

4

LAND USE ELEMENT

Land use patterns in Contra Costa County play an important role in defining the county's character and that of its individual communities. Approximately 46 percent of the unincorporated land is set aside for conservation, recreation, and watershed protection purposes. Another 38 percent is devoted to rural and agricultural uses, such as grazing land, row crops, orchards, and vineyards. The remaining area includes public and institutional facilities, like schools, hospitals, fire stations, and airports; neighborhoods of condominiums, apartments, townhomes, mobile homes, and single-family residences; commercial development ranging from urban shopping centers to riverside restaurants; and industrial uses, such as refineries, small- and mid-size manufacturers, and distribution centers. Many of these land uses are expected to evolve over the coming decades as new housing types, business models, and energy sources emerge. As this occurs, the policy guidance in this Element will also evolve to build on community assets, address opportunities and challenges, and improve quality of life for everyone through thoughtful land use planning.

The Land Use Element is divided into the following four sections:

- The **Land Use Designations and Map** section establishes regulations and standards for development in each land use designation shown on the General Plan Land Use Map.
- The **Orderly, Well-Planned Growth** section includes policy guidance to balance development and conservation.

- The **Specific Land Uses** section includes policy guidance tailored to residential, commercial, mixed-use, industrial, rural, agricultural, and open space uses.
- The **Land Use 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.



Community Health



Environmental Justice



Economic Development



Sustainability

LAND USE DESIGNATIONS AND MAP

State planning law requires the Land Use Element to designate the general distribution, location, and extent of the various land uses covered by this General Plan. Table LU-1 lists the 22 land use designations the County uses in its land use planning. Each designation is generally described and the standards for allowed residential density and intensity of nonresidential use



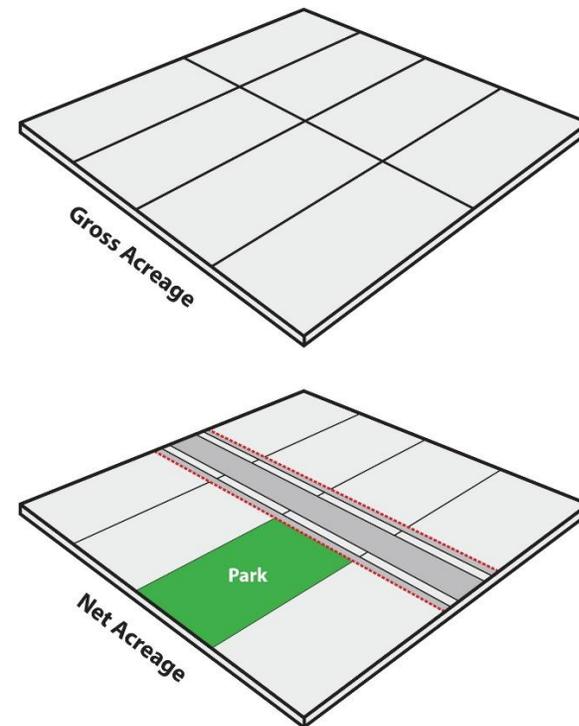
are stated. The land use designation descriptions are not intended to be exhaustive. Communities and uses evolve and it is not possible to anticipate every use that could be proposed over the life of this General Plan. The key factor in determining whether a particular land use is appropriate or allowable in a particular designation is whether the use supports or conflicts with the designation's overarching intent.

Table LU-1 also defines the relationship between the land use designations in this General Plan and the zoning districts enumerated in the County Zoning Ordinance (County Ordinance Code Title 8). Each land use designation categorizes various zoning districts as "consistent" or "potentially consistent." Those categorized as "consistent" are presumed to be compatible with the land use designation because the permissible uses and development standards (lot sizes, height limitations, setbacks, parking ratios, landscaping requirements, etc.) align with the designation's intent and purpose. Zoning districts categorized as "potentially consistent" may be compatible with the General Plan designation depending on location, the nature of projects being proposed, and other considerations. Properties may only be zoned or rezoned to districts that are consistent or potentially consistent with the underlying land use designation.

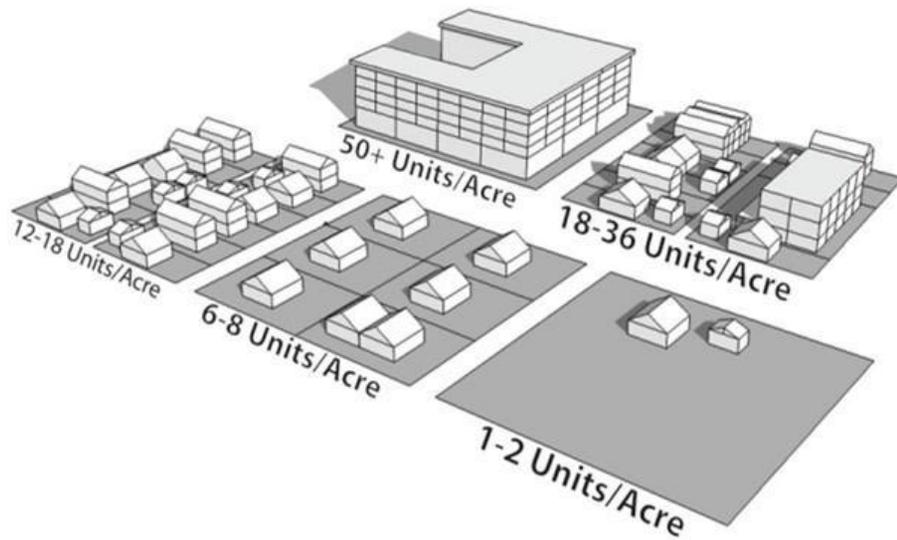
Standards for allowed residential density and intensity of nonresidential uses are described below. These standards reference **gross acreage**, which is the acreage of the entire parcel designated for the use, and **net acreage**, which is the area remaining after land is dedicated for rights-of-way, easements, and other public or common uses.

- **Residential densities** are expressed in terms of dwelling units per net acre, which is the area remaining within a project site after land is dedicated for rights-of-way, easements, and other public or common uses. As a rule of thumb, the County assumes net acreage to be 75

percent of the gross for sites with residential designations up through Residential Low-Medium Density, 80 percent of the gross for sites with denser residential or mixed-use designations, and 95 percent of the gross for sites with agricultural designations. A project's actual density is calculated during the development review process. Actual density must fall within the density range for the applicable land use designation unless State laws, such as Density Bonus, or policies within this General Plan allow for higher or lower densities.

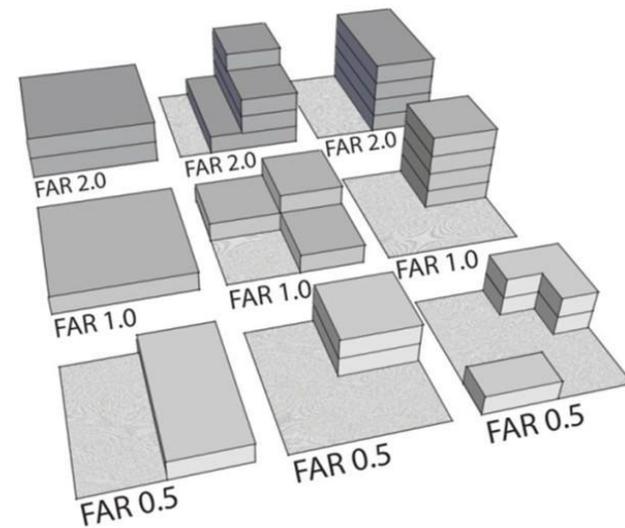


This illustration shows the difference between gross and net acreage



This illustration shows different densities for residential development on similarly sized lots. This graphic is intended only to show the relative differences between residential developments at various densities and does not represent a density standard for this General Plan.

- Development intensities for nonresidential uses are expressed in terms of **floor area ratio (FAR)**, which is the ratio of gross building floor square footage to gross land area, expressed as a decimal number. When a building's square footage is equal to the area of the parcel it occupies, the FAR is 1.0. FARs are lower in suburban areas, where buildings are shorter and often surrounded with parking and landscaping, than in urban areas, where buildings are taller and occupy more of their respective parcels. Nonresidential development cannot exceed the FAR for the applicable land use designation.



This illustration shows how various building configurations represent different FARs on similarly sized lots. This graphic is intended only to show the relative differences in FAR and does not represent an intensity standard for this General Plan.

The General Plan Land Use Map is presented in Figure LU-1. This map shows the distribution of the land use designations listed in Table LU-1. In most cases the designations reflect uses already in existence. However, in some places the designations are aspirational or intended to be catalysts for change. A prime example is the application of mixed-use designations to aging, single-use commercial areas. In these instances, the designation is intended to promote more efficient use of the land and encourage reinvestment by increasing residential density and expanding options for development. The land use map is not meant to be static; amendments are expected in response to evolving community priorities and needs, shifting economic trends, technological advances, and other societal changes affecting land use.



ORDERLY, WELL-PLANNED GROWTH

Balanced Development and Conservation

Contra Costa County was an early implementer of smart growth and compact development principles, embodied in the 65/35 Land Preservation Standard (65/35 Standard) and Urban Limit Line (ULL). These land use controls, which are integral to long-range planning in the county, were established by voter approval of Measure C-1990 and their necessity was reaffirmed through voter approval of Measure L-2006. Contra Costa residents continue to recognize the importance of balancing development to meet the community's housing, jobs, and service needs with protection of the county's natural environment and resources.

65/35 Land Preservation Standard

One of two fundamental components of Measures C-1990 and L-2006 is the 65/35 Standard, which limits the footprint of urban development by restricting urban land use designations to no more than 35 percent of the land in the county and requiring at least 65 percent of the land to be designated for non-urban uses. Table LU-2 indicates which County land use designations are urban and non-urban. The 65/35 Standard does not regulate land use intensity. All urban land use designations count equally against the 35 percent limit regardless of how, or even if, the land to which they are applied is developed. Likewise, all non-urban designations count equally toward the 65 percent requirement regardless of development. The 65/35 Standard operates on a countywide basis, accounting for urban and non-urban designations within the 19 cities as well as the unincorporated county. As of 2024, approximately 28 percent of the land countywide has been designated for urban uses.



