

Industrial Lands Land Use Context Memo

This Memorandum is a review of land use, environmental, and social justice context for Priority Production Areas (PPA) in the Contra Costa County Northern Waterfront Economic Development area (NWED). This area is the focus of a Contra Costa County economic development initiative (NWEDI) to create 18,000 new jobs by 2035. The NWEDI leverages existing competitive advantages by focusing on five industry clusters: advanced transportation, advanced manufacturing, biomedical/biotech, agriculture technology & food processing, and clean technology.

As described by MTC, PPAs are “areas where clusters of industrial businesses can locate and be connected and well served by the region’s transportation network.” MTC requires that PPAs be:

- Zoned for industrial use or have predominantly industrial uses.
- Located outside Priority Development Areas and other areas within walking distance of a major rail commute hub.
- Located in jurisdictions with a certified housing element.

Land use and development information in this Memo is primarily informed by an [online inventory](#) of industrial lands in and around the seven NWED PPAs. The online inventory is an ongoing effort developed as part of the East Bay PPA Technical Assistance project. The PPAs include:

1. **Pacheco Manufacturing Zone.** This 4,700-acre PPA in unincorporated Contra Costa County is largest PPA in the NWED. It is located northeast of the intersection of Interstate 680 (I-680) and State Route 4 (SR 4), north of the City of Concord and east of the City of Martinez. It includes an eastward “extension” along Contra Costa Canal that forms an approximately 100-acre bulb of land. The PPA is bisected by the Burlington Northern and Santa Fe (BNSF) and Union Pacific (UP) railways and includes the Buchanan Field regional airport.
2. **Northern Concord PPA.** This 495-acre PPA includes two discontinuous areas in the City of Concord, both that share borders with the Pacheco Manufacturing Zone PPA. One area is located immediately north of SR 4 and the other is immediately south of SR 4.
3. **Western Concord PPA.** This relatively small PPA includes two discontinuous areas in the City of Concord that total about 112 acres. The larger area is located south of Monument Boulevard immediately west of the BART right-of-way. The smaller area is immediately east of the BART right-of-way.
4. **Baypoint Industrial Sector.** This 188-acre PPA is in unincorporated Contra Costa, within the City of Pittsburg Sphere of Influence (SOI). It is about 0.5 miles north of SR 4 and 7.5 miles east of I-680, directly south of the BNSF and UP railways.

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5. **Northern Waterfront.** This 1,243-acre PPA is in northeastern Pittsburg, north of SR 4 and east of Downtown Pittsburg. The BNSF railway runs through the northern part of the PPA, and the UP railway runs through the southern part.
6. **Northern Waterfront Industrial Corridor.** Most of this 1,027-acre PPA is in the north/northeastern areas of the City of Antioch. The far northeastern corner of the PPA is in unincorporated Contra Costa but within Antioch's SOI. The PPA is about a mile north of SR 4 and a half-mile north of the UP railway.
7. **Oakley Employment Area.** This 758-acre PPA is in the northwest corner of the City of Oakley. It is immediately adjacent to the Northern Waterfront Industrial Corridor, just over a half mile north of SR 4. The BNSF railway bisects the middle of the PPA.

This Memo includes summaries and analyses of the following four topics for each PPA:

1. Land Use and Development
2. Natural Hazards and Environmental Risk
3. Environmental Justice

1.1 RELATIONSHIP TO THE CONTRA COSTA GREEN EMPOWERMENT ZONE

The [Green Empowerment Zone](#) (GEZ) is a designated economic development initiative that aims to drive a transition to clean energy manufacturing and related industries in California's Bay Area. It is primarily focused on the Northern Waterfront area of Contra Costa County and extends to parts of Solano County. Geographically, the GEZ encompasses all seven PPA's in the NWED area. It extends beyond the PPAs to include all of Brentwood, El Cerrito, Hercules, Oakley, Pinole, Richmond, San Pablo, the Byron Airport and adjoining unincorporated land in Contra Costa County; and Vallejo, Benicia and adjoining unincorporated land in southern Solano County.

Per California Government Code Section 7599.100, the purpose of the GEZ is to build upon the comparative advantages provided by the regional concentration of highly skilled energy industry workers by prioritizing access to tax incentives, grants, loan programs, workforce training programs, and private sector investment in the renewable energy sector.

The primary duties of the GEZ are as follows:

- Identify projects and programs that leverage federal, state, local, and private sector resources to support the development of the clean energy economy in the Northern Waterfront area.
- Work with members of the state's congressional delegation and relevant federal interagency task forces, to gain federal support for projects identified by the GEZ as critical to the region's energy economy.
- Partner with the University of California, other research and educational institutions, and private foundations to provide guidance and support of studies significant to the energy industry in the Northern Waterfront area.

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- Review state policies and regulations to ensure they benefit the state's diverse geographic regions, including the Northern Waterfront area, and assess the need for more efficient alternative approaches.
- Make recommendations to the Governor that would improve the economic well-being of the region and the quality of life of its residents.
- Create and maintain an internet website that is managed and updated by an entity designated by the GEZ board of directors.

