



**Contra  
Costa  
County**

To: Board of Supervisors  
From: John Kopchik, Director, Conservation & Development Department  
Date: February 12, 2019

Subject: Report on General Plan Update - "Envision Contra Costa 2040"

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**RECOMMENDATION(S):**

ACCEPT a report from the Department of Conservation and Development on "Envision Contra Costa 2040," the effort to update to the Contra Costa County General Plan, Zoning Code, and Climate Action Plan (CAP).

**FISCAL IMPACT:**

The project cost, which includes updates to the County General Plan, Zoning Code, and CAP, and preparation of an environmental impact report (EIR) to cover these actions, is estimated at approximately \$4.54 million. This effort is being financed by DCD's Land Development Fund and up to \$2.25 million from the County General Fund.

**BACKGROUND:**

State law requires each city and county in California to prepare and maintain a general plan, which serves as a jurisdiction's "constitution" for decisions concerning land use planning and expresses a community's long-term vision for its future development. All decisions on planning matters (rezoning, subdivisions, use permits, etc.) must be consistent with a jurisdiction's adopted general plan. The Board of Supervisors adopted the first iteration of the County General Plan in January 1991. Limited General Plan updates, or

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

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Action of Board On: **02/12/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Diane Burgis, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: February 12, 2019

David Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Will Nelson (925)  
674-7791

cc:

“reconsolidations,” were adopted in 1996 and 2005, but a comprehensive update has never occurred.

## BACKGROUND: (CONT'D)

On December 19, 2017, DCD staff reported to the Board on the status of the General Plan (see Attachment 1). The report explained the necessity of a comprehensive update and presented three basic options. The Board directed DCD to proceed with Option 2 for updating the General Plan along with a parallel update of the County Zoning Code, and to select a consultant to assist with this work. After completing the solicitation process, DCD selected PlaceWorks, a full-service planning and environmental consulting firm that has worked on over 75 general plans across the state. While not originally requested by the County, PlaceWorks included a CAP update in their proposed scope of work. PlaceWorks is primarily responsible for preparing the updated General Plan and CAP, along with the EIR, and is providing technical support to DCD staff for the Zoning Code Update. As the General Plan will cover the period from 2020 to 2040, staff has dubbed this effort "Envision Contra Costa 2040."

Since execution of the contract in September 2018, PlaceWorks and DCD staff have commenced work on the following items.

### Public Outreach

Public outreach will constitute a significant portion of the overall effort and will occur in-person as well as online. Approximately 80 public meetings are planned. These include meetings before the Board of Supervisors, County Planning Commission, Sustainability Commission, and Hazardous Materials Commission; numerous community meetings; subregional workshops focusing on issues affecting larger geographic areas (e.g., traffic); and stakeholder focus groups that will provide opportunities for in-depth discussion of topics such as environmental justice, economic development and housing, community health, and sustainability. Attachment 2 outlines the preliminary outreach plan in more detail.

The bulk of the planned meetings will occur in and be focused on the various communities across the county. For communities where little change is anticipated over the life of the new General Plan, meetings will focus on coming to consensus on a vision statement that will guide future planning decisions. This is anticipated to occur over the course of one to two meetings. For communities where more change is anticipated, a series of three or more meetings may be necessary. In the communities where they exist staff will conduct these meetings through the Municipal Advisory Councils. Staff will coordinate with Supervisor District offices on meetings occurring in those districts.

The public can also engage in the process online, primarily through the dedicated website for the project: <https://envisioncontracosta2040.org> (the link currently points to the draft website; the public website will be launched after February 12 at this address). This website provides the background for Envision Contra Costa 2040, explains the process, offers access to documents, provides information on public meetings, and allows users to

submit their comments and ideas directly to County staff. This website will be demonstrated during the February 12 Board Meeting. Information on Envision Contra Costa 2040 will also be available on DCD's new Facebook page.

### Technical Advisory Working Group

DCD and PlaceWorks staff are currently forming the General Plan Update Technical Advisory Working Group (TAWG). At a minimum this group will include staff from the following departments: County Administrator, DCD, Public Works, Health Services, and Agriculture. The primary purpose of the TAWG is to provide guidance and technical input, and review interim work products. Members of the TAWG will also be responsible for ensuring that their respective departments understand the overarching goals of the General Plan Update and can implement the future General Plan's policies.

### Vulnerability Assessment

The Vulnerability Assessment will analyze current and future hazard conditions throughout Contra Costa County, and emphasize changes to hazard frequency and severity due to climate change. Physical damage to buildings and infrastructure, vulnerability of persons likely to be disproportionately harmed by hazards, potential disruption to the county's economic engines, loss of important services, and damage to sensitive ecosystems will all be assessed. The Vulnerability Assessment will be based on the most current information available and draw from sources such as the State Cal-Adapt database, the California Adaptation Planning Guide, the 2018 State Hazard Mitigation Plan, and the 2018 Contra Costa County Hazard Mitigation Plan. The Vulnerability Assessment will be completed in April 2019.

### Briefing Book

The Briefing Book, which is web based, introduces readers to Contra Costa County and highlights key issues and opportunities for the General Plan Update. The text is concise and easy to understand, and the "document" is richly illustrated with tables, photographs, and interactive maps. The Briefing Book provides information on the following topics: Planning Context; Land Use; Mobility; Sustainability and Resiliency; Economy; Housing; Environmental Justice; Community Health and Well-Being; Hazards and Safety; Natural and Cultural Resources; and Infrastructure and Services. The Briefing Book will be accessible through the Envision Contra Costa 2040 website, once that website is publicly launched shortly after February 12.

### Next Steps

The Envision Contra Costa 2040 website will be publicly launched shortly after the Board of Supervisors meeting and staff anticipates holding the first community meetings in March. Staff anticipates providing another update to the Board in approximately six months.

CONSEQUENCE OF NEGATIVE ACTION:

None. The purpose of this action is to provide an update to the Board.

ATTACHMENTS

Attachment 1 - Board Order on General Plan Update 12/19/17

Attachment 2 - Preliminary Public Outreach Plan

Attachment 3 - Project Schedule