TABLE LU-1 LAND USE DESIGNATIONS

<p>RESIDENTIAL VERY-LOW DENSITY RVL Appropriate for transitions between urban development and agricultural/rural areas. Also appropriate for constrained sites where reduced densities are justified. Typically includes detached single-family units on lots 1 acre or larger and small-scale agricultural activities. <i>Consistent Zoning: R-100, R-65, R-40, HE-C Potentially Consistent Zoning: All A- districts, P-1</i></p>	<p>Density ≤1 FAR N/A</p>
<p>RESIDENTIAL LOW DENSITY RL Appropriate for low-density, predominantly single-family residential development. Typically includes detached single-family units on lots approximately 15,000 square feet to 1 acre in size and limited nonresidential uses that serve and support nearby homes. Small-scale agricultural activities may be compatible on larger lots. <i>Consistent Zoning: R-40, R-20, R-15, R-12, HE-C Potentially Consistent Zoning: P-1</i></p>	<p>Density 1-3 FAR N/A</p>
<p>RESIDENTIAL LOW-MEDIUM DENSITY RLM Appropriate for moderate-density, predominantly single-family residential development. Typically includes detached single-family units on lots approximately 6,000 to 15,000 square feet and limited nonresidential uses that serve and support nearby homes. Duplexes and triplexes may also be compatible. <i>Consistent Zoning: R-12, R-10, R-7, R-6, F-1, T-1, HE-C Potentially Consistent Zoning: P-1</i></p>	<p>Density 3-7 FAR N/A</p>
<p>RESIDENTIAL MEDIUM DENSITY RM Appropriate for higher-density single-family and low-density multiple-family residential development. Typically includes single-family units on lots approximately 2,500 to 6,000 square feet, duplexes, triplexes, townhouses, condominiums, apartments, and mobile home parks. Also includes limited nonresidential uses that serve and support nearby homes. <i>Consistent Zoning: R-6, F-1, D-1, M-6, M-9, M-12, M-17, T-1, HE-C Potentially Consistent Zoning: P-1</i></p>	<p>Density 7-17 FAR N/A</p>
<p>RESIDENTIAL MEDIUM-HIGH DENSITY RMH Appropriate for the highest-density single-family and medium-density multiple-family residential development. Typically includes single-family units on lots smaller than 2,500 square feet, tiny homes, fourplexes, townhouses, condominiums, apartments, and assisted living facilities. Also includes limited nonresidential uses that serve and support nearby homes. <i>Consistent Zoning: M-17, M-29, HE-C Potentially Consistent Zoning: P-1</i></p>	<p>Density 17-30 FAR N/A</p>
<p>RESIDENTIAL HIGH DENSITY RH Appropriate for higher-density, multiple-family development. Typically includes condominiums, apartments, and assisted living facilities. Also includes limited nonresidential uses that serve and support nearby homes. <i>Consistent Zoning: HE-C Potentially Consistent Zoning: P-1</i></p>	<p>Density 30-60 FAR N/A</p>
<p>RESIDENTIAL VERY-HIGH DENSITY RVH Appropriate near transit stations, employment centers, and other locations where providing exceptionally high density is a priority. Typically includes condominiums, apartments, and micro-units. Also includes limited nonresidential uses that serve and support nearby homes. <i>Consistent Zoning: HE-C Potentially Consistent Zoning: P-1</i></p>	<p>Density 60-125 FAR N/A</p>



<p>RESIDENTIAL MAXIMUM DENSITY RX Reserved for unique projects providing the highest densities in the unincorporated county. Typically includes condominiums, apartments, and micro-units. Density is determined on a project-by-project basis. Also includes limited nonresidential uses that serve and support nearby homes. <i>Consistent Zoning: None Potentially Consistent Zoning: P-1</i></p>	<p>Density 126≤ FAR N/A</p>
<p>COMMERCIAL and OFFICE CO Allows for a full range of commercial and office uses. Typical uses include retail (neighborhood, community, and regional scale), personal and business services, lodging and hospitality services, entertainment venues, event spaces, shared co-workspaces, commercial kitchens, workforce training centers, and all kinds of medical, business, and professional offices. <i>Consistent Zoning: C, C-B, N-B, R-B, A-O, O-1 Potentially Consistent Zoning: P-1</i></p>	<p>Density N/A FAR 1.0 Commercial 2.5 Office</p>
<p>LIGHT INDUSTRY LI Allows for a range of low- to moderate-intensity industrial uses that when properly designed and operated may be established in proximity to residences and other sensitive receptors without sacrificing human health and safety or resulting in significant environmental impacts. Typical uses include light manufacturing, fabrication/assembly, processing, machinery repair, warehousing and storage, distribution, research and development, laboratories, incubators, workforce training centers, and ancillary or supportive retail and office uses. <i>Consistent Zoning: L-I, C-M Potentially Consistent Zoning: A-O, P-1</i></p>	<p>Density N/A FAR 1.5</p>
<p>HEAVY INDUSTRY HI Allows for the most intense industrial land uses. Heavy industrial uses typically require significant acreage and direct access to deep water channels, rail lines, or freeways. Operations are often characterized by transport, storage, and use of large quantities of hazardous or noxious materials; significant emissions of pollutants, odors, noise, vibration, and light; and inherent risks to human health and safety and the environment. Typical uses include heavy manufacturing and processing (e.g., petroleum refining, chemical manufacturing, steel production), tank farms, marine terminals, rail yards, and fossil fuel-fired power plants. Light industrial uses are also allowed within this designation. <i>Consistent Zoning: H-I, L-I, C-M, W-3 Potentially Consistent Zoning: A-O, P-1</i></p>	<p>Density N/A FAR 0.67 Heavy Industry 1.5 Light Industry</p>
<p>MIXED-USE LOW DENSITY MUL Allows for various housing types, including tiny homes, townhouses, condominiums, apartments, studios, live-work units, and micro-units, along with a wide range of neighborhood-serving retail, personal service, office, entertainment, and public uses. This designation is applied where a modest level of mixed-use development is appropriate, such as pedestrian-scale corridors, neighborhood nodes, and individual or small groups of parcels generally encompassing less than 1 acre. <i>Consistent Zoning: N-B, C-B, R-B, A-O, O-1, M-6, M-9, M-17, M-29, HE-C Potentially Consistent Zoning: P-1</i></p>	<p>Density 10-30 FAR 1.0</p>
<p>MIXED-USE MEDIUM DENSITY MUM Allows for various housing types, including townhouses, condominiums, apartments, studios, live-work units, and micro-units, along with a wide range of retail, personal service, office, hospitality, entertainment, and public uses sized to serve nearby neighborhoods or the surrounding community. This designation is applied where moderate- to large-scale mixed-use development is appropriate, such as existing commercial or mixed-use cores of established communities, transitioning commercial areas (e.g., obsolete shopping centers), and individual or groups of parcels encompassing several acres. <i>Consistent Zoning: N-B, C-B, R-B, A-O, O-1, HE-C Potentially Consistent Zoning: P-1</i></p>	<p>Density 30-75 FAR 2.0</p>



<p>MIXED-USE HIGH DENSITY MUH Allows for high-density residential complexes of all types, office towers, large hotels, convention spaces, and accompanying retail, personal service, entertainment, and public uses. This designation is applied where intense, urban-scale mixed-use development is appropriate, such as transit villages and employment centers. <i>Consistent Zoning: N-B, C-B, R-B, A-O, O-1, HE-C Potentially Consistent Zoning: P-1</i></p>	<p>Density 75-125 FAR 4.0</p>															
<p>MIXED-USE COMMUNITY-SPECIFIC DENSITY MUC Allows for various housing types, including tiny homes, townhouses, condominiums, apartments, studios, live-work units, and micro-units, along with a wide range of neighborhood- and community-serving retail, personal service, office, hospitality, entertainment, and public uses. Densities and FARs are specific to the communities where this designation is applied, as follows:</p> <table border="0" data-bbox="216 529 1661 683"> <tr> <td>Alamo 22-40 du/net acre, 1.75 FAR</td> <td>Montalvin Manor 17-35 du/net acre, 1.75 FAR</td> <td>Vine Hill 22-35 du/net acre, 1.75 FAR</td> </tr> <tr> <td>Bay Point 22-40 du/net acre, 1.75 FAR</td> <td>North Richmond 17-35 du/net acre, 2.0 FAR</td> <td></td> </tr> <tr> <td>Crockett 17-27 du/net acre, 2.0 FAR</td> <td>Pacheco 22-40 du/net acre, 1.75 FAR</td> <td></td> </tr> <tr> <td>Discovery Bay 17-35 du/net acre, 1.5 FAR</td> <td>Rodeo 17-35 du/net acre, 2.0 FAR</td> <td></td> </tr> <tr> <td>El Sobrante 17-35 du/net acre, 1.75 FAR</td> <td>Saranap 22-40 du/net acre, 1.75 FAR</td> <td></td> </tr> </table> <p>Additional policy guidance related to the MUC designation may appear in the Community Profiles for these communities. <i>Consistent Zoning: N-B, C-B, R-B, A-O, O-1, M-17, M-29, HE-C Potentially Consistent Zoning: P-1</i></p>	Alamo 22-40 du/net acre, 1.75 FAR	Montalvin Manor 17-35 du/net acre, 1.75 FAR	Vine Hill 22-35 du/net acre, 1.75 FAR	Bay Point 22-40 du/net acre, 1.75 FAR	North Richmond 17-35 du/net acre, 2.0 FAR		Crockett 17-27 du/net acre, 2.0 FAR	Pacheco 22-40 du/net acre, 1.75 FAR		Discovery Bay 17-35 du/net acre, 1.5 FAR	Rodeo 17-35 du/net acre, 2.0 FAR		El Sobrante 17-35 du/net acre, 1.75 FAR	Saranap 22-40 du/net acre, 1.75 FAR		<p>Density Variable FAR Variable</p>
Alamo 22-40 du/net acre, 1.75 FAR	Montalvin Manor 17-35 du/net acre, 1.75 FAR	Vine Hill 22-35 du/net acre, 1.75 FAR														
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El Sobrante 17-35 du/net acre, 1.75 FAR	Saranap 22-40 du/net acre, 1.75 FAR															
<p>PUBLIC and SEMI-PUBLIC PS Appropriate for uses and facilities owned or operated by public entities or private entities serving the public. These include law enforcement and fire stations, schools, libraries, hospitals, water and sewage treatment plants, landfills, cemeteries, airports, and military installations. Also includes high-volume public and private transportation corridors (e.g., freeways, BART, railroads) and utility corridors. <i>Consistent Zoning: All districts Potentially Consistent Zoning: None</i></p>	<p>Density N/A FAR N/A</p>															
<p>AGRICULTURAL CORE AC Applied to approximately 11,900 acres between Brentwood, Discovery Bay, and Byron composed primarily of soils rated Class 1 or 2 per the National Resources Conservation Service (NRCS) Land Capability Classification. Much of the area under this designation is prime agricultural land that is actively farmed with intensive row crops, orchards, and vineyards. Agricultural production is the primary use in areas with this designation and takes precedent over other uses. Limited agricultural tourism activities that support the agricultural economy are consistent with this designation. “Ranchette” or estate-style residential development, and any other use that interferes with agricultural activities, is inconsistent with this designation. <i>Consistent Zoning: A-4, A-40, A-80 Potentially Consistent Zoning: P-1</i></p>	<p>Density 1 unit/40 acres FAR N/A</p>															
<p>AGRICULTURAL LANDS AL Applied to agricultural areas composed primarily of soils rated Class 3 or lower per the National Resources Conservation Service (NRCS) Land Capability Classification. Most areas with this designation are non-irrigated, rural lands that may support grazing and dryland farming, though it also includes non-prime, productive agricultural lands. Other types of agricultural, open space, and non-urban uses are consistent with this designation when conducted in accordance with the County’s policies pertaining to agricultural areas. These include limited opportunities for recreation, lodging (farm stays, bed and breakfasts, etc.), food services (farm-to-table dining, farm stands, etc.), special events, and similar activities that support the county’s agricultural economy. Some land with this designation is within the Delta Primary Zone (DPZ) and may be used for recreation and other nonagricultural activities that are consistent with the Delta Protection Commission’s <i>Land Use and Resource Management Plan for the Delta</i> and the Delta Stewardship Council’s <i>Delta Plan</i>. <i>Consistent Zoning: All A- districts Potentially Consistent Zoning: P-1</i></p>	<p>Density 1 unit/10 acres^a 1 unit/20 acres within DPZ FAR N/A</p>															



