

EXHIBIT J

POWERPOINT PRESENTATION



ENVISION CONTRA COSTA

Board of Supervisors Hearing to Adopt the 2045 General Plan
and Climate Action and Adaptation Plan 2024 Update

November 5, 2024

Envision Contra Costa



**General
Plan**



**Climate
Action and
Adaptation
Plan**



**Zoning
Ordinance**

Environmental Impact Report

Four Themes Throughout Both Plans



Environmental Justice



Community Health



Economic Development



Sustainability

General Plan Elements

Stronger Communities

Land Use

Transportation

Housing

Conservation, Open Space, and Working Lands

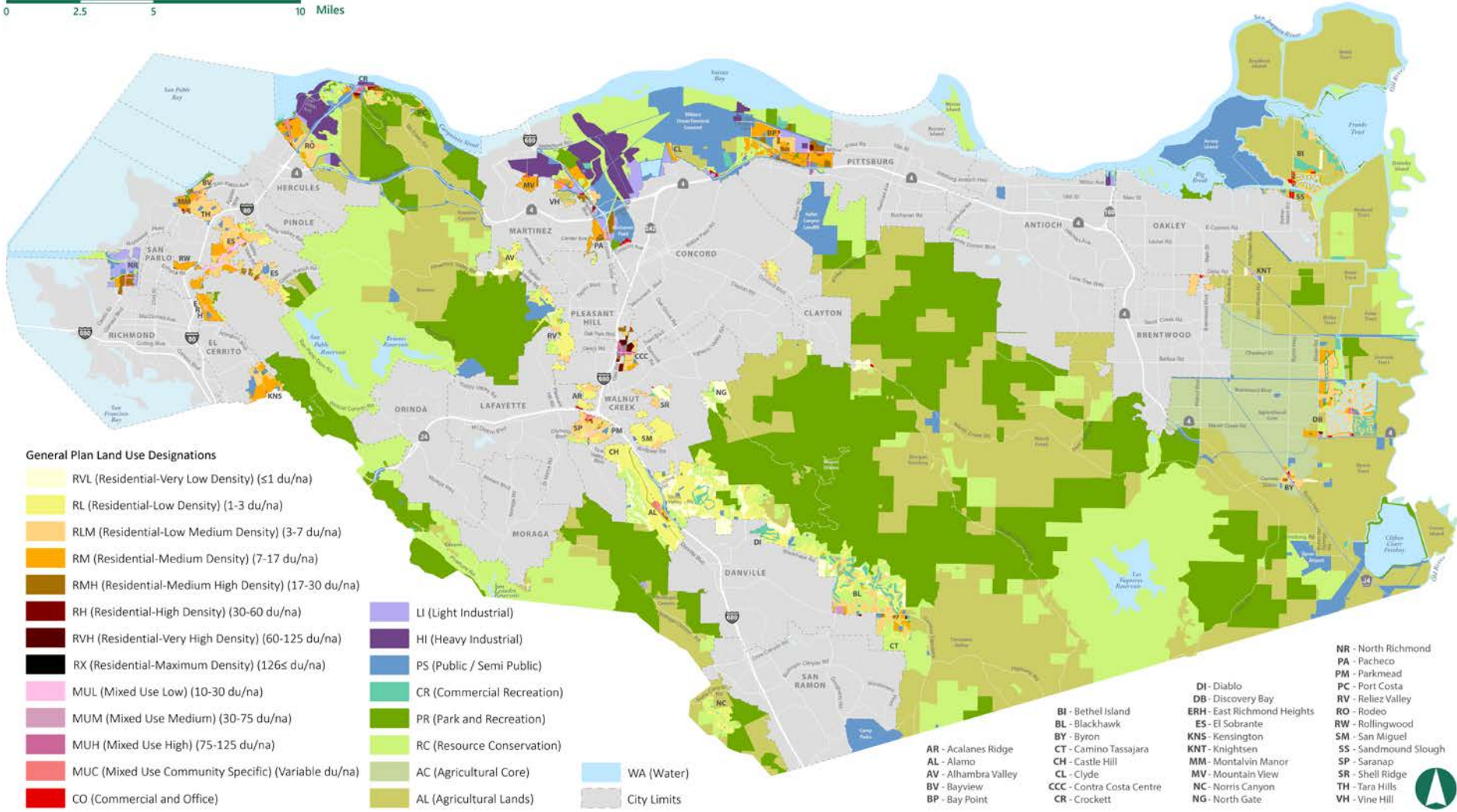
Public Facilities and Services

Health and Safety

Growth Management



General Plan Land Use Map



General Plan Land Use Designations

- RVL (Residential-Very Low Density) (≤ 1 du/na)
- RL (Residential-Low Density) (1-3 du/na)
- RLM (Residential-Low Medium Density) (3-7 du/na)
- RM (Residential-Medium Density) (7-17 du/na)
- RMH (Residential-Medium High Density) (17-30 du/na)
- RH (Residential-High Density) (30-60 du/na)
- RVH (Residential-Very High Density) (60-125 du/na)
- RX (Residential-Maximum Density) ($126 \leq$ du/na)
- MUL (Mixed Use Low) (10-30 du/na)
- MUM (Mixed Use Medium) (30-75 du/na)
- MUH (Mixed Use High) (75-125 du/na)
- MUC (Mixed Use Community Specific) (Variable du/na)
- CO (Commercial and Office)

- LI (Light Industrial)
- HI (Heavy Industrial)
