

Speaker Presentation

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Summary of CoCoTax Breakfast Board Meeting 2-23-24 Speaker Presentation

Envision Contra Costa County 2040

A presentation by CCC Principal Planner Will Nelson

The General Plan is a constitution for land use in a city or county. The current Contra Costa General Plan is very old. It’s goals, policies and action are being dramatically changed. The draft 2045 General Pan and Climate Action Plan 2024 are based on a new set of goals, policies and actions to address impacted communities and meet State’s goals.

The General Plan is a vision. It provides direction for future land use and development. It includes **new themes in community health, sustainability, economic development, and environmental justice**. It will change dated growth management policies. “The county will be addressing our impacted disadvantaged communities”, increasing clean industry, transitioning from high polluting industries, and advocating living wage jobs. The General Plan is driven by state requirements and core elements of general planning and zoning. Some are required, including identification of high fire hazard zones, open space, public facilities, and circulation. The others are optional.

The unincorporated land is greater than 50% vacant with its parks, resource conservation, sensitive habitat, and landslides, there are several unincorporated communities. Two thirds of the land is protected from urban use, i.e., restricted from development as a result of an initiative. High fire zones will be prohibited from development. There is very little commercial and industrial property remaining.



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unnecessary taxes and spending

September 1, 2023

Speaker Presentation, Continued

Hundreds of laws and policies may apply to a development project. **Environmental justice** is based on race and disadvantaged communities and the county will have to go the extra mile to undo what has been done in the past, i.e., undo current communities' land use planning with new community planning. For example, "Out with polluting industries and in with the green." Single family zoning will disappear with ADU's and new density bonuses to promote affordable housing. Higher density is the responsibility of the cities which will leave little for commercial. Level of service is the major change in zoning. For the additional people housed, Local government must provide mixed use and address the jobs/housing imbalance. For water, higher density housing is better than single family dwellings. The visions are to Equalize the level of services and reduce VMT's Vehicle mileage traveled. The land use plan must provide dedicated land for schools. "There is no policy that provides for building more roads. Single family residential zoning is gone, and need for more density in housing is here." Under state mandates, Concord for example has to build 47,000 units in Concord in the next 10 years. For the County wide cities, 447,000 units in the next 10 years have to be built. Under State RHINA, ADU's are not counted. The State requirements are mixed with incentives for complying and penalties for noncompliance. There are severe penalties for failure to comply with State law mandates. "The ultimate penalty is the state takes over planning and cities lose local planning authority. "

The Climate Action Plan Goals include reducing Green House Gas emissions, mandate Clean and Efficient Built Environment, No Waste, Reducing Water Usage and increasing Drought Resilience. There is a push toward Clean Transportation. Also addressed are resilient communities, natural Infrastructure, and Climate Equity. Processing for these goals allows streamlined environmental review for qualifying projects.

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