<p>PARKS and RECREATION PR Applied to publicly- and privately-owned parks and similar outdoor spaces. Includes local parks in urban areas as well as federal, State, and regional parks and historic sites that are managed primarily for conservation purposes and provide active or passive recreational activities. Ancillary amenities such as visitor centers, event spaces, amusements/rides, and eateries that support or enhance the primary recreational use are consistent with this designation. <i>Consistent Zoning: All R-, M-, and A- districts Potentially Consistent Zoning: P-1</i></p>	<p>Density 0.0 FAR N/A</p>
<p>COMMERCIAL RECREATION CR Appropriate for privately-owned recreational uses where the primary activity is conducted outdoors, such as golf courses, recreational vehicle campgrounds, hunting clubs, and marinas. Ancillary commercial and service uses, as well as an on-site residential unit for a caretaker, harbor master, etc., are consistent with this designation. <i>Consistent Zoning: A-2, A-3 Potentially Consistent Zoning: C, R-B, P-1</i></p>	<p>Density 0.0 FAR N/A</p>
<p>RESOURCE CONSERVATION RC Applied to the watersheds of reservoirs owned by public utilities, mitigation banks, habitat restoration sites, ecologically significant or environmentally sensitive areas that are not within publicly-owned parkland, and hazardous or otherwise constrained areas that are unsuitable for development. Resource management, low-intensity agriculture, low-intensity recreation, and similar activities are consistent with this designation when conducted in a way that is not damaging to the resources being protected. Construction of public and semi-public infrastructure, and one single-family residence on an existing legal lot under private ownership, is consistent with this designation. All types of urban development and subdivisions that increase density are prohibited. <i>Consistent Zoning: All A- districts Potentially Consistent Zoning: All non-A- districts</i></p>	<p>Density 0.0 FAR 0.0</p>
<p>WATER WA Applied to approximately 41.5 square miles of water including the portions of San Francisco Bay, San Pablo Bay, and the Sacramento-San Joaquin River Delta that are within the county, large inland reservoirs, and other water bodies large enough to warrant designation. Typical uses include ferry terminals, shipping facilities associated with adjacent industry (marine terminals, wharves, etc.), docks, water-oriented recreation uses, and aquaculture. <i>Consistent Zoning: None Potentially Consistent Zoning: All districts</i></p>	<p>Density 0.0 FAR N/A</p>

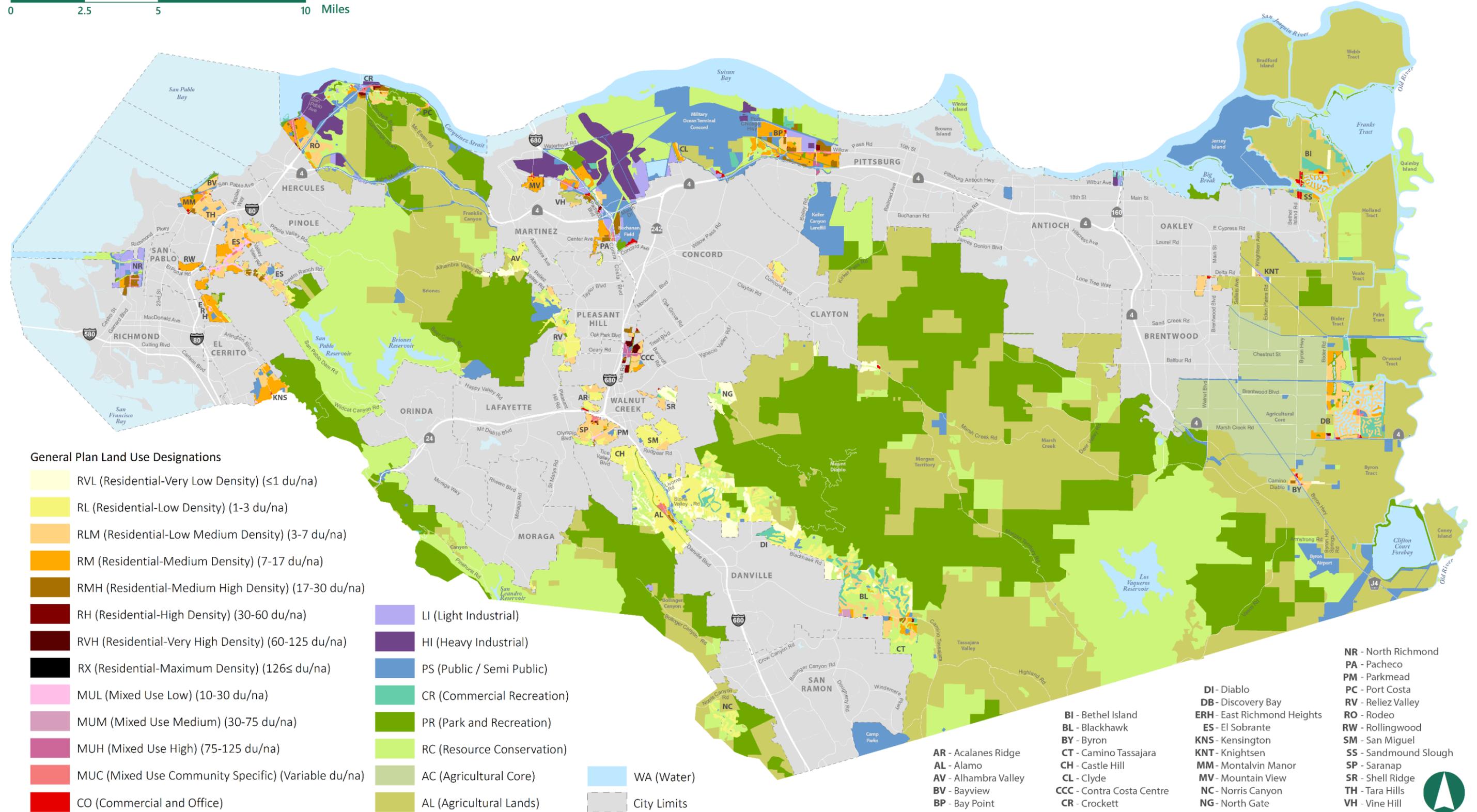
^a Maximum density of 1 unit/5 acres may be allowable for projects that achieve an effective density of no more than 1 unit/10 acres by conserving at least 50 percent of the project site in perpetuity through fee simple dedication to a public agency or accredited land trust, or creation of a conservation easement with equivalent effect. This provision is not applicable within the Delta Primary Zone.

Notes on Mixed-Use Designations

1. Single-use residential and single-use nonresidential projects are allowed in areas with mixed-use designations; however, policies elsewhere in this General Plan may encourage or require mixed-use projects at specific locations.
2. The densities stated in each mixed-use designation apply only when a project includes a residential component; they do not compel residential development in otherwise nonresidential projects.
3. The FAR for each mixed-use designation is inclusive of residential and nonresidential development; density and FAR are not additive.
4. Mixed-use projects may be horizontal, meaning residential and nonresidential uses exist on the same site, or vertical, meaning residential and non-residential uses exist in the same building.

FIGURE LU-1 GENERAL PLAN LAND USE MAP

0 2.5 5 10 Miles





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TABLE LU-2 URBAN AND NON-URBAN LAND USE DESIGNATIONS

Urban Land Use Designations	Non-Urban Land Use Designations
Residential Very-Low Density Residential Low Density Residential Low-Medium Density Residential Medium Density Residential Medium-High Density Residential High Density Residential Very-High Density Residential Maximum Density Commercial and Office Light Industry Heavy Industry Mixed-Use Low Density Mixed-Use Medium Density Mixed-Use High Density Mixed-Use Community-Specific Density	Public and Semi-Public Agricultural Core Agricultural Lands Parks and Recreation Commercial Recreation Resource Conservation Water

Urban Limit Line

The ULL, shown in Figure LU-2, is the second fundamental component of Measures C-1990 and L-2006. It prevents sprawl by establishing a boundary beyond which no urban land uses can be designated. The ULL and 65/35 Standard together ensure that urban development occurs within established communities where infrastructure and services already exist or are planned.

In addition to Measures C-1990 and L-2006, the voter-approved Measure J-2004 Growth Management Program administered by the Contra Costa Transportation Authority requires the County and each city in the county to adopt a voter-approved ULL or equivalent. Sixteen of the 19 cities adopted the County's 2006 voter-approved ULL as their own. Antioch, Pittsburg, and San Ramon adopted their own voter-approved ULLs (known as the Urban

Growth Boundary [UGB] in San Ramon). The County and cities are solely responsible for administering their respective ULLs/UGBs, which together contain approximately 47 percent of the total land area within Contra Costa County. Because the 65/35 Standard limits urban land use designations to no more than 35 percent of the county's total land area, the County and cities must work cooperatively to ensure that over 60,000 acres within the ULLs/UGBs remain under non-urban land use designations. Fortunately, a significant portion of this acreage already is permanently protected as local parks, regional parks and open spaces, reservoirs, and other public facilities. Examples of protected lands within the ULLs/UGBs include several regional parks within Richmond's city limits (4,000 acres), Lafayette Reservoir and its surrounding recreation area (900 acres), Thurgood Marshall Regional Park (2,500 acres), Lime Ridge Open Space (1,200 acres), and Big Break Regional Shoreline (1,600 acres).