The GEZ can help advance a subset of NWEDI goals, particularly in sustainable economic revitalization. Both the GEZ and NWEDI address the Northern Waterfront area and emphasize job creation, workforce development, and growth of clean manufacturing in an area with disadvantaged communities historically burdened by the fossil fuel industry. Where the NWEDI provides a broad strategy that covers five industry clusters, of which clean tech is one, the GEZ focuses on clean energy only. However, the clean energy policy and regulatory recommendations made by GEZ will cover the entire NWED area (as well as areas outside the Northern Waterfront and Contra Costa County). As such, the work of the two efforts will overlap, particularly regarding areas of the NWED impacted by traditional industry.

1.2 LAND USE AND DEVELOPMENT

The following section is a review of industrial land use policies and development patterns in each PPA.

1.2.1 PACHECO MANUFACTURING ZONE

This PPA exemplifies the benefits and challenges of a large, well-resourced waterfront industrial zone. It is dominated by heavy industrial land use policy and a legacy of ownership by major industrial employers. It is located in unincorporated Contra Costa County and the Sphere of Influence of the City of Concord.

General Plan Land Use Designations

This PPA is dominated by three Contra Costa County land use designations: the south-central area is designated HI (Heavy Industry); surrounding areas to the east are designated LI (Light Industry); and the area north of the BNSF railway and SR 4 (including Buchanan Field Airport) is primarily designated PS (Public and Semi-Public).

Industrial Zoning Districts

This section describes current zoning as of 2025. Contra Costa County is currently undertaking a comprehensive Zoning Code Update to bring zoning into consistency with General Plan 2040, which was adopted in 2024. The Zoning Code Update may result in zoning changes to reflect the current General Plan land use designations.

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- Over 80 percent of the land in this 4,700-acre PPA is zoned for industrial land use by Contra Costa County. Most is zoned H-I (Heavy Industrial). H-I zoning covers the entire central area, extending from the SR 4 boundary in the north to San Pablo Bay.
- L-I (Light Industrial). A group of large (up to 180 acres) L-I parcels is located at the eastern boundary of the PPA, and a group of smaller (under 10 acres) L-I parcels is located at the western boundary, forming a business park.
- C-M (Controlled Manufacturing). A small area southwest of the intersection of I-680 and SR 4, near the community of Pacheco, is zoned C-M.

However, the City of Concord will also have an opportunity to comment on proposed projects because the PPA is within Concord's Sphere of Influence (SOI).

Non-Industrial Zoning Districts

Exceptions to industrial zoning are limited. They include two pockets of P-1 (Planned Unit) zoning on the western edge of the PPA and one P-1 area in the "bulb" of land at the eastern extension. In addition, a small extension of the PPA on the far west side includes a mix of C (General Commercial), R-B (Retail Business) and N-B (Neighborhood Business) districts.

Existing Industrial Use

Industrial land use in the PPA is characterized by heavy industry on large parcels in the central PPA. This includes multiple refinery-oriented uses surrounding Solano Way, from SR 4 to the waterfront. Most of these parcels are owned and utilized by petroleum company Tesoro Refining & Marketing Company (Tesoro). Others are owned by Continental Carbonic Products, Marathon Petroleum and Monsanto. Existing light industrial business park uses are generally located in smaller areas in the western and southern parts of the PPA.

Vacant Parcels

Vacant or unimproved parcels include the following groups:

- H-I Parcels. A cluster of H-I parcels west of the central area of existing heavy industry is currently vacant. The smallest of these is less than 5 acres and the largest is about 55 acres.
- P-I Parcel. An 80-acre parcel zoned P-1 is located on the west side of the PPA. It includes both Residential Medium Density and Resource Conservation general plan land use designations.
- L-I Parcels. A group of vacant L-I parcels is located east of existing industrial uses along Solano Way. The largest of these is 245 acres. According to the County Assessor, most of these large parcels are owned by Tesoro.

Non-Industrial Uses

Some industrially zoned land in the PPA is occupied by non-industrial uses. A group of parcels totaling about 270 acres zoned H-I is utilized by a public wastewater treatment plant. Another group of parcels

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zoned L-I and totaling about 110 acres is developed with a series of recreational fields. Buchanan Field Airport is zoned Public-Semi-Public.

Residential uses abut the PPA. A single-family neighborhood (zoned R-7) is located between I-680 and the western boundary of the PPA. Another single-family neighborhood (zoned R-6) is located in Clyde, immediately east of the PPA boundary.

1.2.2 NORTHERN CONCORD

The Northern Concord PPA is adjacent to the Pacheco Manufacturing Zone to the north and east. It is within the City of Concord and includes light industrial buildings, resulting in the potential for diverse industrial uses beyond the heavy industry that defines the Pacheco Manufacturing Zone.

This small, slim PPA is adjacent to the Pacheco Manufacturing Zone PPA. However, its location in Concord, its business park-oriented zoning and its distance from the waterfront result in a very different context.