- PS (Public / Semi Public)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)
- AC (Agricultural Core)
- AL (Agricultural Lands)
- WA (Water)
- City Limits

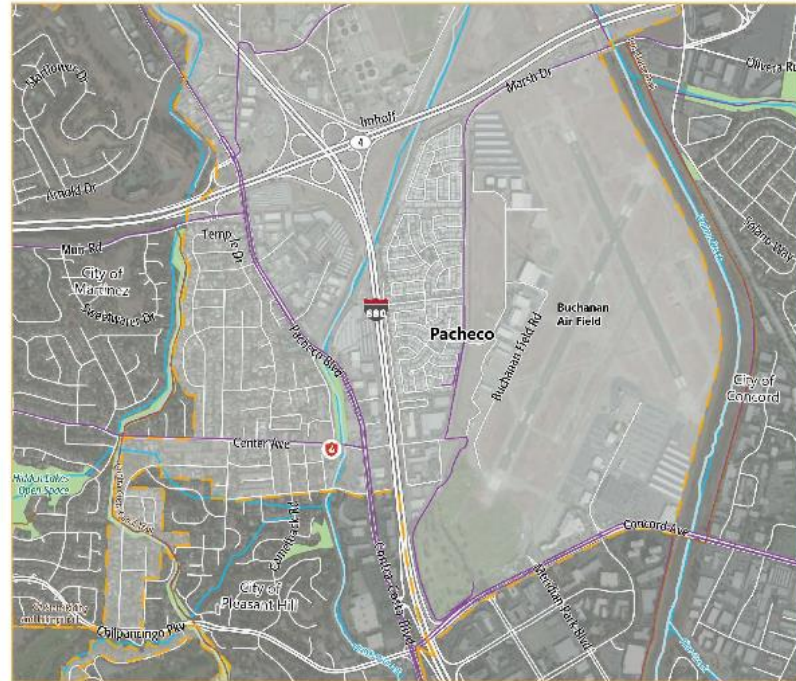
- AR - Alcalanes Ridge
- AL - Alamo
- AV - Alhambra Valley
- BV - Bayview
- BP - Bay Point
- BI - Bethel Island
- BL - Blackhawk
- BY - Byron
- CT - Camino Tassajara
- CH - Castle Hill
- CL - Clyde
- CCC - Contra Costa Centre
- CR - Crockett
- DI - Diablo
- DB - Discovery Bay
- ERH - East Richmond Heights
- 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

Community Profiles

PACHECO - CONTEXT - 1

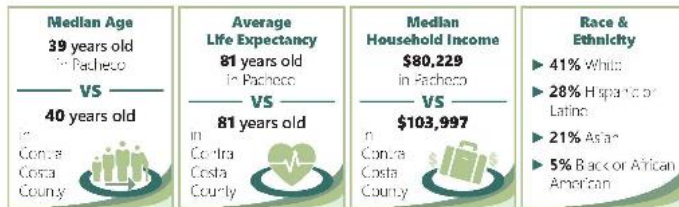
Pacheco sits just east of Martinez and west of Buchanan Field Airport in central Contra Costa County. It was once a prosperous shipping center for grain exports, but fires and earthquakes in the mid-19th century resulted in much of its population relocating to Concord. Today it encompasses a variety of uses, including residential, commercial, office, and light industry. Residents take pride in being part of a neighborly, self-sufficient community with easy access to nature. The community enjoys access to the Iron Horse Trail and Contra Costa Canal Trail, which connect Pacheco to other locations in the region. Residents seek improved connections to these trails and to the Benicia Bridge to increase walking and biking options for commuting and recreation.

