

**ATTACHMENT K**

**POWERPOINT PRESENTATION**

***Modified 10/23/24***



# ENVISION CONTRA COSTA

**County Planning Commission Meeting to Recommend  
Adoption of the 2045 General Plan and**

**Climate Action and Adaptation Plan**

October 23, 2024

# Envision Contra Costa



**General  
Plan**



**Climate  
Action and  
Adaptation  
Plan**



**Zoning  
Ordinance**

**Environmental Impact Report**

# Four Themes Throughout Both Plans



**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

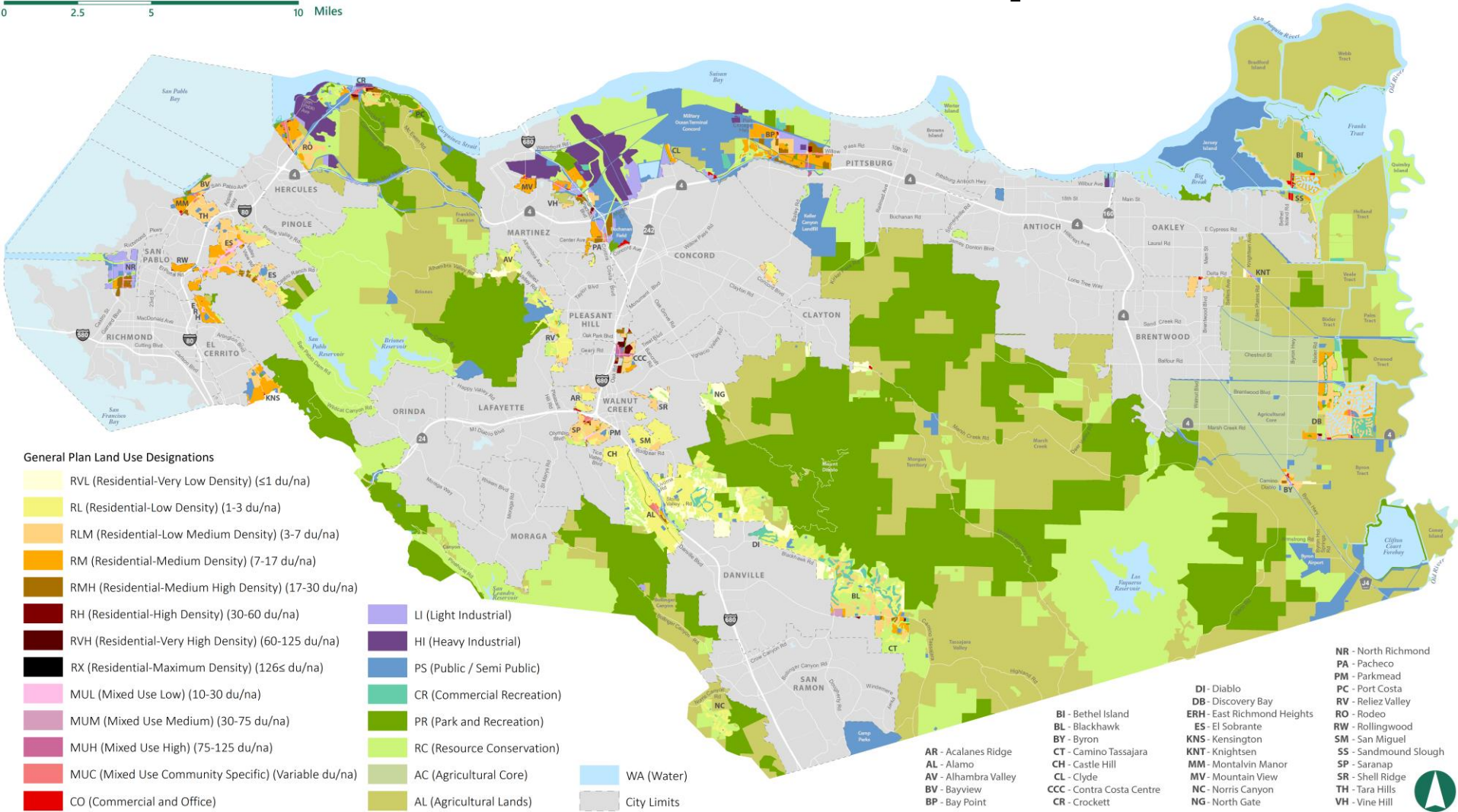
Health and Safety

Growth Management



# General Plan Land Use Map

0 2.5 5 10 Miles



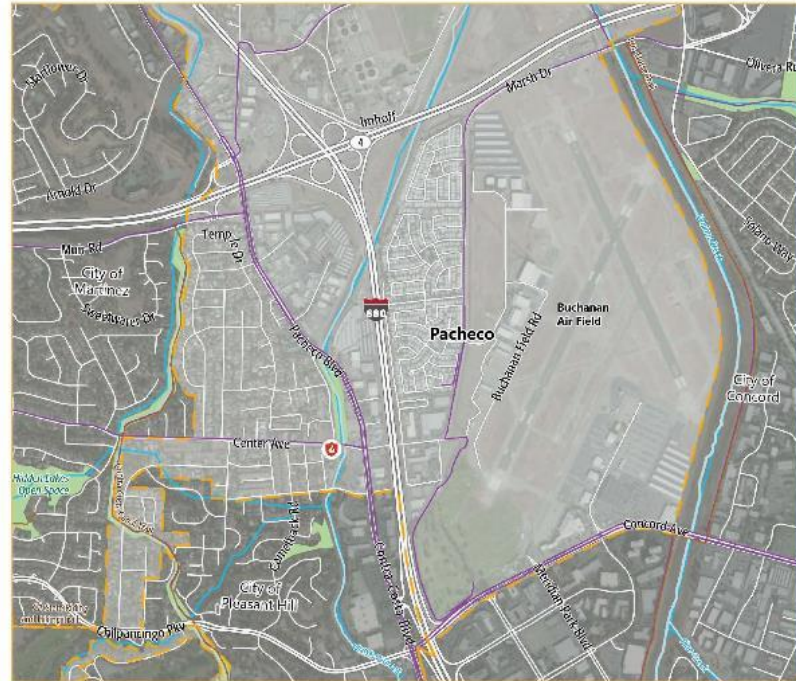


# Community Profiles

## PACHECO - CONTEXT - 1

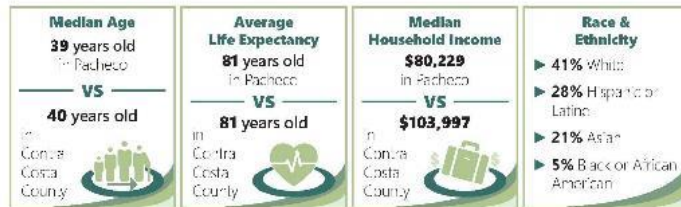
Pacheco sits just east of Martinez and west of Buchanan Field Airport in central Contra Costa County. It was once a prosperous shipping center for grain exports, but fires and earthquakes in the mid-19th century resulted in much of its population relocating to Concord. Today it encompasses a variety 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, 2012; PlaceWorks, 2012.

### WHO LIVES IN PACHECO?



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## SC-A7.2



Partner with recycling centers to establish anti-fraud/advance programs of the centers to support an education while encouraging residents to conserve and reuse potential resources.

## ECONOMIC EMPOWERMENT

### Workforce Development

To attract new businesses and retain those already here, the county must offer a workforce that possesses the education and skills employers need. The County supports economic and workforce development through the Workforce Development Board (WDB). WDB members are appointed by the County Board of Supervisors and include local business owners, economic development leaders, education professionals, labor advocates, community-based organization staff, and public agency representatives. The County leverages the WDB and other economic development agencies and advocates to ensure that Contra Costa County remains economically competitive with the greater San Francisco Bay Area.

Workforce development is especially critical in Impacted Communities, which have higher rates of poverty and higher percentages of the adult population without a high school diploma. Strategies SC-5 and SC-7, by partnering with educational institutions and programs, employers, and trade and union associations to support job skills training and recruitment from the local workforce, while also working to diversify the local economy, the County can help increase opportunities for residents in Impacted Communities to find local jobs that offer a living wage.



The historic Steel Bridge spans across and sits a pair with views of the city's unique (re)development opportunities.