General Plan Land Use Designations

The entire PPA is designated Business Park (BP) by the City of Concord. Light industrial and warehouse uses are allowed under the BP designation.

Industrial Zoning Districts

Zoning is consistent with BP general plan land use. The entire PPA is zoned Office Business Park (OBP) by the City of Concord, except for a group of parcels zoned Industrial Business Park (IBP).

Non-Industrial Zoning Districts

One parcel in the northern corner of the PPA is associated with Mallard Reservoir and is zoned Public/Quasi-Public (PQP). It is owned by the Contra Costa Water District.

Existing Industrial Use

Most of the parcels within the PPA are occupied by small to medium-sized light industrial, warehousing, manufacturing or storage uses. All parcels are less than 15 acres, with most between 1 to 5 acres. A review of County Assessor data shows that most are privately owned. There are also some governmental tenants such as Central Contra Costa Transit.

Vacant Parcels

There are no vacant or unimproved parcels in this PPA.

Non-Industrial Uses

Some two- to four-acre parcels zoned IBP are not occupied by industrial uses. They are mainly in the northeastern portion of the PPA. There are no residential uses within PPA. However, there are residential

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uses near the PPA: These include low and medium residential neighborhoods south of SR-4 and directly east of the southern part of the PPA, as well as Clyde to the northeast of the PPA.

1.2.3 WESTERN CONCORD

The Western Concord PPA is the smallest of the seven NWED PPAs and is geographically isolated from the others by its location furthest to the south. The PPA is composed of two small islands of industrial land uses.

General Plan Land Use Designations

Most of the PPA has a City of Concord General Plan land use designation of Business Park (BP). A group of parcels at the far western end, west of Pine Creek, is designated Industrial Mixed Use (IMU).

Industrial Zoning Districts

The southern portion of the southern “island” of this PPA, about half the total land area of the PPA, is zoned Industrial Mixed Use (IMX) in the south. These parcels are between 0.5 and 3 acres in size.

Non-Industrial Zoning Districts

Approximately half of the PPA, including the entire northern “island” is zoned Office Business Park (OBP).

Existing Industrial Use

Most of the parcels with IBP and IMX zoning have current industrial use. Per the County Assessor, most of these parcels appear to be privately owned and include paint companies and metal suppliers. In the northern section of the PPA, the only existing industrial use is an 8.3-acre parcel owned and utilized by an aerospace company.

Vacant Parcels

There are no vacant or unimproved parcels in this PPA.

Non-Industrial Uses

Only about 4 parcels zoned IBP and IMX do not have industrial uses. These are 1-to-2-acre parcels with commercial uses. While there are no residential uses in the PPA, Single Family Residential (RS) and Residential, Medium Density (RM) districts surround portions of both PPA “islands.” Ygnacio Valley Elementary School is also directly outside of the southwest corner of the PPA.

1.2.4 BAYPOINT INDUSTRIAL SECTOR

At less than 200 acres total, this is one of the smallest of the seven PPAs. The PPA is unique in that it is within Contra Costa County’s Bay Point Area-Wide Planned Unit Development (P-1) area. This P-1 area was

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previously a Contra Costa County redevelopment area, with standalone land use maps and development standards.

As noted in Section 1.2.1, Contra Costa County is currently undertaking a comprehensive Zoning Code Update that will likely result in zoning changes to unincorporated land.

General Plan Land Use Designations

All parcels in this PPA have an industrial land use designation under the Contra Costa County General Plan. Most parcels are designated LI (Light Industrial). One 25-acre parcel in the southeast portion of the PPA is designated HI (Heavy Industrial).

Industrial Zoning Districts

All the parcels in this PPA are designated Heavy Industry (H-I) within the County's Bay Point Area-Wide P-1 district. Per the P-1 ordinance land use matrix, various agricultural, commercial, manufacturing and animal uses are allowed in H-I parcels. The P-1 ordinance includes design guidelines for industrial uses that target building scale; adequate visual screening; use of high-quality, well-integrated building materials; and sensitivity to street frontages and adjacent residential uses.

While the P-1 zoning designation allows for flexibility and creativity in development proposals, it also requires a discretionary process rather than allowing industrial or other uses by right. This can make the development review process lengthier and less predictable. The entire PPA is in unincorporated Contra Costa County, and any development would be approved by the County. However, the City of Pittsburg will also have an opportunity to comment on proposed projects because the PPA is within Pittsburg's Sphere of Influence (SOI).

Non-Industrial Zoning

As noted, all parcels in the PPA are designated Heavy Industry (H-I) by the Bay Point P-1 ordinance.

Existing Industrial Uses

Currently three parcels have existing industrial uses:

- The 25-acre parcel designated for H-I; until recently, this property was used by Shell Catalysts and Technologies, but the company has recently left the site, and the buildings are currently vacant.
- A 30.6-acre parcel north of the Shell property used by IAA East Bay.
- A 12.5-acre parcel on the western edge of the PPA owned by Signode Industrial Group.