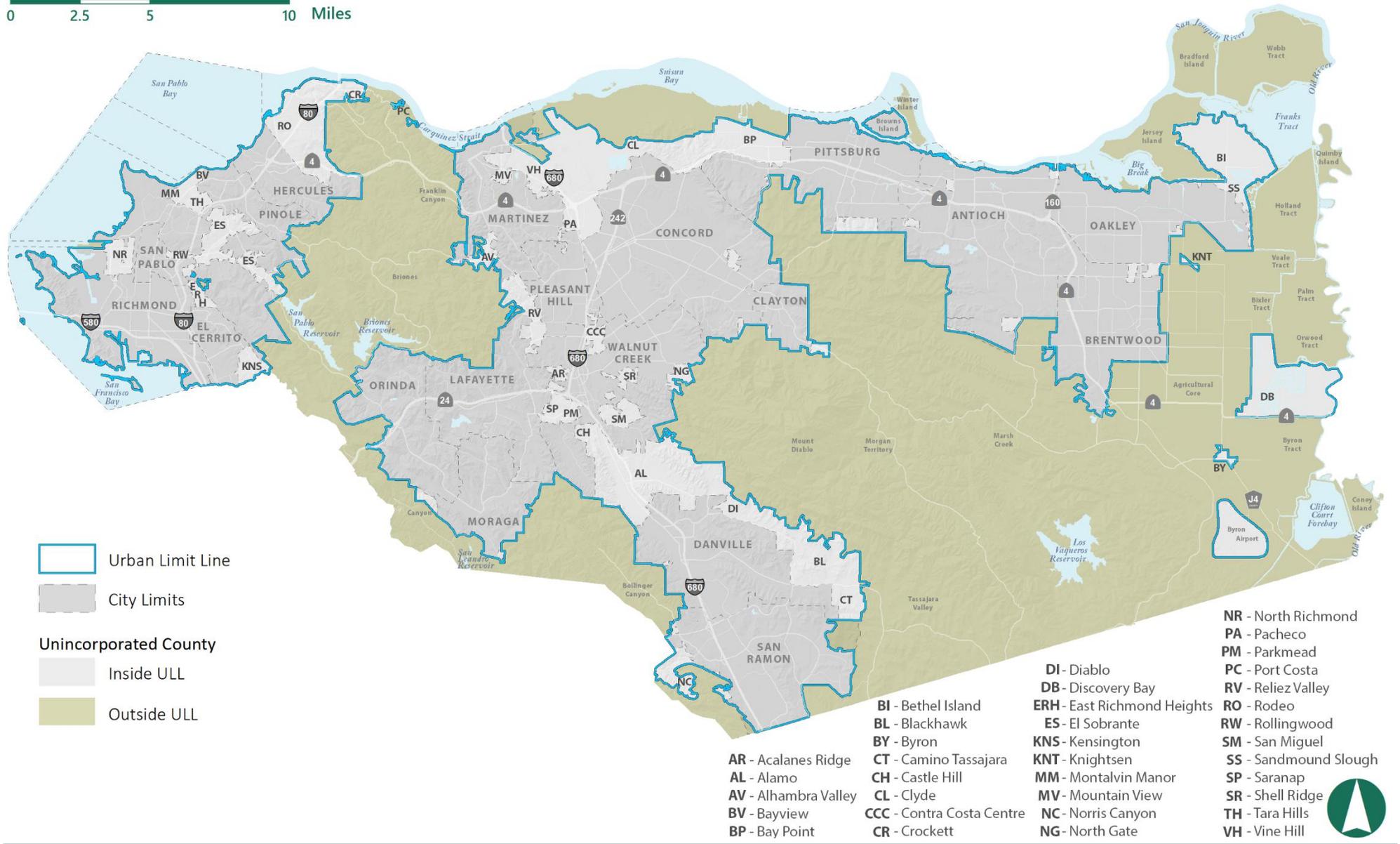


The Urban Limit Line prevents sprawl and preserves valuable agricultural land.



FIGURE LU-2 URBAN LIMIT LINE

0 2.5 5 10 Miles





The County considered several criteria and factors when establishing the initial ULL location in 1990. Factors which contributed to properties being located outside the ULL included:

- Land which qualifies for rating as Class I and Class II in the National Resource Conservation System (NRCS) Land Capability Classification.
- Major open space, park, and recreation areas.
- Lands with slopes of 26 percent or greater.
- Wetlands.
- Other areas not appropriate for urban growth because of physical unsuitability for development, unstable geological conditions, inadequate water availability, lack of appropriate infrastructure, distance from existing development, likelihood of substantial environmental damage or substantial injury to fish or wildlife or their habitat, and other similar factors.

No single criterion was necessarily determinative of whether a property was located inside or outside of the ULL. Where properties had characteristics that would locate them either inside or outside the ULL, the County weighed the competing characteristics and determined the most appropriate approach for the property. This resulted in the ULL cutting across properties in some instances.

Properties that are located outside the ULL may not obtain General Plan amendments that would redesignate them for urban land use. In addition, properties outside the ULL may be subject to various agricultural and open space preservation measures identified elsewhere in this General Plan. These measures could include:

- Encouraging dedication of open space and conservation easements.

- Implementing a transfer of development rights (TDR) program.
- Requiring payment of an agricultural mitigation fee for conversion of agricultural land.
- Promoting non-urban "preservation" agreements between the County and cities to prevent annexation by cities of certain appropriate properties.
- Encouraging clustering of development.
- Establishing an "agricultural soils trust fund" to fund possible purchase of easements or title to agricultural or open space lands.

In general, the purpose of these measures is to preserve agricultural lands and open space and contribute to the continued economic viability of agricultural property.

Changes to the Urban Limit Line

The following text is from Measure L-2006, which requires specific language to be included in the Land Use Element and is why the 2016 ULL review conducted by the Board of Supervisors is discussed in future tense:

There shall be no change to the ULL that would violate the 65/35 Land Preservation Standard. There will be no change to the ULL except in the manner specified herein. There will be no change to the ULL unless the Board of Supervisors first holds a public hearing at which it approves the change or changes, by a four-fifths vote, after making one or more of the following findings based on substantial evidence in the record:

- (a) A natural or man-made disaster or public emergency has occurred which warrants the provision of housing and/or other community needs within land located outside the ULL.



- (b) An objective study has determined that the ULL is preventing the County from providing its fair share of affordable housing or regional housing as required by State law, and the Board of Supervisors finds that a change to the ULL is necessary and the only feasible means to enable the County to meet these requirements of State law.
- (c) A majority of the cities that are party to a preservation agreement and the County have approved a change to the ULL affecting all or any portion of the land covered by the preservation agreement.
- (d) A minor change to the ULL will more accurately reflect topographical characteristics or legal boundaries.
- (e) An objective study has determined that a change to the ULL is necessary or desirable to further the economic viability of the East Contra Costa County Airport, and either mitigate adverse aviation-related environmental or community impacts attributable to Buchanan Field, or further the County's aviation-related needs.
- (f) A change is required to conform to applicable California or federal law; or
- (g) A five-year cyclical review of the ULL has determined, based on the criteria and factors for establishing the ULL set forth above, that new information is available (from city or County growth management studies or otherwise) or circumstances have changed, warranting a change to the ULL.

Any General Plan amendment that would expand the ULL by more than 30 acres shall require voter approval of the proposed General Plan amendment, following the public hearing and the four-fifths vote of the Board of Supervisors approving the General Plan amendment and making one or

more of the findings set forth in subsections (a) through (g) above. Notwithstanding the foregoing, a proposed General Plan amendment to expand the ULL by more than 30 acres does not require voter approval if, after a public hearing, the Board of Supervisors by a four-fifths vote approves the General Plan amendment and makes either of the following findings based on substantial evidence in the record: (i) the expansion of the ULL is necessary to avoid an unconstitutional taking of private property; or (ii) the expansion of the ULL is necessary to comply with State or federal law. Expansions of the ULL totaling 30 acres or less do not require voter approval.

The Board of Supervisors may conduct a cyclical review of the ULL every five years.

The Board of Supervisors will review the boundary of the ULL in the year 2016. The purpose of the year 2016 review is to determine whether a change to the boundary of the County's Urban Limit Line Map is warranted, based on facts and circumstances resulting from the County's participation with the cities in a comprehensive review of the availability of land in Contra Costa County sufficient to satisfy housing and jobs needs for 20 years thereafter. This review of the ULL is in addition to any other reviews of the ULL the Board of Supervisors may conduct.

Any change to the ULL proposed as a result of any review authorized by this section must be adopted pursuant to the procedures set forth in this section. These provisions are effective until December 31, 2026.

Goal LU-1

Coordinated and effective planning over the life of this General Plan.



Policies

LU-P1.1

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections for the year 2045:

- (a) 23,200 new dwelling units.
- (b) 1.2 million square feet of new commercial and office space.
- (c) 5 million square feet of new industrial space.

If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that environmental review conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.*

Actions

LU-A1.1

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy LU-P1.1 without subsequent environmental review.*

LU-A1.2

Review County Ordinance Code Titles 7 – Building Regulations, 8 – Zoning, 9 – Subdivisions, and 10 – Public Works and Flood Control at least once every five years and update as necessary to maintain consistency with State law and newly adopted or revised planning documents

(General Plan, Specific Plans, etc.); address emerging issues; and respond to economic, technological, and social trends.

LU-A1.3

Biennially review and update the General Plan Land Use Map to ensure major land use changes, such public land acquisitions, are accurately reflected.

LU-A1.4

Quantify the acreage designated for urban land uses at least once every five years to ensure continued compliance with the 65/35 Land Preservation Standard.

Goal LU-2

Growth and conservation that are balanced to preserve and enhance the quality of life, protect the environment and public safety, and benefit all those who live or work in Contra Costa County.

Policies

LU-P2.1

Continue implementing the 65/35 Land Preservation Standard, using the County ULL to focus future development in the county's established urban and suburban communities while preserving agricultural land, rangeland, natural habitats, watersheds, and open space.*



LU-P2.2

Enhance the ULL's effectiveness by supporting efforts to acquire and permanently protect land along the ULL boundary.*

LU-P2.3

Limit development outside the ULL to non-urban uses, such as agriculture, mineral extraction, wind and solar energy production, natural carbon sequestration, other resource-based uses, and essential infrastructure.*

LU-P2.4

Deny applications for major subdivisions outside the ULL. Discourage minor subdivisions outside the ULL that would subdivide any parcel created by a subdivision map recorded after November 5, 2024.*

LU-P2.5



Encourage infill development.