Commercial uses line Pacheco Boulevard and Center Avenue near Interstate 680, with surrounding areas consisting primarily of single- or multiple-family residences. The community appreciates the relatively affordable homes in the area and seeks to create additional affordable housing options, including mobile homes and teacher housing. The community would also like to reinvigorate commercial corridors by strengthening businesses along main thoroughfares. It's also important to residents that a buffer be maintained between residential areas and active commercial areas. In addition, residents are concerned about illegal dumping and homeless encampments and would like to beautify streets, minimize flooding, and support the homeless population with better services.



Source: Contra Costa County, 2012; HazeWorks, 2012.

WHO LIVES IN PACHECO?



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SC-A7.2



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

ECONOMIC EMPOWERMENT

Workforce Development

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

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



The historic Steel Bridge spans across the river with views of the city and surrounding hills.



Goal SC-8

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

Policies

SC-P8.1



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

SC-P8.2



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

SC-P8.3



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

SC-P8.4



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

SC-P8.5



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

Actions

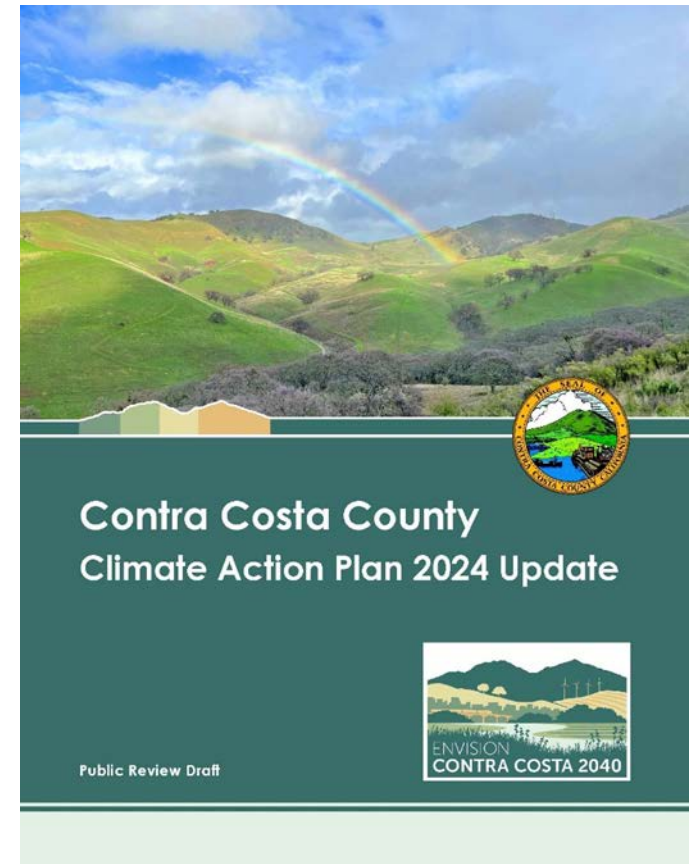
SC-A8.1



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

Climate Action and Adaptation Plan (CAAP)

- » The County's strategic plan to address climate change
 - Reduce GHG emissions through 2045 and beyond
 - Improve climate resilience and adaptation
 - Promote equity on climate issues
 - Demonstrate County leadership
- » Meets State GHG reduction targets for 2030 and 2045
- » Implements some aspects of the General Plan



CAAP Strategies

Clean and Efficient Built Environment

No Waste Contra Costa

Reduce Water Use & Increase Drought Resilience

Clean Transportation Network

Resilient Communities and Natural Infrastructure

Climate Equity

Leadership

Implementation



General Plan & CAAP Relationship

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



Outreach since 2019

Over 170 public meetings, including the following County bodies:

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

Outreach since 2019

» Over 170 public meetings (continued)

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



Outreach since 2019

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



State Agency Reviews

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

Environmental Impact Report Topics

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

Significant Environmental Impacts

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

Significant Environmental Impacts (cont'd)