Vacant Parcels

There are three vacant or unimproved parcels in the PPA that are all zoned LI:

- An 11.5-acre parcel in the northwest corner of the PPA,
- A 32.4-acre parcel in the center of the PPA, and

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- A 75.6-acre parcel spanning the full PPA from north to south in the center of the PPA. The southern approximately 20 percent of the parcel is outside of the PPA.

Non-Industrial Uses

The Bay Point P-1 area includes land immediately south, west and east of the PPA designated for single family and multiple family uses. As such, while there are no residential uses within the PPA, a residential neighborhood surrounding Lynbrook Park is directly outside of the PPA boundary.

1.2.5 NORTHERN WATERFRONT

This 1,243-acre PPA is the only PPA in the City of Pittsburg. Existing land uses are consistent with industrial land use policies and large parcel sizes.

General Plan Land Use Designations

Most of the parcels in this PPA are designated Industrial in the City of Pittsburg General Plan. A few parcels along the west and south boundaries of the PPA are designated Employment Center Industrial. Land designated as Open Space bisects the eastern part of the PPA. A 15-acre parcel in the southeast corner of the PPA, owned by the Delta Diablo Sanitation District, is designated Utility/ROW.

Industrial Zoning Districts

All parcels in this PPA are zoned for industrial use by the City of Pittsburg. Most parcels are zoned General Industrial; a group of parcels in the southwest corner of the PPA as a Limited Industrial-Limited Overlay.

Non-Industrial Zoning

As described above, all parcels are zoned for industrial.

Existing Industrial Uses

Industrial land use in the PPA is characterized by heavy industry uses on parcels mostly in the central PPA and along the western side. Most of the western parcels ranging from 5 acres to 184 acres are owned by USS-Posco Industries, which operates a steel mill. A 240-acre parcel in the northeast corner of the PPA as well as several smaller parcels are owned by Corteva Agriscience, manufacturing agricultural products like seeds and herbicides. Others are owned by Union Carbide Industrial Gases, Pittsburg Industrial Park LLC, and other investment companies.

Vacant Parcels

Limited vacant or unimproved parcels are scattered throughout the PPA. They range in size from 2 acres to 72 acres. Most are zoned General Industrial. Two parcels, totaling 13 acres, are zoned Limited Industrial-Limited Overlay. Most of the vacant parcels are not adjacent to each other.

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Non-Industrial Uses

As noted, a 15-acre parcel in the southeast corner of the PPA is owned by the Delta Diablo Sanitation District. North of that is a 20-acre parcel owned by Calpine and used as the Delta Energy Center. Contra Costa Waste Service owns property in the center of the PPA used as a recycling center and power plant control. There are no residential uses within or immediately adjacent to the PPA.

1.2.6 NORTHERN WATERFRONT INDUSTRIAL CORRIDOR

This PPA is the second largest of the seven PPAs. It is directly adjacent to the Oakley Employment Area PPA, described in the following section. Most of the PPA is in the City of Antioch, although the marina parcels on the eastern end of the PPA, just west of Highway 160, are in unincorporated Contra Costa County and within Antioch's Sphere of Influence.

General Pan Land Use Designations

Nearly the entire PPA is composed of the City of Antioch Eastern Waterfront Employment Focus Area. According to the Antioch General Plan, the purpose of this designation is to "...plan for revitalization of former heavy industrial lands along the [San Joaquin] river, including transition to other uses."

The portion of the PPA in unincorporated Contra Costa County, totaling under 100 acres, includes a mix of Heavy Industry (HI) Light Industry (LI) and Commercial Recreation (CR) land use designations, the latter associated with Antioch Marina.

Industrial Zoning Districts

The northern half of this PPA, between BNSF railway and the waterfront, is zoned either Industrial by the City of Antioch, or H-I by Contra Costa County.

Non-Industrial Zoning

Parcels not zoned for industrial use are largely south of the BNSF railway and include:

- Commercial. There is a large cluster of commercial zoning in the southern part of the PPA that is separated by a Special/Study District mostly outside of the PPA.
- Open Space. Separating some of the commercial parcels are two clusters of land zoned as open space totaling approximately 38 acres.
- Planned Development. There is a cluster of land zoned for Planned Development in the southernmost part of the PPA ranging in size from 0.5 acres to 7 acres adjacent to a larger Planned Development area outside of the PPA. An 11-acre stand-alone parcel separates the only two parcels zoned as Industrial south of the BNSF Railway.
- Special/Study District. A 4-acre parcel zoned as Special/Study District is within the PPA adjacent to a larger Special/Study District area.

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Existing Industrial Use

Industrial land use in the PPA is characterized by light industry and marina uses. The largest parcels are in the central PPA, adjacent to Wilbur Avenue or the BNSF Railway, with smaller parcels along the PPA's boundary. The largest are owned by Georgia-Pacific Gypsum LLC, a building projects manufacturer; Antioch Terminal, owned by Amports; Kiewit Construction Group, the Contra Costa Generating Station owned by BB Antioch LLC, and OneSource Supply Solutions. Most parcels are separated by vacant parcels, and many of those that own property in this PPA only own a single parcel.