LU-P2.6



Encourage clustering of allowable densities to reduce development footprints; protect scenic resources, natural features, and open spaces; and avoid hazardous areas (e.g., floodplains).

LU-P2.7



In areas with a Residential land use designation, relate single-family residential density to the availability of utility services as follows:

- (a) Require a 5-acre minimum lot size where no public water or sanitary sewer service is available.
- (b) Require a 1-acre minimum lot size where either public water or sanitary sewer service is available, but not both.

Where public water and sanitary sewer services are available, allowable density will be based on the General Plan Land Use Map designation, as well as drainage, health, safety, and other applicable standards.

LU-P2.8

Discourage extension of water and sanitary sewer lines into areas outside the ULL, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency. When lines are extended outside the ULL, they should be designed to service the intended use only, and not allow for additional future service connections.

LU-P2.9

Consistently advise the Contra Costa County Local Agency Formation Commission (LAFCO) to support the 65/35 Land Preservation Standard and County ULL when considering requests for annexation to water and wastewater districts and extension of services.

LU-P2.10



When considering development proposals and land use changes, treat susceptibility to hazards and threats to health and safety as primary considerations.



Actions

LU-A2.1

Amend the County Ordinance Code to require the following prior to approval of a tentative map for subdivision in areas designated Agricultural Lands or Agricultural Core:

- (a) Evidence of adequate groundwater supply to support intended uses, considering the cumulative, long-term demand.
- (b) Demonstration that each parcel is suitable for an on-site wastewater treatment system.
- (c) Satisfactory road and street access, particularly for emergency vehicles.
- (d) Adequate regional drainage capacity, including downstream natural watercourses.
- (e) Detailed site plans for each lot indicating building locations, driveways, well and leach field locations, energy-efficient and -conserving features, location of hazards such as landslides and floodplains, necessary flood and stormwater management improvements, and fencing.
- (f) Other information that may be required to confirm the safe use of each lot for its intended purpose.

See the Land Use, Infrastructure, and Transportation Coordination section of this Element and the Public Facilities and Services Element for additional policies and actions on urban services and infrastructure. See the Conservation, Open Space, and Working Lands Element for additional policies and actions on agricultural areas, resource-based uses, and open space management.

Sustainable Growth and Quality Design

The County's 65/35 Standard and ULL provide a framework for sustainable growth countywide by containing sprawl and preserving natural spaces. Inside the ULL, certain development patterns and design approaches promote sustainability at the community level. Infill development, for example, occurs within existing communities and utilizes existing infrastructure networks to accommodate new residents and businesses, thereby eliminating environmental and fiscal impacts associated with extending roads, utilities, and services into undeveloped areas. Infill projects make use of vacant or underutilized spaces and contemporary designs tend to be more human-scaled than projects of the past, with priority given to the needs and comfort of people instead of the movement of vehicles.

Locating jobs and housing near transit and other services is another sustainable growth strategy. There is a jobs-housing imbalance in the county, with considerably more employed residents than jobs. Countywide, as of 2020, there are only 0.9 jobs for every home, leading to substantial out-commuting as Contra Costa residents drive to other parts of the Bay Area and beyond for work. Ideally, there would be 1.4 jobs for every home in the county since there are about 1.4 employed residents per home. Balancing the number of jobs and housing units across the county and individual communities, and locating these types of uses near transit and other services, can reduce commute times and daily travel distances (i.e., vehicle miles traveled, or VMT), which in turn reduces air pollution and greenhouse gas emissions and improves quality of life. When developing these uses near each other, superior design becomes even more critical to ensure that the uses are complementary.



Vacant lots, like the one above in Saranap, are opportunities for infill development such as the proposed Saranap Village project, below.



Quality, thoughtful design also supports achievement of sustainability goals. For example, careful consideration of solar orientation and shading when designing site plans, buildings, and landscaping can maximize exposure for

solar panels and gardens while reducing energy use for heating and cooling. Low Impact Development, a stormwater management strategy, uses green roofs, bioswales, rain gardens, and similar features to mimic natural processes for removing pollutants from runoff before it reaches creeks, rivers, and bays. Designs that incorporate the principles of a circular economy aim to reduce consumption and benefit the environment by accounting for the full life cycle of buildings and materials, including manufacture, construction, maintenance, reuse, and disposal, and striving to eliminate waste and pollution. The County supports these and other environmentally-conscious design approaches.

Goal LU-3

A range and distribution of compatible and sustainable land uses that meet the county's social and economic needs and allow for balanced housing and job growth.

Policies

LU-P3.1



Support regional efforts to achieve a jobs-housing balance within the county and within subregions of the county by maintaining an adequate supply of developable land designated for job-generating uses. For any General Plan amendment proposing to convert commercial, industrial, or office land uses to residential or non-urban land uses, evaluate the project's effect on the local and countywide jobs-housing balance.

LU-P3.2



Encourage residential development in or near existing employment centers, and development of job-generating uses near areas that are primarily residential. Where large-scale residential or commercial development is planned, encourage a mix of housing and employment opportunities unless doing so would exacerbate a severe jobs-housing imbalance in the area.

LU-P3.3



Encourage extremely high-density, mixed-use development that combines employment, housing, and services near major transit facilities. Such development should be planned and designed to encourage walking, micromobility, and transit use; shorter commutes; and reduced dependency on single-occupant vehicles.

LU-P3.4



Encourage conversion of existing commercial areas to mixed-use nodes and corridors.

LU-P3.5



Encourage development of housing that meets the needs of the local workforce and living-wage jobs that maximize the education, skills, and talents of county residents.

LU-P3.6

Encourage incorporation of childcare, adult daycare, and similar beneficial uses into new development. To maximize accessibility, encourage childcare facilities in residential neighborhoods, employment centers, schools, public

libraries, hospitals, religious facilities, and parks, as well as near transit stops.

LU-P3.7



Welcome development that supports the countywide goal of reducing VMT, thus reducing greenhouse gas emissions, to meet climate change targets. Require projects that do not support the County's VMT-reduction goals to incorporate necessary changes (e.g., design, land use mix) to ensure they support those goals.

See the Stronger Communities Element for additional policies and actions about economic development and the Transportation Element for additional policies and actions about VMT.

Actions

LU-A3.1



Evaluate financial strategies and tools, such as Enhanced Infrastructure Financing Districts, to attract housing to employment areas and create new employment centers near residential areas.

LU-A3.2

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on the County's website.



Goal LU-4

Sustainable and high-quality design.

Policies

LU-P4.1



Embrace the principles of a circular economy as they relate to development and encourage all projects to utilize ecologically sustainable practices and materials.

LU-P4.2

Continuously improve community appearance by requiring high-quality designs and materials that complement their surroundings, with emphasis on enhancing public spaces and historic and cultural resources.*

LU-P4.3

Encourage smooth transitions between new and existing or planned development.

LU-P4.4

Require site and building reconfigurations, setback increases, landscaping enhancements, screening, or other design solutions wherever necessary to minimize potential conflicts between uses.

LU-P4.5

Require shadow and solar access studies for new multiple-family residential, mixed-use, commercial, and industrial projects greater than three stories in height or with obvious potential to significantly shade parks, commercial nurseries, residential yards, solar arrays, and other uses that are sensitive to loss of sunlight.*

LU-P4.6

Require commercial and mixed-use projects to create inviting, pedestrian-oriented streetscapes wherever possible.

LU-P4.7

Encourage residential and mixed-use buildings over four stories tall to incorporate setbacks or other massing changes on upper floors to create more human-scale and comfortable pedestrian environments.

Actions

LU-A4.1



Amend the County Ordinance Code to include requirements for Low Impact Development, use of low-carbon concrete, water and energy conservation, reclaimed water, renewable energy use, green building, and other measures that reduce the environmental impacts of development, based on the best available science.

See the Conservation, Open Space, and Working Lands Element for additional policies and actions about sustainable design.



Land Use, Infrastructure, and Transportation

The breadth of uses and activities in the county must be supported by infrastructure such as utilities, roadways, railroads, pipelines, and drainage facilities. Most of the infrastructure and utility services in the county are provided by other agencies and private entities. The Contra Costa Local Agency Formation Commission (LAFCO) regulates the jurisdictional boundaries and spheres of influence of all cities and all special districts who provide infrastructure and services, like water, wastewater, and fire districts. By coordinating changes to local governmental boundaries, LAFCO helps to ensure that current and projected service needs will be met while discouraging sprawl and preserving agricultural and open space lands.

The County also has a responsibility to ensure that the pace and pattern of development can be supported by the infrastructure and transportation networks, promotes fiscal health, aligns with regional plans, and represents community values. Focusing on higher-density infill development maximizes the efficiency of transportation and other infrastructure and reduces up-front construction and long-term maintenance costs.

Goal LU-5

Coordinated land use, transportation, and infrastructure decisions so that growth occurs in locations where capacity and services are available or committed.

Policies

LU-P5.1

Allow development only where requisite community services, facilities, and infrastructure can be provided.*

LU-P5.2

Coordinate with LAFCO to ensure that city annexations and related land use decisions do not:

- (a) Interfere with attainment of the County's land use goals as expressed in this General Plan.
- (b) Include Housing Element inventory sites unless provisions have been made to transfer the site's assigned units to the receiving city's Regional Housing Needs Allocation (RHNA).
- (c) Create new unincorporated "islands" (i.e., developed areas substantially surrounded by incorporated cities).

LU-P5.3

Encourage cities to annex unincorporated "islands," such as the Rollingwood (San Pablo), Ayers Ranch (Concord), and San Miguel (Walnut Creek) neighborhoods.

LU-P5.4

Consider the potential locations of planned public infrastructure projects (e.g., transit lines, roadways, drainage improvements) when evaluating development proposals and deny development applications that would interfere with implementation of such projects.



Actions

LU-A5.1



In 2025 and at least once every five years thereafter, evaluate the County's off-street parking standards to ensure their continued applicability in light of changing conditions, trends, and technologies. Each evaluation should assess the appropriateness of reducing or eliminating parking minimums, taking off-site impacts and the variations in parking needs between communities into account, and recommend strategies for reducing parking demand.