## Goal SC-8

Access to and expansion of high-quality job training, job opportunities, and economic resources so that residents in Impacted Communities can acquire safe jobs, earn a living wage to support their families, and build shared prosperity. (E) SC-5) (ADGOPA SC-7)

### Policies

#### SC-P8.1



Support schools, training programs, the Workforce Development Board, and other institutions whose mission is to develop and enhance local workforce skills, including training and apprenticeship programs. (E) (ADGOPA SC-E7.2)

#### SC-P8.2



Leverage opportunities to pursue workforce development, job training and re-training programs, and public-private partnerships that support economic growth. Support career pathway programs hosted by various County departments and encourage County staff to participate as mentors. (ADGOPA SC-A7.1)

#### SC-P8.3



Welcome businesses, especially family-sustaining, locally hiring, sustainable businesses, that provide essential goods and services in Impacted Communities, including food stores with fresh produce, healthcare, childcare, pharmacies, and other retailers, while discouraging predatory lenders, liquor stores, tobacco and cannabis retail stores, dollar stores, and fast-food restaurants. (E) (SC-P5.1) (ADGOPA SC-P7.5)

#### SC-P8.4



Promote entrepreneurship, innovation, and locally owned business and enterprises, especially ethnic, immigrant, and Black, Indigenous, and people of color (BIPOC) entrepreneurship, for the purpose of improving economic self-sufficiency and stability, including through outreach efforts to local small business owners who minimizing permitting barriers. (E) (SC-P5.2) (ADGOPA SC-P7.7)

#### SC-P8.5



Incentivize, encourage, and support daycares, preschools, and early childhood development centers to make childcare more accessible and affordable for working families. (ADGOPA SC-P7.1)

### Actions

#### SC-A8.1

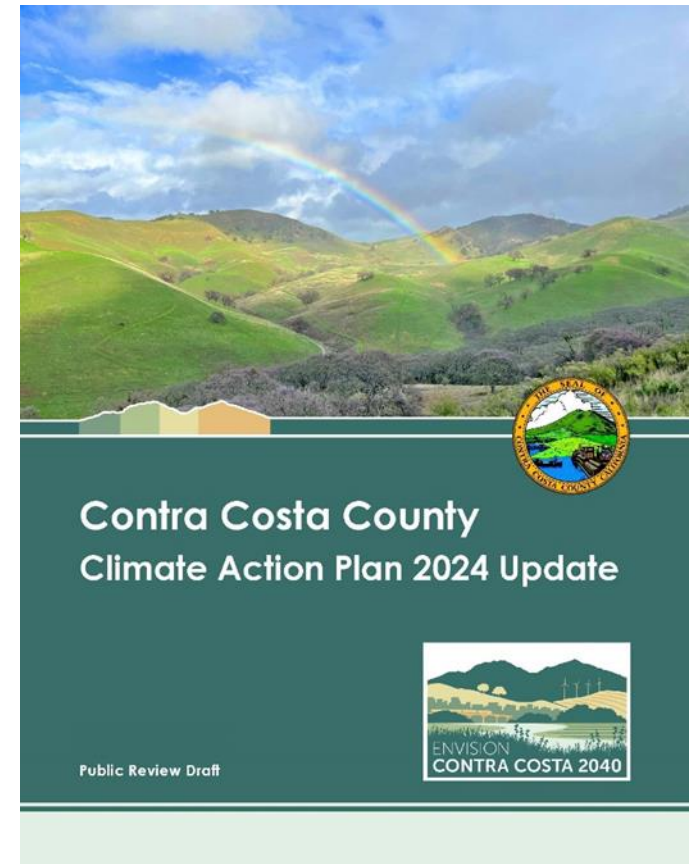


Create a First Source Hiring Program requiring developers, contractors, and employers to make good-faith efforts toward employing the local construction workforce, with emphasis on residents of Impacted Communities and those who are economically disadvantaged. (E) (SC-A5.1) (ADGOPA SC-A7.3)



# Climate Action and Adaptation Plan (CAAP)

- » 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
- » Meets State GHG reduction targets for 2030 and 2045
- » Implements some aspects of the General Plan



# CAAP Strategies

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



# General Plan & CAAP Relationship

- » General Plan creates a high-level framework for the CAAP
- » CAAP helps mitigate future development allowed by GP
- » Land use aspects of the CAAP's strategies are grounded in the GP and repeated in the CAAP
  - CAAP includes cross-references to General Plan policies and actions
- » CAAP addresses County operations in more detail