Vacant Parcels

Vacant or unimproved parcels are generally clustered in two areas. Four parcels totaling approximately six acres are on the western side of the PPA south of Wilbur Avenue. All are zoned Commercial. A larger cluster on the eastern side of the PPA totals approximately 50 acres. The northern portion of that cluster is zoned Industrial.

Non-Industrial Uses

A significant quantity of industrially zoned land in the PPA is neither occupied by industrial use nor vacant. Most industrial uses are north of Wilbur Avenue. They include a gymnastics facility, professional design services, various churches, restaurants and a cemetery. A 30-acre parcel is used for agriculture. Other parcels are used for energy production. There are no residential uses within the PPA, but a large residential area is adjacent to the southwest of the PPA.

1.2.7 OAKLEY EMPLOYMENT AREA

The Oakley Employment Area PPA is in the City of Oakley, immediately east of the Northern Waterfront Industrial Corridor. It includes a greater mix of land use than the other PPAs.

General Plan Land Use Designations

At the northern end of the PPA is a small cluster of parcels designated Commercial Recreation or Delta Recreation. Between these parcels and the BNSF railway is a large area designated either Light Industrial or Business Park in the City of Oakley General Plan. Further south, just south of Main Street, land use designation shifts to Commercial, with pockets of Multi-family Low and Multi-Family High to the east. Finally, land use designations shift back to Light Industrial on the far southern side of the PPA, north of Oakley Road.

Industrial Zoning Districts

Industrial zoning does not define this PPA. It includes just two districts defined as "Industrial" in the Oakley Municipal Code: Most of the southern portion is zoned Light Industrial (LI), and two small areas on the western edge of the PPA are zoned Utility Energy District (UE).

Less than 30 percent of the land in this 758-acre PPA is zoned for industrial land use by the City of Oakley. The majority of the industrial zoning in this PPA is LI (Light Industrial) which is entirely clustered between

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Main Street and Oakley Road in the southern part of the PPA. A 4.6-acre cluster of parcels is zoned UE (Utility Energy District) along the western boundary of the PPA, north of BNSF Railway.

Non-Industrial Zoning

The most prevalent zoning district in the PPA is Planned Unit Development (P-1). One large P-1 area is associated with the central area of Light Industrial general plan land use. The second area of P-1 zoning is located south of Main Street, an area with an underlining General Plan land use designation of Multi-Family Low. Other non-industrial zoning districts include:

- Commercial. A variety of commercial development is scattered throughout the PPA, most south of Main Street. Some land in the north and east, adjacent to Big Break Shoreline, is zoned Commercial Recreation-Aquatic (CR-A).
- Residential. Different residential districts are in the southern part of the PPA including a large cluster of Multi-Family Residential (M-17) and one parcel zoned Single-Family Residential (R-6).
- Specific Plan. There are two groups of land zoned for Specific Plans. In the northern portion of the PPA adjacent to the eastern boundary is SP-3 (Pending). Between Main Street and BNSF Railway is River Oaks Crossing Specific Plan (SP-2).
- Public. Three parcels near Main Street are zoned Public and Semi-Public (P).

Existing Industrial Use

Industrial land use in the PPA is characterized by storage and logistics related uses. The largest parcels are clustered in the P-1 zone north of BNSF Railway and are used as fulfillment and shipping facilities by Amazon and Pet Food Express. A smaller cluster of parcels, south of Main Street, are used for storage on both the Commercial and Light Industrial land. A single, 0.9-acre parcel on Light Industrial land west of Neroly Road is an auto repair company.

Vacant Parcels

Vacant or unimproved parcels include the following groups:

- LI Parcel. A 4.6-acre parcel zoned LI is located adjacent to other LI, commercial, and residential land along Lice Oak Avenue.
- P-1 Parcel. A 1.7-acre parcel, adjacent to land zoned UE, north of BNSF Railway, has a General Plan land use designation of Light Industrial.
- Commercial Parcels. Most vacant or unimproved parcels are on land zoned C. These are scattered in the southern part of the PPA in four clusters. Most include just a single parcel and are around 2 to 3 acres. One 0.6-acre parcel is zoned Retail Business (RB).
- P Parcel. A 6.0-acre parcel zoned as Public and Semi-Public is the middle of the light industrial land adjacent to commercial land.
- DR Parcel. A sliver of a larger parcel is in the eastern part of the PPA, zoned DR, and adjacent to BPL and residential land.

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Non-Industrial Uses

Most industrially zoned land in the PPA is neither occupied by industrial use nor vacant and is being used for agriculture. Some of this land is adjacent to residential uses within the PPA, as well as a school in the parcel zoned Public and Semi-Public. Most of the eastern boundary of the PPA is directly adjacent to residential uses.