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

Final Environmental Impact Report

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

Implementation

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

Online General Plan

Contra Costa County Briefing Book

Envision

Introduction & Context

Land Use

Mobility

Sustainability & Resiliency

Economy

Housing

Environmental Justice

Community Health & Well-Being

Hazards & Safety

Nature

Chapter 2:



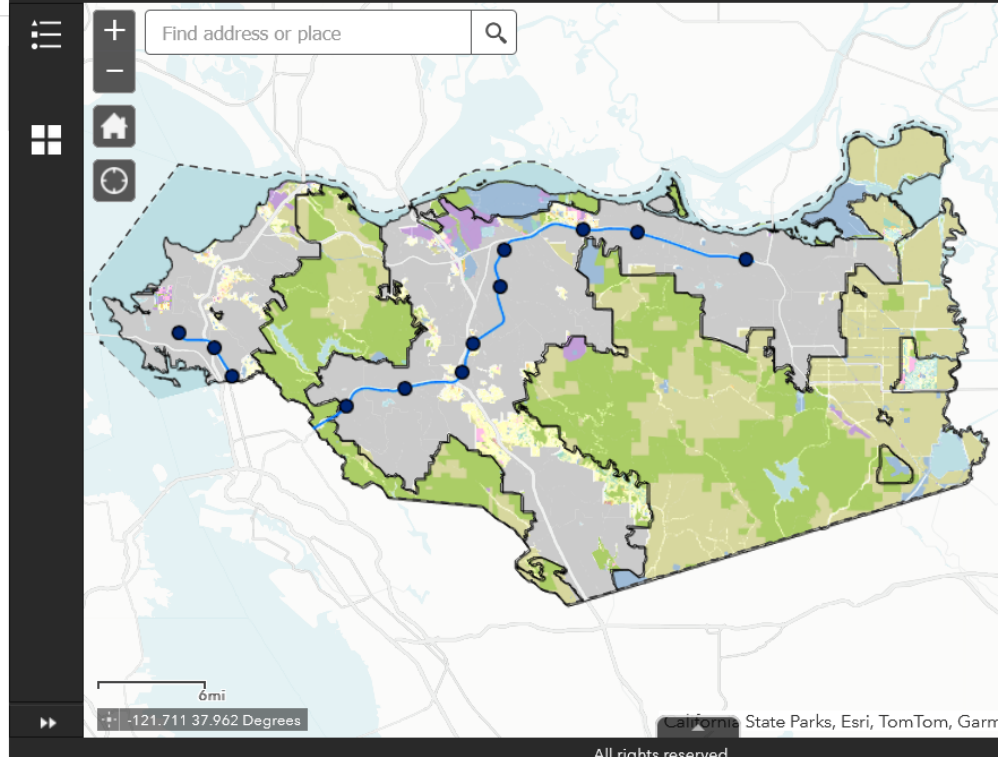
LAND USE

Existing Land Uses

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



Existing Land Uses



Final General Plan Edits

Staff recommends adoption of the following final edits to the General Plan, which are described in detail in the Board Order:

- » 350 Contra Costa Action/Sunflower Alliance Letter (9/16/24)
 - Health and Safety Element Policy HS-P1.7(c): Add reference to Best Available Retrofit Control Technology
 - Stronger Communities Element - Business Innovation Section: Modify narrative text describing alternatives to refined petroleum products
 - Conservation, Open Space, and Working Lands Element - Energy Resources Section: Modify narrative text describing biofuels

Final General Plan Edits (cont'd)

» Staff-Initiated Edits

- Land Use Element Policy LU-P2.4: Clarify limitation on future subdivisions outside the Urban Limit Line
- Land Use Element Table LU-1: Add footnote facilitating simultaneous subdivision and conservation of agricultural/rural lands
- Land Use Element Table LU-1: Add additional zoning districts to the lists of zones that are “consistent” or “potentially consistent” with certain land use designations

Recommendation

- » Open the public hearing and receive testimony
- » Certify the Final EIR, adopt the CEQA Findings of Fact and Statement of Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Program
- » Adopt the Contra Costa County 2045 General Plan
- » Adopt the Contra Costa County Climate Action and Adaptation Plan 2024 Update

Staff's complete recommendation appears at the beginning of the Board Order



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