LU-A5.2

Work with LAFCO and utility service providers to:

- (a) Annex lands planned for urban development by this General Plan into their service areas.
- (b) Detach private lands, especially agricultural or rural lands, from district boundaries if they are not planned for urban development and are not currently served.

See the Public Facilities and Services Element for additional policies and actions about infrastructure and services, and the Transportation Element for additional policies and actions about transportation infrastructure.

Intergovernmental Coordination

The County's jurisdiction on land use matters is limited to unincorporated areas and the County itself doesn't provide many of the utilities and services upon which its residents and businesses depend. County staff and officials regularly work with cities, special districts, and other agencies to ensure that the County's planning decisions support achievement of regional goals.

Important regional partners in land use planning include the Association of Bay Area Governments (ABAG)/Metropolitan Transportation Commission (MTC); Delta Protection Commission and Delta Stewardship Council, which have authority over land use within the Primary Zone of the Delta and Legal Delta, respectively (see Figure LU-3); and US military, which must be consulted on projects proposed near its facilities (see Figure LU-4) to ensure new development does not conflict with operations or pose safety risks.

An important component of long-range regional planning in the Bay Area is designation of Priority Development Areas (PDAs). PDAs are proximate to public transit and planned for concentrated development of new homes, jobs, services, and community amenities. PDAs are envisioned as walkable areas that provide the necessities of daily living, thereby allowing residents to be less automobile dependent. ABAG/MTC offers grants and other assistance to develop and implement PDA plans. While PDAs are a regional planning tool, they are under the jurisdiction of the cities and counties where they are located. Over 30 PDAs have been designated in Contra Costa County, six of which are entirely or partially within the unincorporated area, as shown on Figure LU-5 and described in Table LU-3.

Another regional planning tool supported by ABAG/MTC is Transit-Oriented Communities (TOCs). TOCs are similar to PDAs in that their purpose is to create walkable communities near public transit. However, TOCs specifically aim to provide high residential densities within one-half mile of high-quality transit facilities like BART stations and ferry terminals, whereas PDAs may have lower average densities and extend farther out. A TOC therefore may exist within a larger PDA. In Contra Costa County there are 14 locations (12 BART stations, one Amtrak station, and one ferry terminal) that could qualify for designation as a TOC. As shown on Figure LU-5, these include unincorporated areas near the Pleasant Hill/Contra Costa Centre and Pittsburg/Bay Point BART Stations.

TABLE LU-3 PRIORITY DEVELOPMENT AREAS IN UNINCORPORATED CONTRA COSTA COUNTY

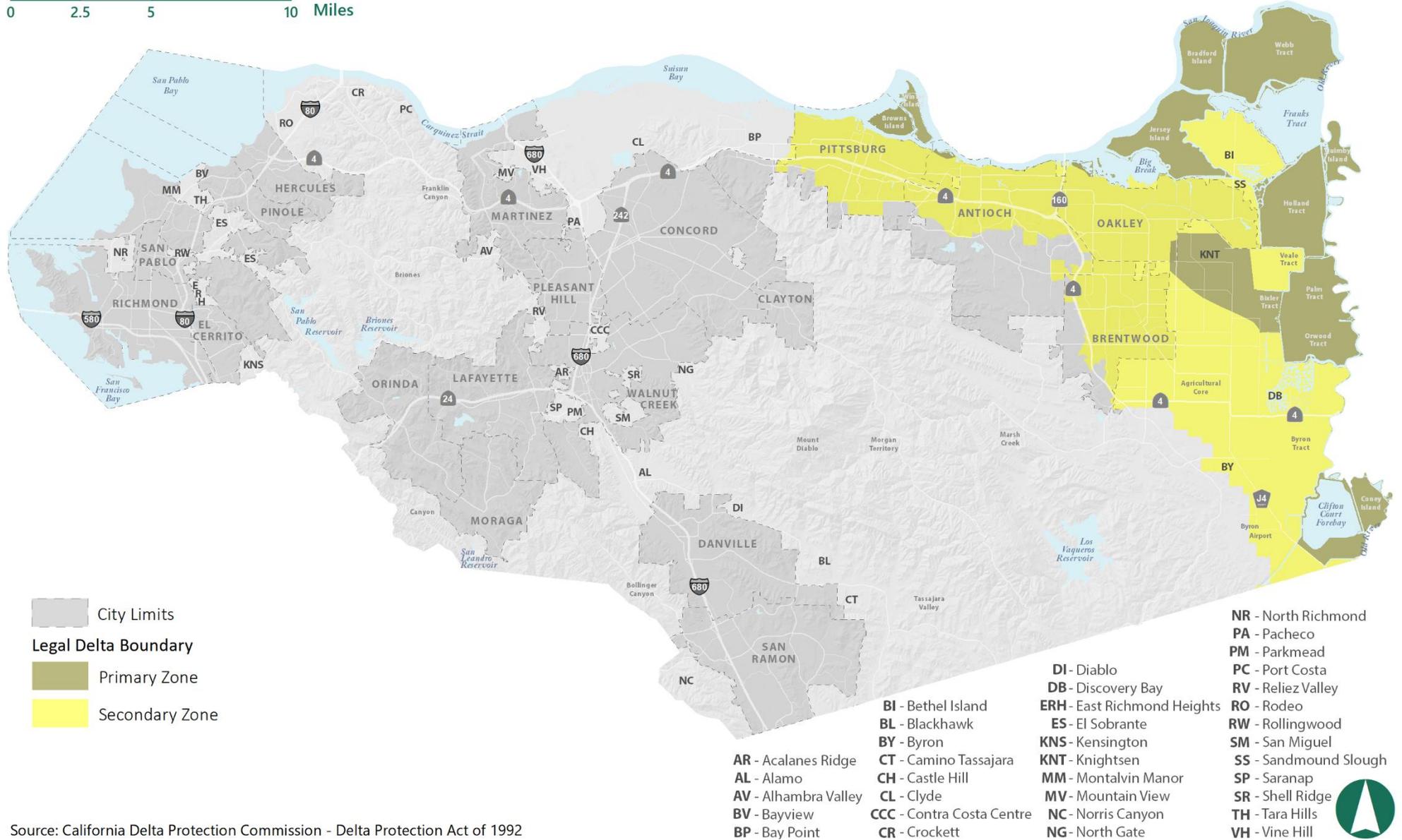
Priority Development Area	Households				Jobs			
	2010	2040	Projected 2010-2040 Growth	% Growth	2010	2040	Projected 2010-2040 Growth	% Growth
San Pablo Avenue Corridor - Unincorporated County	1,586	4,784	3,198	202%	847	1,087	240	28%
North Richmond	1,080	4,304	3,224	299%	1,797	2,400	603	34%
Downtown El Sobrante	559	784	225	40%	1,030	1,127	97	9%
Contra Costa Centre	354	623	269	76%	4,441	5,888	1,447	33%
Pittsburg/ Bay Point BART Station	847	1,460	613	72%	838	1,959	1,121	134%
Brentwood Boulevard	3,400	4,700	1,300	39%	3,400	4,100	700	20%

Source (for all but Brentwood Boulevard PDA): 2017 Contra Costa PDA Investment and Growth Strategy. Contra Costa Transportation Authority. The Brentwood Boulevard PDA was designated after these growth projections were calculated. The estimates for the Brentwood Boulevard PDA shown in this table are based on Plan Bay Area 2040 population and employment projections by traffic analysis zone, available at https://opendata.mtc.ca.gov/datasets/45b03dc6844c4d668016f5c512ecc3db_0/explore?filters=eyJ6b25laWQiOlsxMTIwLDEExOTIldfQ%3D%3D and https://opendata.mtc.ca.gov/datasets/5fbf382d70264987a9bf60c5afc6116_0/explore?filters=eyJ6b25laWQiOlsxMTY3LDEyMDNdfQ%3D%3D.