1.2.8 LAND USE CONSIDERATIONS

1.3 NATURAL HAZARDS AND ENVIRONMENTAL RISK

The seven NWED PPAs are generally located in flat, low-lying areas fronting San Pablo Bay fed by multiple creeks. As a result, one or more are susceptible to inundation risks, including sea level rise, flood hazards and liquefaction. Due to the same hydrological and topographical conditions, the PPAs are generally not susceptible to fire, landslide or other risks.

Sea level rise cannot be fully addressed on a site-by-site basis. Contra Costa County is currently at work on a Resilient Shoreline Plan that will coordinate with regional efforts and will address the County's entire 90-mile Bay and Delta shoreline, including the NWED. Information about this ongoing effort is available at <https://www.contracosta.ca.gov/9981/Contra-Costa-Resilient-Shoreline-Plan>.

As noted in the introduction to this Memo, industrial zoning and active industrial uses are key criteria in the nomination of PPAs. As such, PPAs are unlikely to include protected or sensitive lands. In the NWED, sensitive environments and open spaces are mostly limited to surrounding lands of various State, City and special districts designation.

1.3.1 PACHECO MANUFACTURING ZONE

Natural Hazards

This PPA has the highest risk of sea level rise of all seven PPAs. The northern and central industrial lands along Walnut Creek may be impacted by inundation from two to 10 feet in depth. In addition to potential development challenges, inundation may result in the uplift of coastal groundwater. In an area with a legacy of heavy industry, this groundwater rise can also facilitate the spread of contaminated soils.

Flood hazard areas are also prominent in this PPA. Most of the northern and central industrial lands are within the FEMA 100-year flood hazard zone. Smaller pockets are within the 500-year flood hazard zone. It follows that much of the PPA is classified as low to moderate liquefaction susceptibility. Four to five small pockets, most located outside industrial districts, are classified as having very high liquefaction susceptibility.

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Seismic Hazards

The north-south trending Concord-Green Valley Fault and surrounding Alquist-Priolo Fault Hazard Zone run directly through this PPA, east of I-680. The entire PPA has a United States Geological Survey (USGS) Earthquake Shaking Hazard Threat of “Severe Shaking.” As such, new development would have to comply with Surface Mining and Geology Board (SMGB) and Seismic Hazards Mapping Act (SHMA) regulations, including preparation of fault investigation reports. The Contra Costa County General Plan also includes policies to reduce impacts of development near areas with known faults:

- **Policy HS-P11.1** requires geotechnical reports for all sites in areas of known or suspected seismic or other geologic hazards with effective mitigation measures incorporated into the project design.
- **Policy HS-P11.3** discourages construction of critical facilities and buildings in Alquist-Priolo Fault Zones, encourages earthquake retrofitting, and requires critical facilities and buildings to be sited, designed, and constructed to withstand seismic stresses.

Protected and Sensitive Land

State-designated Point Edith Wildlife Area is located adjacent to the PPA to the east, along the waterfront.

1.3.2 NORTHERN CONCORD PPA

Natural Hazards

Two areas of the PPA are within the FEMA 100-year flood hazard zone, one area in the northern portion of the PPA near Mallard Reservoir and one area along Walnut Creek. The eastern area of the northern PPA, and almost all of the southern PPA, have low to moderate liquefaction susceptibility.

Seismic Hazards

The north-south trending Concord-Green Valley Fault and surrounding Alquist-Priolo Fault Hazard Zone run adjacent to the southern section of the PPA and directly through the southern portion of the southern section. Additionally, the entire PPA has an Earthquake Shaking Hazard Threat of “Severe Shaking” per the United States Geological Survey’s Probabilistic Seismic Hazard Assessment.

Protected and Sensitive Land

A 5.4-acre parcel, partially in the southern part of the PPA, includes the Via Delta de Anza Trail. It is owned by the City of Concord and managed by the East Bay Regional Parks District. The entire southern area of the PPA abuts the Walnut Creek corridor, zoned Open Space (OS) by the City of Concord.

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1.3.3 WESTERN CONCORD

Natural Hazards

Only a sliver of the northwest corner of the PPA, adjacent to Galindo Creek, is in a FEMA 100-year and 500-year flood hazard zone. The PPA is not at risk of sea level rise inundation. Nearly the entire PPA is classified as having low to moderate liquefaction susceptibility.

Seismic Hazards

The north-south trending Concord-Green Valley Fault and surrounding Alquist-Priolo Fault Hazard Zone runs through the PPA. Additionally, the entire PPA has an Earthquake Shaking Hazard Threat of “Severe Shaking” per the USGS.

Protected and Sensitive Land

There is no protected or sensitive land within the PPA. Rick Sears Park, owned by the City of Concord, is directly west of the southern section of the PPA.

1.3.4 BAYPOINT INDUSTRIAL SECTOR

Natural Hazards

Flood hazards affect in the northwestern part of the PPA. Due to its waterfront location, most of this area is in 100-year flood zone, with smaller areas in the 500-year flood zone. An approximately quarter-mile span of the northern boundary of the PPA is within the 0-2-foot-deep sea level rise inundation zone. A small section within that area may reach depths of 3-4 feet. Most of the PPA has low liquefaction susceptibility with areas of moderate susceptibility running north south through the PPA. The northwest corner of the PPA is in a mostly moderate susceptibility area.

