



Regional Planning

Land Use Planning and Conservation in Alameda and Contra Costa Counties

Magee Preserve Dedication Property
Sycamore Valley Open Space Regional Preserve



March 13, 2024

Presented by Brian Holt, Chief of Planning, Trails & GIS



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GENERAL HISTORY OF LAND USE ERAS

Establishment of Urban Areas

- 1900's - 1950's



Transportation Infrastructure

- 1950's – 1980's





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HISTORY OF LAND USE ERAS

Suburban Sprawl

- 1980's - 2000's



Conservation, Agriculture, Energy, Water

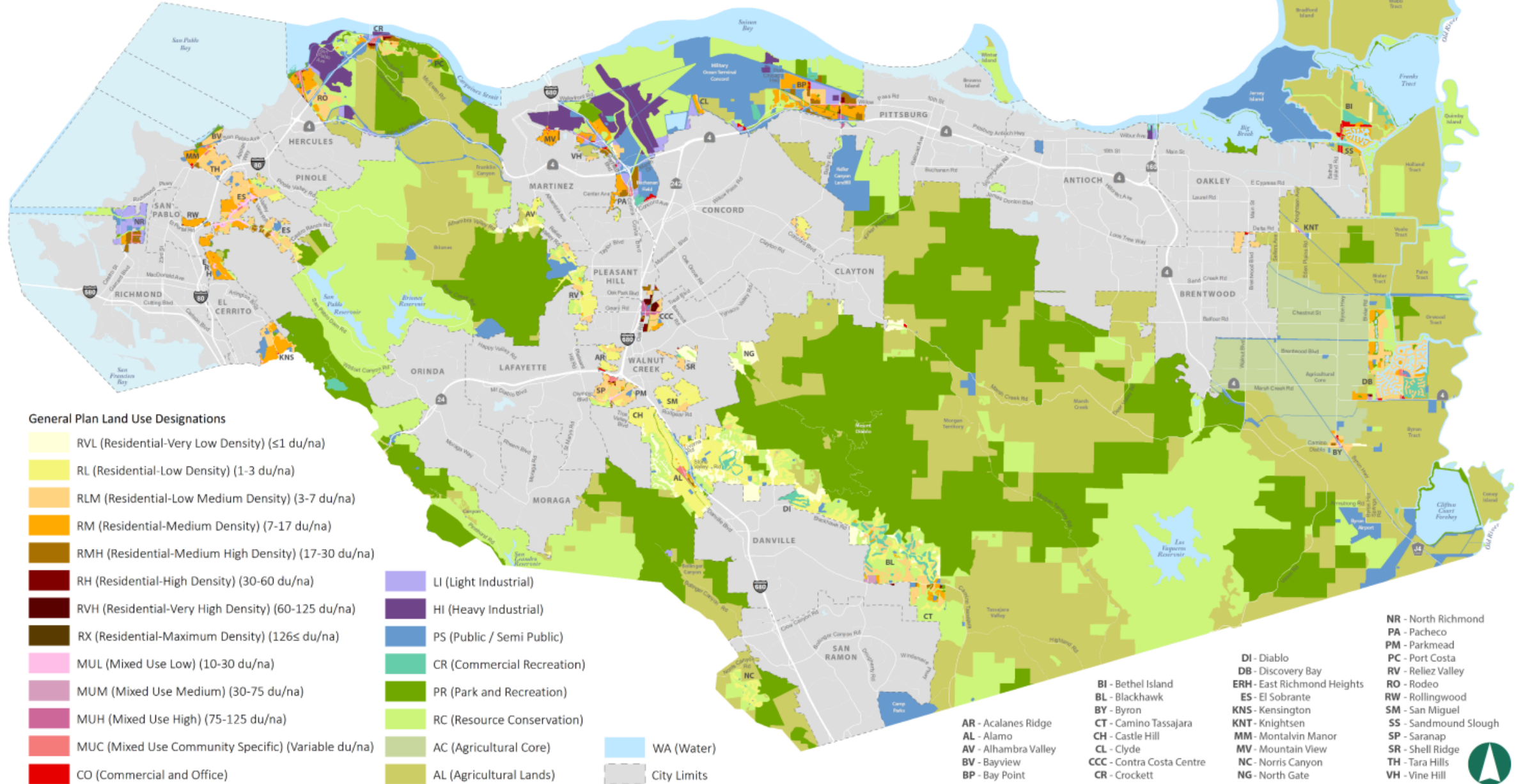
- 2000's to Today



FIGURE LU-1 GENERAL PLAN LAND USE MAP

0 2.5 5 10 Miles

Contra Costa County General Plan Update