FIGURE LU-3 SACRAMENTO-SAN JOAQUIN DELTA

0 2.5 5 10 Miles



Source: California Delta Protection Commission - Delta Protection Act of 1992



FIGURE LU-4 MILITARY OPERATIONS AREAS

0 2.5 5 10 Miles

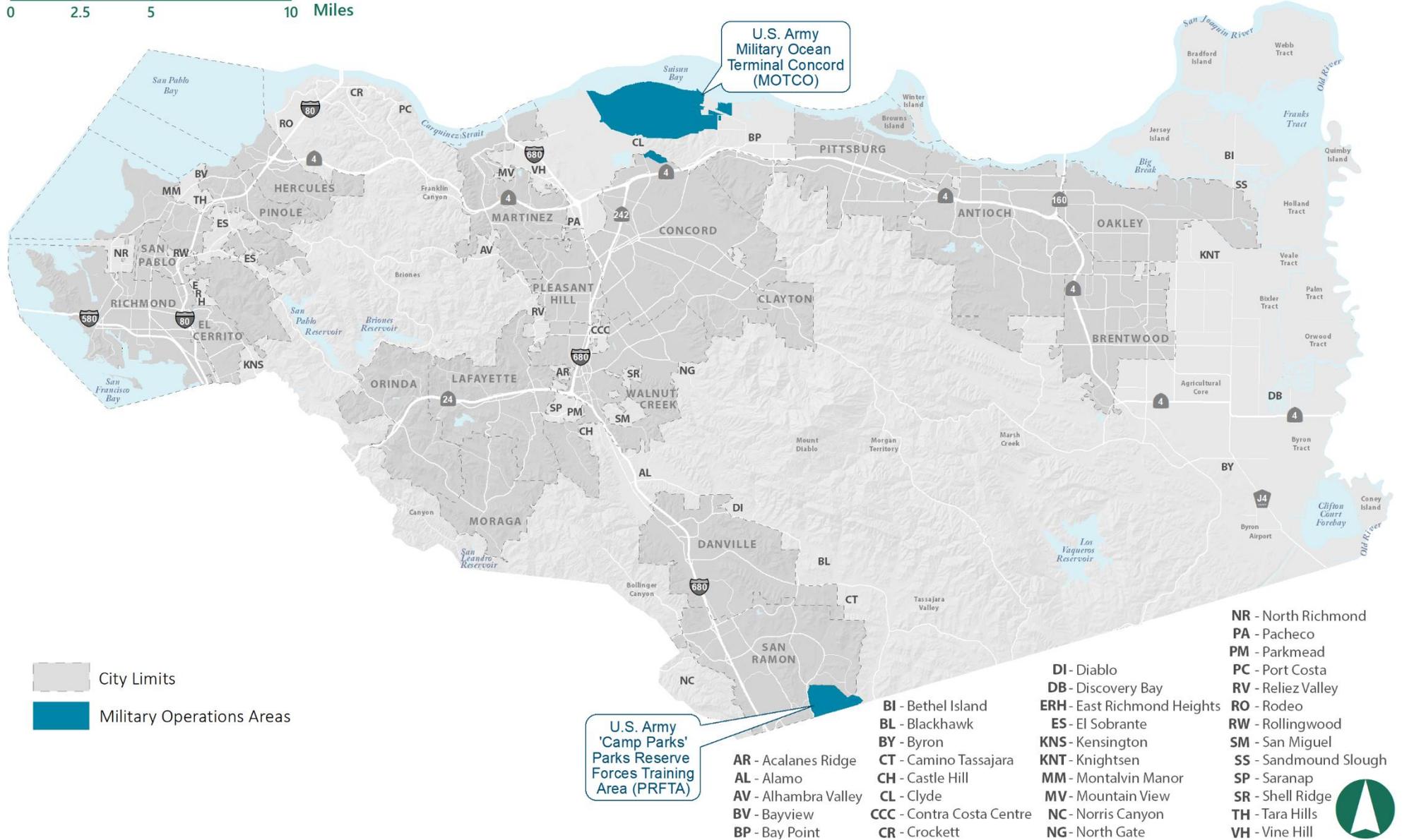
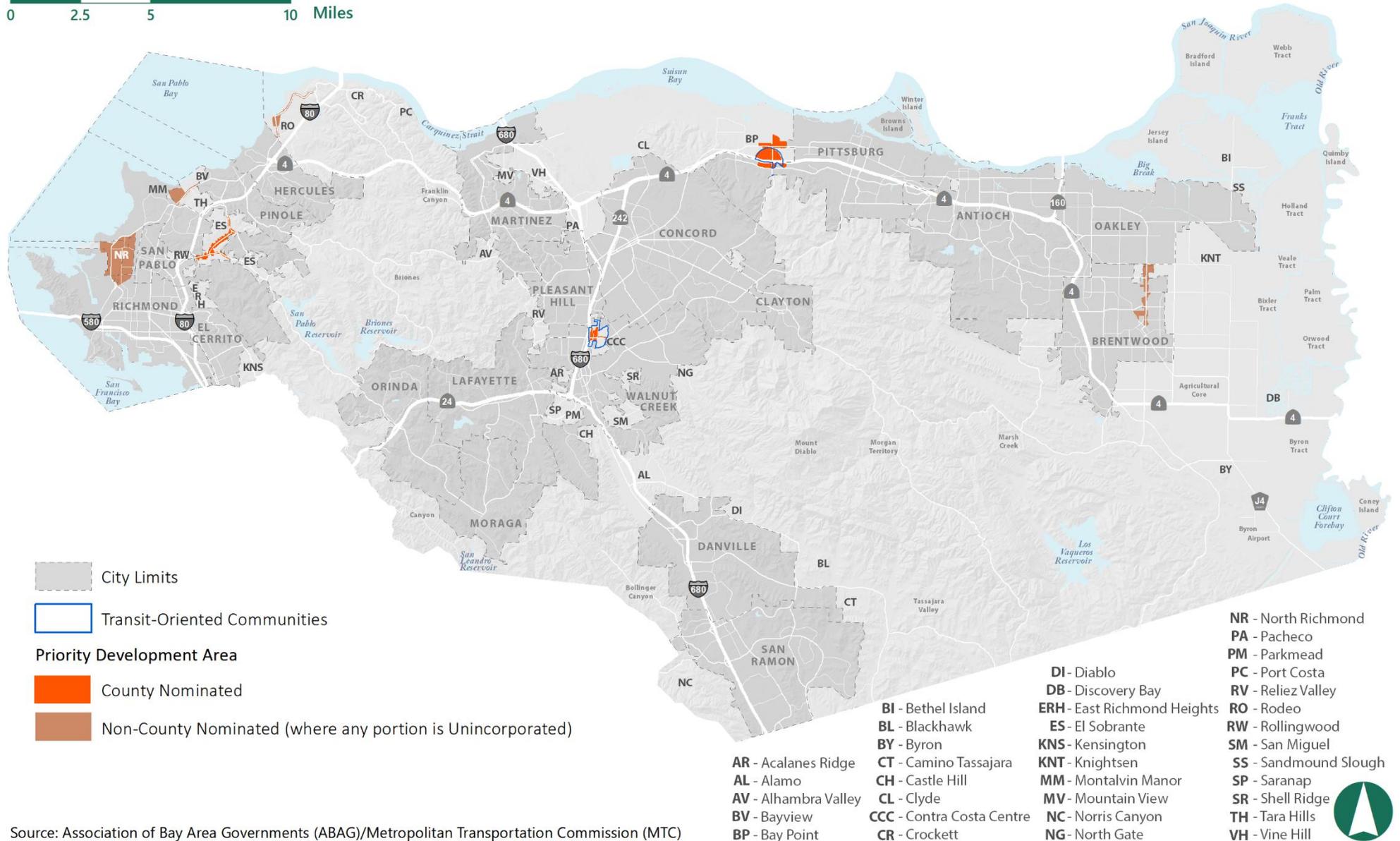




FIGURE LU-5 PRIORITY DEVELOPMENT AREAS

0 2.5 5 10 Miles



Source: Association of Bay Area Governments (ABAG)/Metropolitan Transportation Commission (MTC)





Goal LU-6

Effective coordination with other agencies to ensure orderly planning and consistent service delivery.

Policies

LU-P6.1

Ensure that County projects and decisions on private development and land use activities within the Legal Delta are consistent with the following plans:

- (a) Land Use and Resource Management Plan for the Primary Zone of the Delta adopted by the Delta Protection Commission.
- (b) Delta Plan adopted by the Delta Stewardship Council.

In addition, screen proposed General Plan amendments affecting the Primary Zone for consistency with Public Resources Code Section 29763.5, including a specific analysis of consistency with each subsection thereof.

LU-P6.2

Maintain Priority Development Area and Transit-Oriented Community designations in support of Plan Bay Area and other regional planning initiatives sponsored by ABAG/MTC.

LU-P6.3

Work collaboratively with cities and special districts (e.g., East Bay Regional Park District and utility service providers) to address regional issues of mutual concern and coordinate on decisions and actions that affect residents of nearby unincorporated areas.

LU-P6.4

When a project is within the sphere of influence of a city within Contra Costa County, or adjacent to a city located in a neighboring county, refer the project to the city for review and comment.

LU-P6.5

Coordinate with the Department of Defense to ensure new development near military installations does not interfere with military readiness or operations.

Actions

LU-A6.1

Review and comment on major projects proposed within cities to avoid conflicts with County land use goals and policies.

See the Conservation, Open Space, and Working Lands Element for additional policies and actions about the Delta.



SPECIFIC LAND USES

Although located in the San Francisco Bay Area, one of America's most populated metropolitan areas, the vast majority of the land in the unincorporated county is devoted to agriculture, parks, and other forms of open space, supported by the 65/35 Standard and ULL discussed previously. Communities in West and Central County include a full range of urban and suburban uses. In East County, the dominant land uses are agriculture and open space with a handful of distinct unincorporated communities that are primarily residential, supported by limited commercial, industrial, and public uses.

As described in the Land Use Designations and Map section of this Element, the General Plan Land Use Map (Figure LU-1) designates each parcel of land in the unincorporated county for a type of land use. A parcel's designation usually reflects an existing use that will continue. However, in some cases the designation is intended to encourage a land use change that is consistent with the vision for the community's future. The policy guidance in this section supports development of those planned land uses in alignment with the overarching goals of this General Plan.

Goal LU-7

A variety of residential neighborhood types that provide housing opportunities and desirable living environments for all residents.



Multiple-family homes, like these in Bay Point, fill an important housing need.

Policies

LU-P7.1

Plan for a variety of housing types. Encourage innovative, nontraditional designs and layouts in response to evolving housing trends and needs.

LU-P7.2

Provide housing opportunities for all economic segments of the population, ensuring that affordable housing is distributed throughout the county and is not concentrated in traditionally lower-income areas. Promote development of affordable housing near public transit and essential services whenever possible.



LU-P7.3

Maintain objective design standards for residential and mixed-use development to provide a streamlined approval process and ensure architectural compatibility for future infill development.

LU-P7.4



Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety.

LU-P7.5



Require new residential development to be planned, designed, and constructed in a way that promotes health, minimizes hazard exposure for future residents, and mitigates potential adverse effects on natural resources and the environment.

LU-P7.6



In hazard-prone areas, such as slopes exceeding 15 percent, mapped floodplains, High and Very High Fire Hazard Severity Zones, and Alquist-Priolo Earthquake Fault Zones, allow for decreased residential density, including below the minimum density requirement for the applicable land use designation, as the severity of risk increases.*

LU-P7.7



Require new residential projects to provide convenient access/connections to public transit, local destinations, and multi-use trails.*

LU-P7.8

Within the ULL, allow properties with existing legally established residential development that exceeds the maximum density ranges specified in Table LU-1 to retain those densities in the event the existing development must be reconstructed for any reason.

Actions

LU-A7.1

Evaluate the appropriateness of amending County Ordinance Code Title 8 - Zoning to allow sale of an ADU as a condominium separate from the primary residence, pursuant to AB 1033 and Government Code Section 66342.

See the Health and Safety Element for additional policies and actions related to residential development in areas vulnerable to hazards (e.g., wildfire, flooding); see the Stronger Communities Element for additional policies and actions related to safe housing; see the Community Profiles in the Stronger Communities Element for guiding principles, policies, and actions about future land uses in individual unincorporated communities; and see the Housing Element for additional policy guidance related to housing in general.

Goal LU-8

A variety of well-located commercial and mixed-use areas that provide jobs and services, create civic gathering places and community focal points, accommodate higher-density housing, and contribute to the tax base of the County.



Mixed-use development in Contra Costa Centre makes efficient use of the land by providing homes above commercial services.

Policies

LU-P8.1

Plan for a sufficient quantity, variety, and distribution of commercial uses to meet the basic daily needs of residents in communities throughout the county.

LU-P8.2

Support development of neighborhood-serving commercial services in and adjacent to residential areas where they can be accessed easily using multiple modes of transportation.

LU-P8.3

Encourage adaptive reuse of aging commercial buildings and sites.

LU-P8.4

Support rehabilitation of commercial centers, encouraging improvements that enhance appearance, sustainability, and non-motorized (pedestrian, bicycle, etc.) access and safety.

LU-P8.5

Emphasize the importance of commercial centers as civic spaces. Whenever feasible, require plans for commercial and mixed-use projects to include safe, well-maintained open areas, gathering places, and public amenities that create a strong sense of place.