Seismic Hazards

The entire PPA is an area of has an Earthquake Shaking Hazard Threat of “Severe shaking.” There are no active faults in this PPA.

Protected and Sensitive Lands

There are no protected or sensitive lands within the PPA.

1.3.5 NORTHERN WATERFRONT

Natural Hazards

Flood hazard areas are prominent in this PPA. FEMA 100-year and 500-year flood hazard zones are distributed along the waterfront, through the center of the PPA, and along the eastern side. However, there is no threat of sea level rise inundation. Most of the PPA has a low susceptibility to liquefaction,

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except along the northern boundary which is high to very high. On the eastern side, the high susceptibility area extends south beyond the BNSF railway.

Seismic Hazards

There are no mapped seismic hazards or active faults in this PPA area. It is classified by the USGS as having a “Severe shaking” threat.

Protected and Sensitive Lands

A small portion of Pittsburg’s Central Park is in the southwest corner of the PPA. Pittsburg’s Columbia Linear Park borders the PPA to the southwest.

1.3.6 NORTHERN WATERFRONT INDUSTRIAL CORRIDOR

Natural Hazards

Flood hazards are prominent in the northern area of the PPA. FEMA 100-year and 500-year flood hazard zones are focused along the waterfront, with a larger section of 500-year flood zone, all within industrial zoned parcels. However, there is not a threat of sea level rise inundation in this PPA. Nearly the entire PPA is classified as moderate liquefaction susceptibility. There are a few pockets of the PPA, all in industrial zones, that have a high susceptibility to liquefaction. The northeast corner has a very high susceptibility to liquefaction.

The PPA is not on land within a moderate, high, or very high fire hazard severity zone nor is the PPA in a USGS landslide area.

Seismic Hazards

There are no mapped faults or fault hazards in this PPA. A small area in the northeast corner of the PPA is classified as having a “Severe Shaking” threat.

Protected and Sensitive Lands

Most of the Antioch Dunes National Wildlife Refuge, owned by the United States Fish and Wildlife Service, is located immediately outside the PPA to the north. Sixty-eight acres of the refuge are within the PPA. As noted by the Antioch General Plan, “[t]he environmental sensitivity and fragility of the Antioch Dunes National Wildlife Refuge within the northwestern portion of [the City of Antioch Eastern Waterfront Employment] Focus area establishes the need to provide appropriate buffer areas for urban uses located adjacent to the Refuge.” The Gaylord Sports Park is a 28-acre parcel owned by the City of Antioch in the southern area of the PPA.

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1.3.7 OAKLEY EMPLOYMENT AREA

Natural Hazards

There are two pockets of land in the FEMA 100-year flood hazard zone both along the northern boundary in the east and west corners. However, there is not a threat of sea level rise inundation in this PPA. Nearly the entire PPA is classified as moderate liquefaction susceptibility. A small area along the northern boundary has a high to very high susceptibility to liquefaction, with only a tiny portion in industrial uses.

The PPA is not on land within a moderate, high, or very high fire hazard severity zone nor is the PPA in a USGS landslide area.

Seismic Hazards

There are no mapped seismic hazards in this PPA.

Protected and Sensitive Lands

A very small area of East Bay Regional Park District's Big Break Regional Shoreline is along the eastern portion of the PPA. The rest of the 1,658-acre park is adjacent to the PPA.

1.4 ENVIRONMENTAL JUSTICE POLICY

Low-income communities and communities of color in Contra Costa County and elsewhere have experienced a combination of historical discrimination and disempowerment. Many of these communities remain concentrated in neighborhoods where they face a disproportionate burden of pollution and threats to their livelihood. The following section summarizes the location of these communities within the PPAs and highlights associated policies and development.

The following three indicators are included in this assessment:

1. **SB 1000 Impacted Communities.** California Senate Bill (SB) 1000 requires that general plans address environmental justice and respond to inequity by alleviating pollution and health impacts and compelling cities and counties to include the voices of previously marginalized residents in planning decisions. The Contra Costa County 2045 General Plan mapped "Impacted Communities" using the California Communities Environmental Health Screening Tool (CalEnviroScreen). This tool measures pollution and population characteristics using 21 indicators, such as air quality, hazardous waste sites and asthma rates. The 2045 General Plan includes the following actions and policies to regulate future development in and near Impacted Communities:
 - o **Action SC-A1.3.** With input from residents of Impacted Communities, amend County Ordinance Code Title 8 – Zoning to create an Impacted Communities Overlay Zone that applies to areas within and adjacent to Impacted Communities. Heavy industrial projects and commercial and light industrial projects resulting in 25,000 square feet or more of gross habitable floor area within the overlay zone will be required to satisfy additional

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discretionary permit findings that promote environmental justice, health, safety, and economic prosperity.

