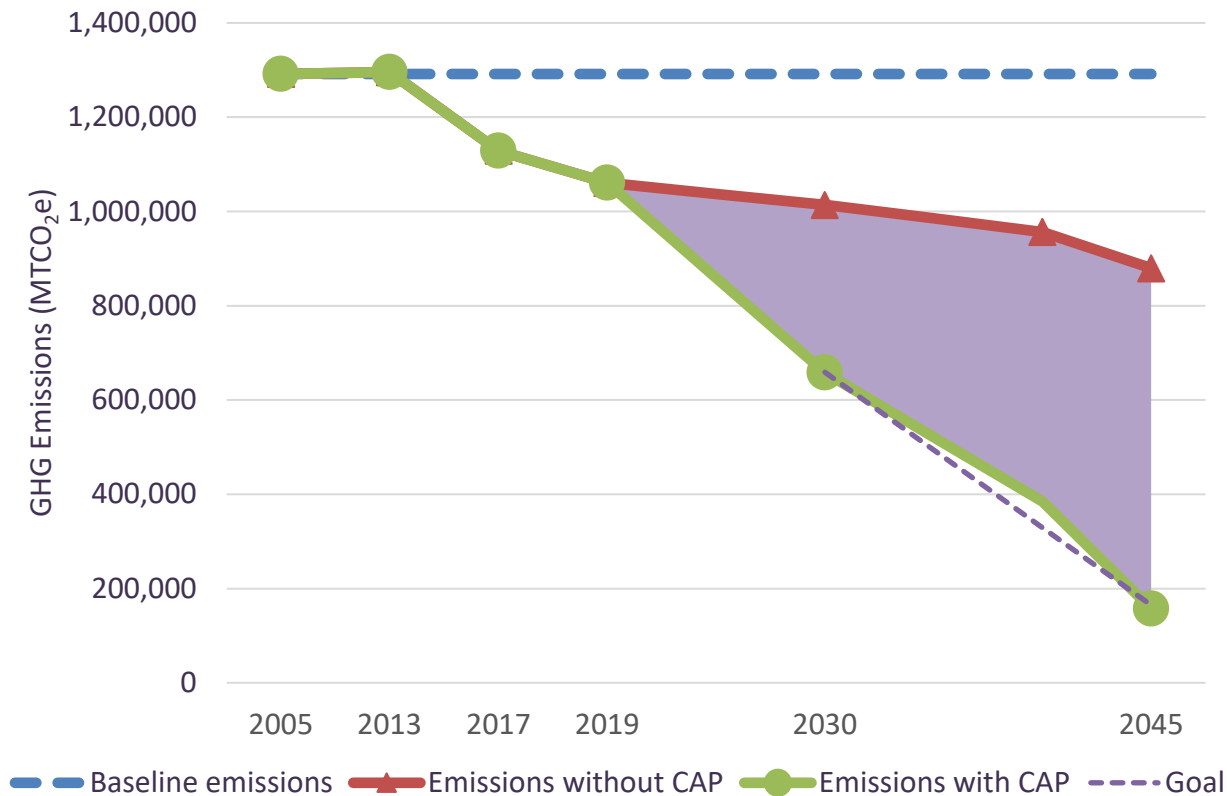
Climate Equity

Leadership

Implementation

# Achieving Our Goals

- » CAP strategies provide a path to achieve the State's 2030 and 2045 GHG emission reduction goals and support the State's goal of net carbon neutrality by 2045



# 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*

# Planning for Economic Transitions



# Just Transition Economic Revitalization Plan

- A process that seeks input from the community (with a special focus on highly impacted Environmental Justice communities), workers (especially impacted workers), and business/industry
- A set of strategies that seeks to address an historic injustice by seeking the sustained input of those communities most impacted by the environmental burdens of the climate crisis
- A plan for improving the health, safety, infrastructure, and job opportunities for residents in these communities
- A plan for a transition away from an economy that is dependent on fossil fuels, to a zero-emission economy.

# WHAT IS INCLUDED:

- An analysis and set of strategies to identify and attract new and sustainable businesses that grow the County's economy and tax base, and prepare the existing and future workforce and those communities most impacted by the fossil fuel industry for new jobs
- An analysis and recommended set of policies related to infrastructure, and other sectors
- A set of strategies to improve the health and safety of those communities most impacted by the fossil fuel industry
- A process that continuously engages and heeds the input of all affected interested parties during the economic shift.

# Landscape of Existing Efforts in Contra Costa County

- Bay Area Good Jobs Partnership for Equity (Community Economic Resilience Fund, or CERF)
- Contra Costa Refinery Transition Partnership
- Green Empowerment Zone including Northern Waterfront of Contra Costa (first meeting was 12/7/23)
- Northern Waterfront Economic Development Initiative
- Just Transition Economic Revitalization Plan
- Contra Costa County Office of Racial Equity and Social Justice
- Refinery Community Benefits Agreements
- Envision Contra Costa 2040 General Plan Update
- East Bay Regional Planning Unit (Workforce) Plan

# Scope Of Work Funded By Federal Community Project Funding Grant

Expense	Amount
Community Engagement/Meeting Support (Stipends, Translators, Childcare, Community Ambassadors, etc.):	\$200,000
Economic Analyses:	\$200,000
Detailed Studies (Environmental, Other Specialized Subjects):	\$150,000
County Staffing:	\$200,000
<b>Just Transition Economic Revitalization Plan (Total):</b>	<b>\$750,000</b>

24-month process, once funds are awarded.



What's Next?

# Schedule

- » **January 2024: Publish Draft Environmental Impact Report (EIR)**
- » **March-April 2024: Review Public Comments on Draft General Plan, CAP, and EIR**
- » **June 2024: Publish Revised Draft General Plan and Cap, and Final EIR**
- » **June-July 2024: Planning Commission Hearings**
- » **July-August 2024: Board of Supervisors Adoption Hearings**

# Study Sessions

- » **November 27, 2023: Sustainability Committee review Draft General Plan and CAP**
- » **Additional Board committees as requested**
- » **March-April 2024: Detailed study sessions with the Planning Commission and Board to review Draft General Plan and CAP and public comments**



# ENVISION CONTRA COSTA

[EnvisionContraCosta2040.org](https://EnvisionContraCosta2040.org)

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# Environmental Justice