LU-P8.6

Discourage new strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

LU-P8.7

Encourage growth of the county's hospitality sector, including heritage tourism, waterfront amenities, farm-to-table restaurants, other dining and entertainment establishments, commercial recreation, various types of accommodations, and visitor services.



LU-P8.8



Accommodate a variety of land uses at Buchanan Field and Byron Airports, consistent with the master plan for each facility. A range of commercial aviation functions, including fixed-base operators, aviation businesses, and passenger facilities and services, should be allowed, as well as ancillary uses that support the economic viability of each airport.

LU-P8.9



Plan land uses and activities in the vicinity of harbors to optimize their use for commerce and recreation while accounting for forecasted sea level rise by 2100 under a medium-high risk aversion scenario, subsidence, and groundwater threats.

Actions

LU-A8.1



Monitor shifts in the office and retail markets to determine whether General Plan, zoning, and other regulatory changes that facilitate conversion of vacant or obsolete space to new uses are warranted.

See the Stronger Communities Element for additional policies and actions related to economic development.

Goal LU-9

Industrial areas that support advanced manufacturing, research and development, production and distribution, repair, and other sectors that anchor the county's economy.



Industrial uses along the Northern Waterfront provide local jobs and boost the economy.



Policies

LU-P9.1



Actively seek out industries that create living-wage jobs and career advancement opportunities for county residents while minimizing environmental degradation, pollution exposure, hazardous conditions, and adverse public health impacts.

LU-P9.2



Welcome new businesses that improve supply chains for core local industries, including agriculture and food.

LU-P9.3

Designate industrial land adjacent to major transportation infrastructure (i.e., freeways, rail lines, ports) and in other locations where the impacts of industrial traffic on neighborhoods and commercial areas can be minimized.

LU-P9.4



Prioritize industrial land along the Bay and Delta shoreline for uses requiring deep-water access or large quantities of raw water for their processes (e.g., cooling), and discourage siting of other industrial uses that could be accommodated elsewhere. Continue partnering with regional agencies to ensure reliable deep-water access to industrial sites.

LU-P9.5



Plan industrial uses and districts to be harmonious with nearby areas, reduce the potential for off-site impacts, and limit potential exposure to environmental health hazards and pollutants.

Actions

LU-A9.1



Maintain formal “Priority Production Areas” designation of key industrial areas by ABAG/ MTC, confirming their long-term importance to the region and facilitating future investment. Pursue coordinated economic development funding for these areas.

LU-A9.2



Monitor shifts in industrial markets resulting from the transition from fossil fuels and evaluate the County's industrial land supply for opportunity zones or innovation districts that can accommodate industries such as advanced manufacturing, prefabricated housing production, biomedical/biotech, logistics and mobility hubs and transportation technology, clean technology, and maker spaces. Consider General Plan, zoning, and other regulatory changes that facilitate conversion of vacant or obsolete space to new uses as warranted.

LU-A9.3



Amend the County Ordinance Code and/or procedures to streamline the permitting process for businesses and industries that provide living-wage jobs, invest in the community, hire from the local workforce, and embrace sustainability.

See the Conservation, Open Space, and Working Lands Element for additional policies and actions that support the agriculture industry. See also the Stronger Communities Element for additional policies and actions related to a potential transition from fossil fuel industries to renewable and sustainable industries that

offer living-wage jobs, and for additional policies and actions about economic development. See the Health and Safety Element for additional policies and actions related to hazardous materials.

Goal LU-10

Rural, agricultural, and open space areas that provide scenic value, support Delta ecosystem health, and meet the needs of the agricultural industry.



Agricultural buildings, like this barn in Tassajara Valley, enhance the character of rural areas.

Policies

LU-P10.1

Encourage consolidation of agricultural parcels not meeting the minimum acreage requirement for the applicable zoning district.

LU-P10.2

Ensure all former Williamson Act parcels are rezoned from Agricultural Preserve District to an agricultural zoning district appropriate for the area.

LU-P10.3

Preserve the rural character of the following areas, which are displayed in Figure LU-6:

- (a) Alhambra Valley/Briones
- (b) Tassajara Valley
- (c) Delta Primary Zone
- (d) Agricultural Core between Brentwood and Discovery Bay
- (e) Crockett Hills between Crockett and State Route 4
- (f) Franklin Canyon/State Route 4 corridor between Hercules and Martinez
- (g) Bollinger Canyon Road corridor between Las Trampas Regional Wilderness and Crow Canyon Road
- (h) Norris Canyon Road corridor between San Ramon and the Alameda County line



- (i) Marsh Creek Road corridor between Clayton and Byron Highway
- (j) Kirker Pass Road corridor
- (k) Morgan Territory Road corridor
- (l) Deer Valley Road corridor

Pay special attention to potential aesthetic impacts in these areas and ensure such impacts are adequately mitigated.

LU-P10.4

Maintain agricultural preserves in the Briones Hills and Tassajara Valley areas through agreements with adjacent cities to retain these areas for agricultural, open space, and other non-urban uses.*

Actions

LU-A10.1

Amend County Ordinance Code Title 8 – Zoning related to development of homes and associated buildings and structures on agricultural properties to require clustering of such improvements to protect agricultural vitality and sustainability.

LU-A10.2

Continue working with agricultural stakeholders to minimize the complexity, time, and expense of County permitting requirements for agricultural properties and maximize focus on meeting the objectives of the regulations.

See the Conservation, Open Space, and Working Lands Element for additional policies and actions related to open space management, agricultural resource conservation, and the agricultural industry.

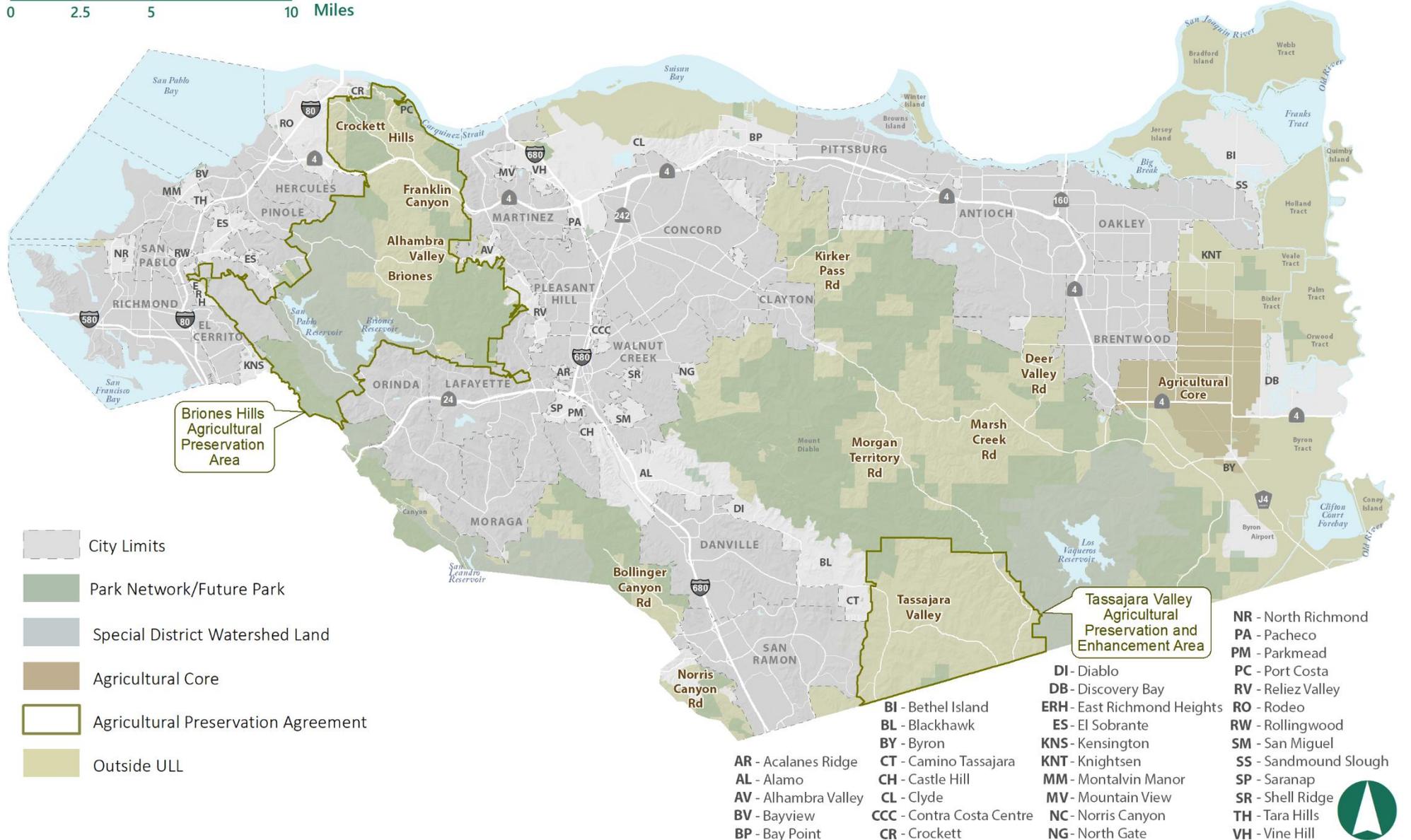
LAND USE ELEMENT PERFORMANCE MEASURES

To track progress in achieving the major goals of this Element, every five years, the County will collect data to assess its performance against the following measures. Progress will be tracked relative to the prior performance review and the baseline year of 2024. Based on the findings from the five-year review, the County may adjust policies, actions, or the approach to implementing them to improve performance, as needed.

- Cumulative numbers of single-family and multiple-family units and square footages of commercial and industrial development approved since General Plan adoption that stay within the development projections listed in Policy LU-P1.1, unless additional environmental review is conducted.
- Increased acreage of permanently protected open space.
- Improved balance between the number of employed residents and jobs to reduce the need for people to commute outside the county.
- Increased ratio of multiple-family units to single-family units.
- Increased percentage of households that are within a half-mile of a neighborhood-serving commercial service.

FIGURE LU-6 RURAL AND AGRICULTURAL AREAS

0 2.5 5 10 Miles



- City Limits
- Park Network/Future Park
- Special District Watershed Land
- Agricultural Core
- Agricultural Preservation Agreement
- Outside ULL

- AR - Acalanes 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
- CCC - Contra Costa Centre
- CR - Crockett
- DI - Diablo
- DB - Discovery Bay
- ERH - East Richmond Heights
- ES - El Sobrante
- 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



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