- **Policy SC-P6.1.** Ensure that future improvements in Impacted Communities will not result in a net loss of affordable housing or significant preventable displacement of residents.
 - **Action HS-A1.4.** Consult with BAAQMD and community stakeholders and amend County Ordinance Code Title 7 – Building Regulations to include a clean construction ordinance that requires projects to implement extra measures to reduce emissions at construction sites in or near places that are already overburdened by air pollution, such as Impacted Communities.
 - **Policy HS-P9.7.** Prioritize implementation of projects that reduce the risk of hazardous materials transportation accidents along hazardous material transportation corridors in Impacted Communities.
 - **Policy HS-P9.9.** Deny entitlements for construction of new large-scale facilities that treat, store, or dispose of hazardous waste from off-site sources and negatively impact Impacted Communities.
2. **MTC Equity Priority Communities (EPCs).** These are census tracts in the Bay Area that are classified as underserved by MTC based on a formula of demographic characteristics. The primary characteristic is that more than 28% of households in a census tract are low-income (earning less than 200% of the federal poverty level). MTC's Lifeline funding program directs funding to projects recommended in Community-Based Transportation Plans (CBTPS), which are outreach-intensive plans to improve mobility and equity in EPCs.
3. **Federal Opportunity Zones.** Opportunity Zones (OZs) are economically distressed census tracts that satisfy the Internal Revenue Code definition of "low-income community." This definition includes census tracts with a poverty rate of at least 20 percent, or a median family income that does not exceed 80 percent of the statewide median. The OZ program was created under the Tax Cuts and Jobs Act of 2017. It provides tax incentives designed to spur economic development and job creation in these underserved areas, through preferential tax treatment for those investing capital gains into the areas.

1.4.1 PACHECO MANUFACTURING ZONE

Environmental justice issues in this PPA are primarily associated with heavy manufacturing and associated environmental liabilities.

- **Impacted Communities.** The majority of the PPA contains census tracts classified as SB 1000 Impacted Communities.
- **Equity Priority Communities.** The PPA does not contain Equity Priority Communities.
- **Federal Opportunity Zones.** The PPA does not contain Federal Opportunity Zones.

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1.4.2 NORTHERN CONCORD

- **Impacted Communities.** This PPA is in Concord. As such, it contains no Contra Costa County Impacted Communities.
- **Equity Priority Communities.** The PPA does not contain Equity Priority Communities.
- **Federal Opportunity Zones.** The PPA does not contain Federal Opportunity Zones.

1.4.3 WESTERN CONCORD

- **Impacted Communities.** This PPA is in Concord. As such, it contains no Contra Costa County Impacted Communities.
- **Equity Priority Communities.** The PPA does not contain Equity Priority Communities. However, the census tract immediately west of the PPA, across San Miguel Road, is an EPC.
- **Federal Opportunity Zones.** The larger, southern “island” of this PPA is located in an OZ that extends from Monument Boulevard in the north to Treat Boulevard in the south. The southern portion of the northern PPA “island” is also within this OZ. The City could maximize the benefits of the OZ by providing information to commercial brokers clearly identifying the OZ and explaining its benefits.

1.4.4 BAYPOINT INDUSTRIAL SECTOR

- **Impacted Communities.** The PPA is entirely within an SB 1000 Impacted Community.
- **Equity Priority Communities.** The census tract is an MTC EPC. Per the US Census, about 54 percent of the community is Low-Income, and nearly 90 percent is composed of People of Color. Twenty-six percent of households are Single-Parent households.
- **Opportunity Zones.** The census tract is a federal Opportunity Zone.

1.4.5 NORTHERN WATERFRONT

- **Impacted Communities.** This PPA is in Pittsburg. As such, it contains no Contra Costa County Impacted Communities.
- **Equity Priority Communities.** The entire area of this PPA is within two MTC EPC census tracts. The population of one tract is 80 percent People of Color and 30 percent Low-Income. The population of the other tract is 70 percent People of Color and 50 percent Low-Income.
- **Federal Opportunity Zones.** A very limited area of the PPA north of East 14th Street is in an OZ.

1.4.6 NORTHERN WATERFRONT INDUSTRIAL CORRIDOR

- **Impacted Communities.** This PPA is in Pittsburg. As such, it contains no Contra Costa County Impacted Communities.

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- **Equity Priority Communities.** Nearly the entire PPA is in a single MTC EPC census tract. The population is 61 percent People of Color and 33 percent Low-Income. In addition, about 85 percent of the EPC is over 75 years of age.
- **Federal Opportunity Zones.** Nearly the entire PPA is in an OZ that covers much of northern Antioch.

1.4.7 OAKLEY EMPLOYMENT AREA

- **Impacted Communities.** This PPA is in Pittsburg. As such, it contains no Contra Costa County Impacted Communities.
- **Equity Priority Communities.** The northern half of this PPA is in an EPC. The population of the EPC is 56 percent People of Color and 48 percent Low-Income.
- **Federal Opportunity Zones.** Only a limited area on the western boundary of this PPA is within the OZ that covers most of the Northern Waterfront Corridor PPA.

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