Envision Contra Costa 2040



FIGURE 6-1 HOUSING ELEMENT SUB AREAS

0 2.5 5 10 Miles

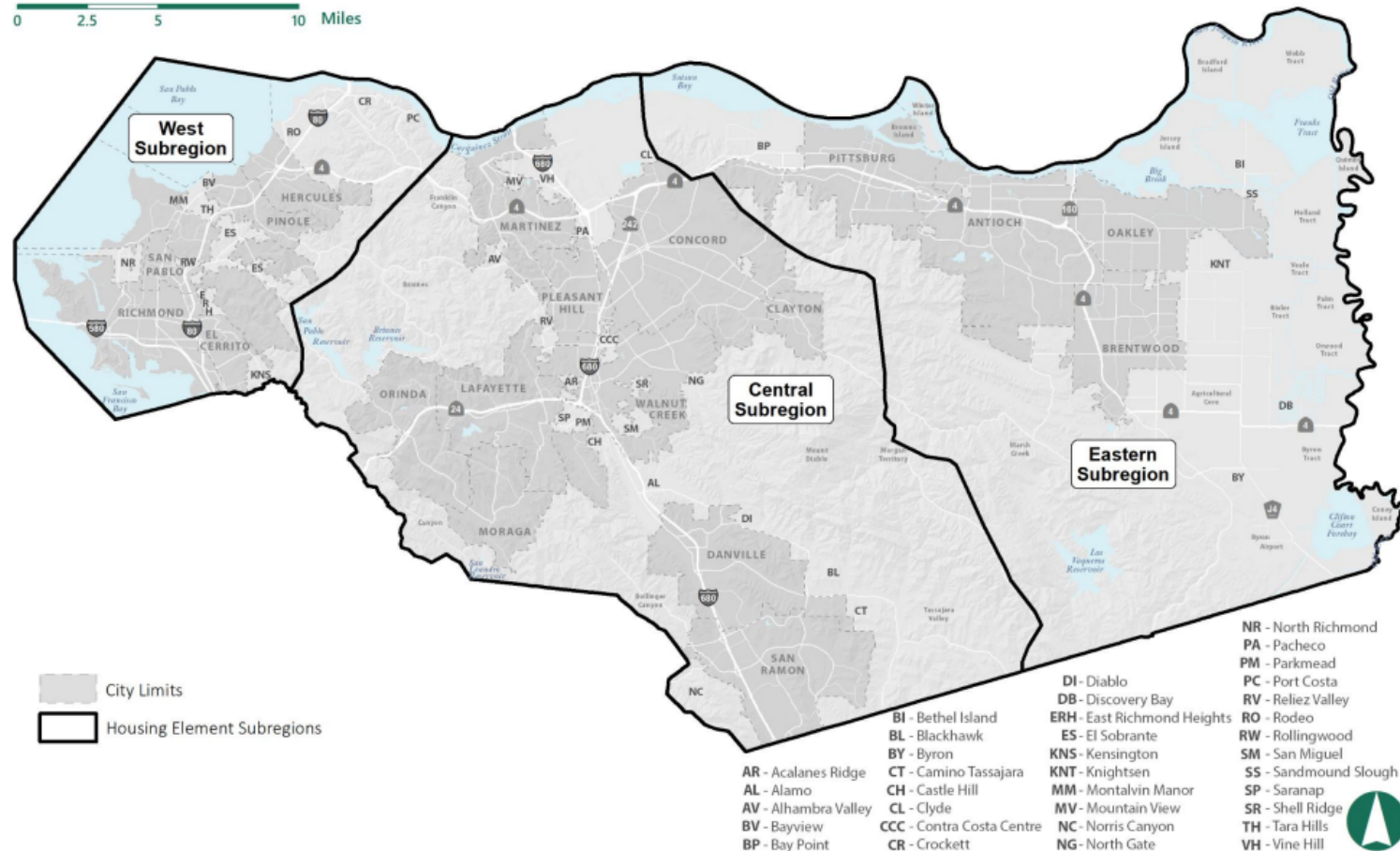


TABLE 6-60 VACANT AND UNDERUTILIZED RESIDENTIAL SITES ANALYSIS

Community	Total No. of Parcels	Potential No. of Units
Alamo	18	354
Bay Point	136	2,391
Bay View	4	202
Byron	2	184
Clyde	1	1
Contra Costa Centre	4	104
Crockett	17	21
Discovery Bay	4	494
East Richmond Heights	5	50
El Sobrante	109	1,189
Montalvin Manor	5	854
North Richmond	134	540
Pacheco	7	73
Pleasant Hill (unincorporated)	2	6
Reliez Valley	5	5
Rodeo	26	250
San Pablo	1	18
Saranap	199	8
Tara Hills	2	20
Vine Hill	31	493
Walnut Creek (unincorporated)	24	1,023
Total:	546	8,495

Source: Contra Costa County 2023

Contra Costa County Urban Limit Line (ULL)