# Outreach since 2019

» Over 170 public meetings, including the following County bodies:

- Board of Supervisors
- Sustainability Committee
- Transportation, Water, and Infrastructure Committee
- Airport Committee
- All 13 Municipal Advisory Councils
- Planning Commission
- Sustainability Commission
- Library Commission
- Hazardous Materials Commission
- Arts and Culture Commission
- Historic Landmarks Advisory Committee
- Aviation Advisory Committee
- Fish and Wildlife Committee



# Outreach since 2019

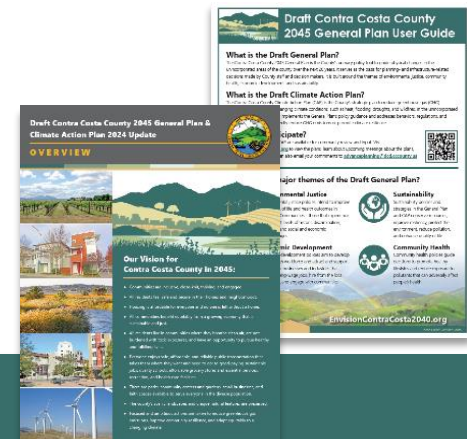
## » Over 170 public meetings (continued)

- Over 100 community meetings, workshops, and open houses held across the county
- 4 workshops specific to the Climate Action and Adaptation Plan
- Targeted stakeholder meetings on environmental justice, community health, sustainability, and economic development
- Native American tribal consultations
- Over 30 meetings with various community-based organizations representing a wide range of interests in the county
- Webinars and online surveys



# Outreach since 2019

- » ~100 eblasts to 1,277 Envision Contra Costa mailing list subscribers
- » Supervisor's eblasts and newsletters reaching over 20,000 subscribers countywide
- » Numerous social media posts (almost 6,000 views since publication of draft plans in October 2023)
- » Video series with over 1,300 views
- » Nextdoor posts about video series (almost 600,000 followers): viewed by 181,364 users
- » Twitter/X posts about video series (over 23,000 followers): viewed by 10,160 users
- » 2-page user guide on draft plans
- » 12-page detailed booklet on draft plans
- » Spanish language presentation



# State Agency Reviews

- » CAL FIRE
- » California Geological Survey, Department of Conservation
- » Office of Emergency Services
- » State Mining and Geology Board
- » Secretary of the Resources Agency
- » Delta Protection Commission
- » Delta Stewardship Council
- » Central Valley Flood Protection Board

# Environmental Impact Report Topics

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire



# Significant Environmental Impacts

- » Conversion of Important Farmland to nonagricultural uses
- » Loss of forest land or conversion of forest land to non-forest use
- » Air quality impairment due to short-term construction and development
- » Increase of criteria air pollutants
- » Operational-phase emissions could expose sensitive receptors to pollutants
- » Change to historical resource

# Significant Environmental Impacts (cont'd)

- » Loss of availability of a known mineral resource
- » Short-term noise increases due to construction
- » Increase in traffic noise on local roadways and potential exposure of sensitive receptors to rail
- » Increase in VMT per service population beyond 85-percent threshold
- » Development in or near SRAs or lands classified as High or Very High FHSZs

# Final Environmental Impact Report

- » **Draft EIR comment period: February 3 to April 8, 2024**
- » **14 comment letters from agencies and organizations**
  - State agencies
  - Cities
  - Public utility and service districts
  - Environmental, community, industry, and trade organizations and associations
- » **Verbal comments received at Zoning Administrator comment hearing on March 18, 2024**
- » **Responded to all comments in Final EIR**

# Implementation

- » **General Plan Action Program: Track implementation through 2045**
- » **CAAP Action Items will also be tracked, reported**
- » **Revisions to the Zoning Code, including a comprehensive update**



# Online General Plan

## Contra Costa County Briefing Book

Envision

Introduction & Context

Land Use

Mobility

Sustainability & Resiliency

Economy

Housing

Environmental Justice

Community Health & Well-Being

Hazards & Safety

Nature

Chapter 2:



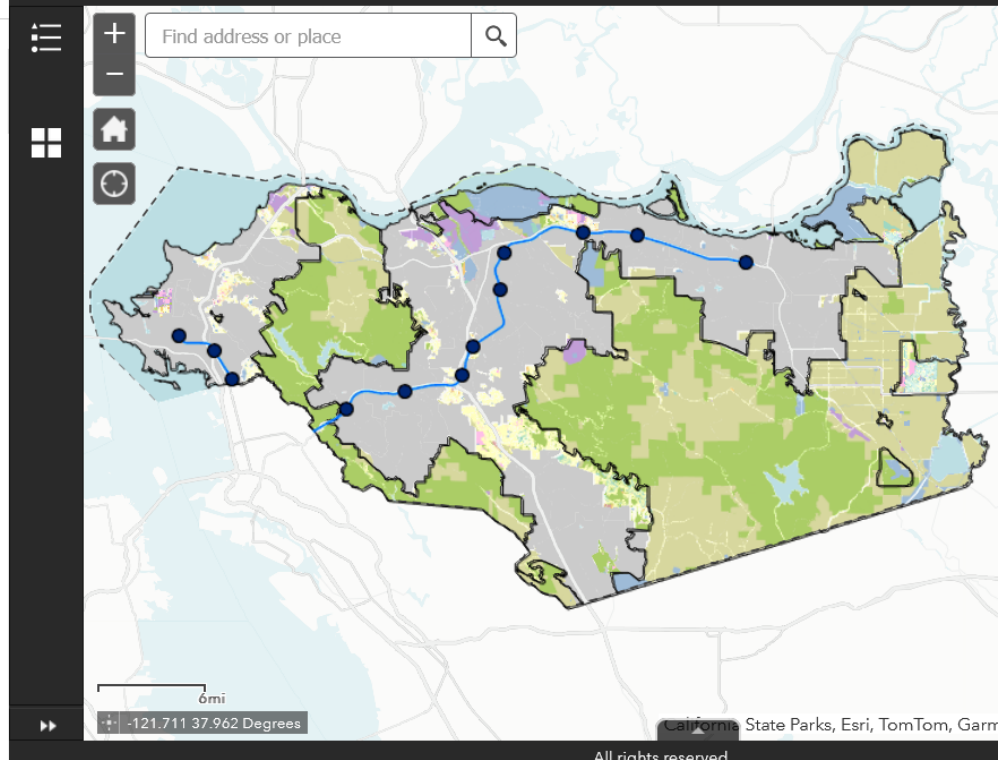
## LAND USE

### Existing Land Uses

The pattern of land use in Contra Costa County helps to define the county's character and that of its individual communities. The map to the right shows generally how land is currently used in the unincorporated areas. The majority of unincorporated land is protected for open space, recreation, and watershed purposes. Other dominant land uses include rural and agricultural uses, as well as institutional and public uses, most of which are on government-owned land, as well as other public and institutional uses, like schools, hospitals, and churches. Residential, commercial, and industrial uses make up a small portion of the unincorporated county. Please note that the land use categories shown in the map are generalized and cover a wide range of specific use types; for example, the commercial category can include a regional shopping mall and a small bait and tackle shop.



### Existing Land Uses



# Proposed General Plan Clean-Ups

## Land Use Element Policy LU-P2.4

- » Existing language: Deny applications for major subdivisions outside the ULL and successive minor subdivisions of lots outside the ULL that were created through previous subdivisions.
- » Proposed language: Deny applications for major subdivisions outside the ULL. ~~and successive~~ Discourage minor subdivisions ~~of lots~~ outside the ULL that ~~were created through previous subdivisions~~ would subdivide any parcel created by a subdivision map recorded after November 5, 2024.

# Proposed General Plan Clean-Ups

## Land Use Element Table LU-1 Land Use Designations

» Add the following footnote regarding Agricultural Lands:

Maximum density of 1 unit/5 acres may be allowable for projects that achieve an effective density of 1 unit/10 acres by conserving at least 50 percent of the project site in perpetuity through fee simple dedication to a public agency or accredited land trust, or creation of a conservation easement with equivalent effect. This provision is not applicable within the Delta Primary Zone.

# Recommendation

Recommend that the Board of Supervisors:

- » Certify the EIR, adopt the CEQA findings, and adopt the Mitigation Monitoring and Reporting Program
- » Adopt the 2045 General Plan
- » Adopt the Climate Action and Adaptation Plan 2024 Update





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