- “65/35 Land Preservation Plan Ordinance”
 - 65% Preserved for agriculture, open space, wetlands, parks
 - 35% Urban land uses
 - Originally established in 1990, Updated in 2006
- 2004 – Measure J approved requiring voter approval for any changes to the boundary
- 2026 – ULL up for review

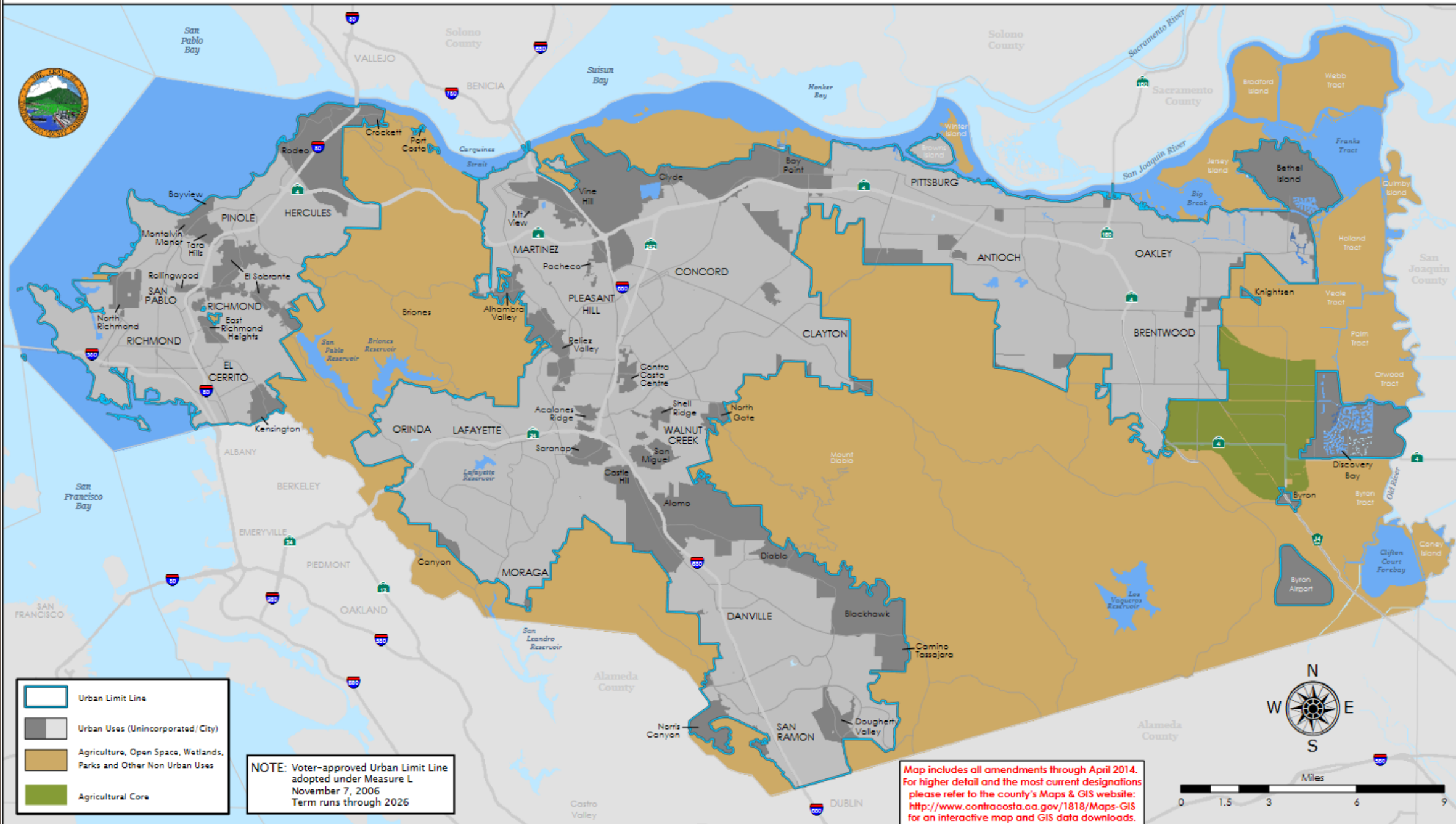


Sand Creek Focus Area in Antioch | Photo by Michael Amorosa



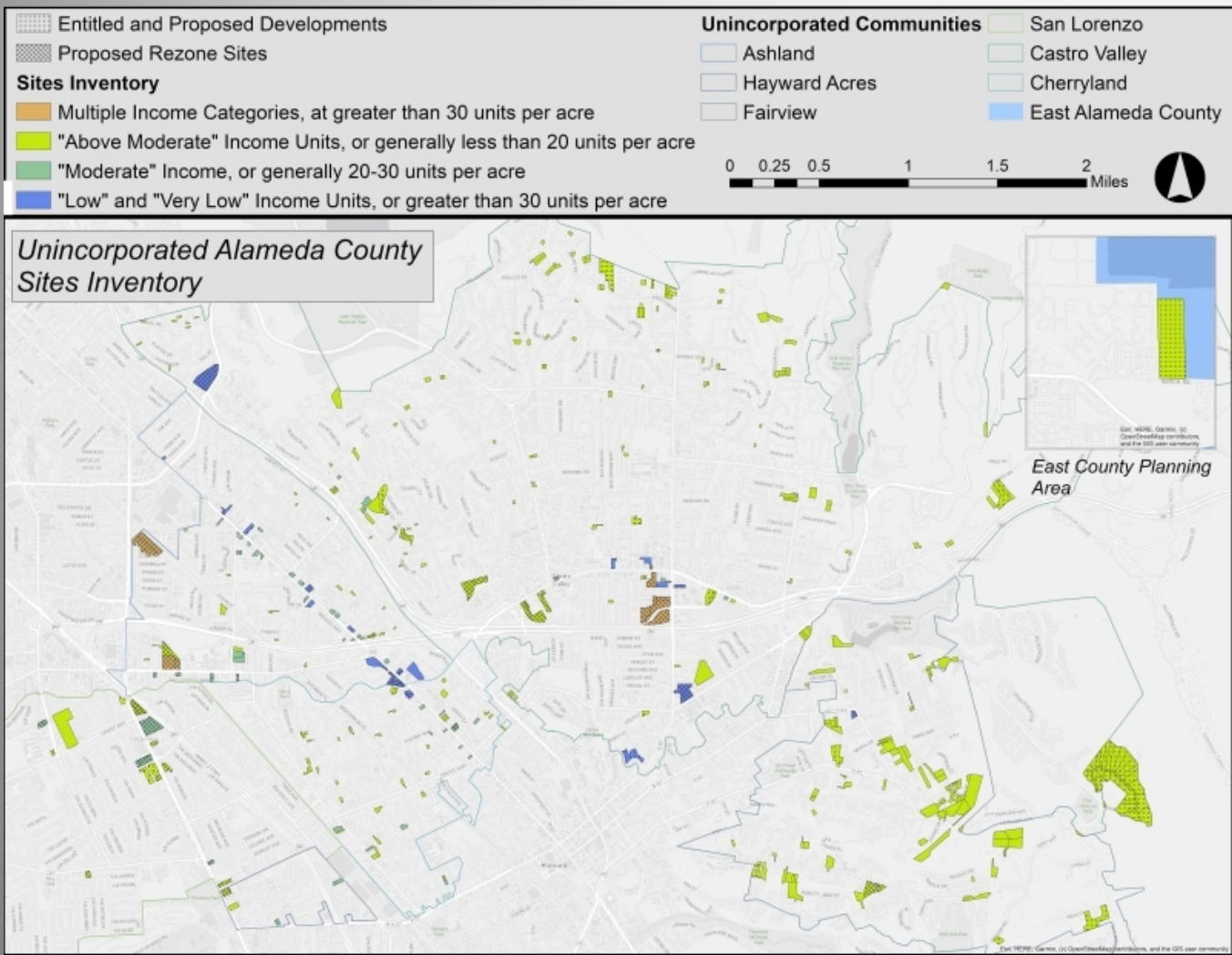
Tassajara Valley in Unincorporated Contra Costa County

Urban Limit Line





Alameda County Housing Element 2023-2030



or a more detailed description of the sites inventory, see [Appendix B](#).

	Units Per Area	% Of Total Units	Above Moderate Income Units	Above Moderate Units As % Of Total Units Per Area	Moderate Income Units	Moderate Units As % Of Total Units Per Area	Low And Very Low Income Units Per Area	Low And Very Low Income Units As % Of Total Units Per Area
Eden Area	2,211	47.0%	703	31.8%	586	26.5%	922	41.7%
Ashland	1,358	28.9%	231	17.0%	267	19.7%	860	63.3%
Cherryland	215	4.6%	72	33.5%	81	37.7%	62	28.8%
Hayward Acres	47	1.0%	17	36.2%	30	63.88%	-	-
San Lorenzo	591	12.6%	383	64.8%	208	35.2%	-	-
Castro Valley	1,978	42.0%	767	38.8%	187	9.5%	1,024	51.38%
Fairview	323	6.9%	292	90.4%	5	1.5%	26	8.0%
Unincorporated Pleasanton	194	4.1%	194	100.0%	-	0.0%	-	-
Total	4,706	100.0%	1,956	41.6%	778	16.5%	1,972	41.9%
Projected ADUs	328		32		98		198	
Total Units Including ADUs	5,034		1,988		876		2,170	

Alameda County Measure D and Urban Growth Boundary

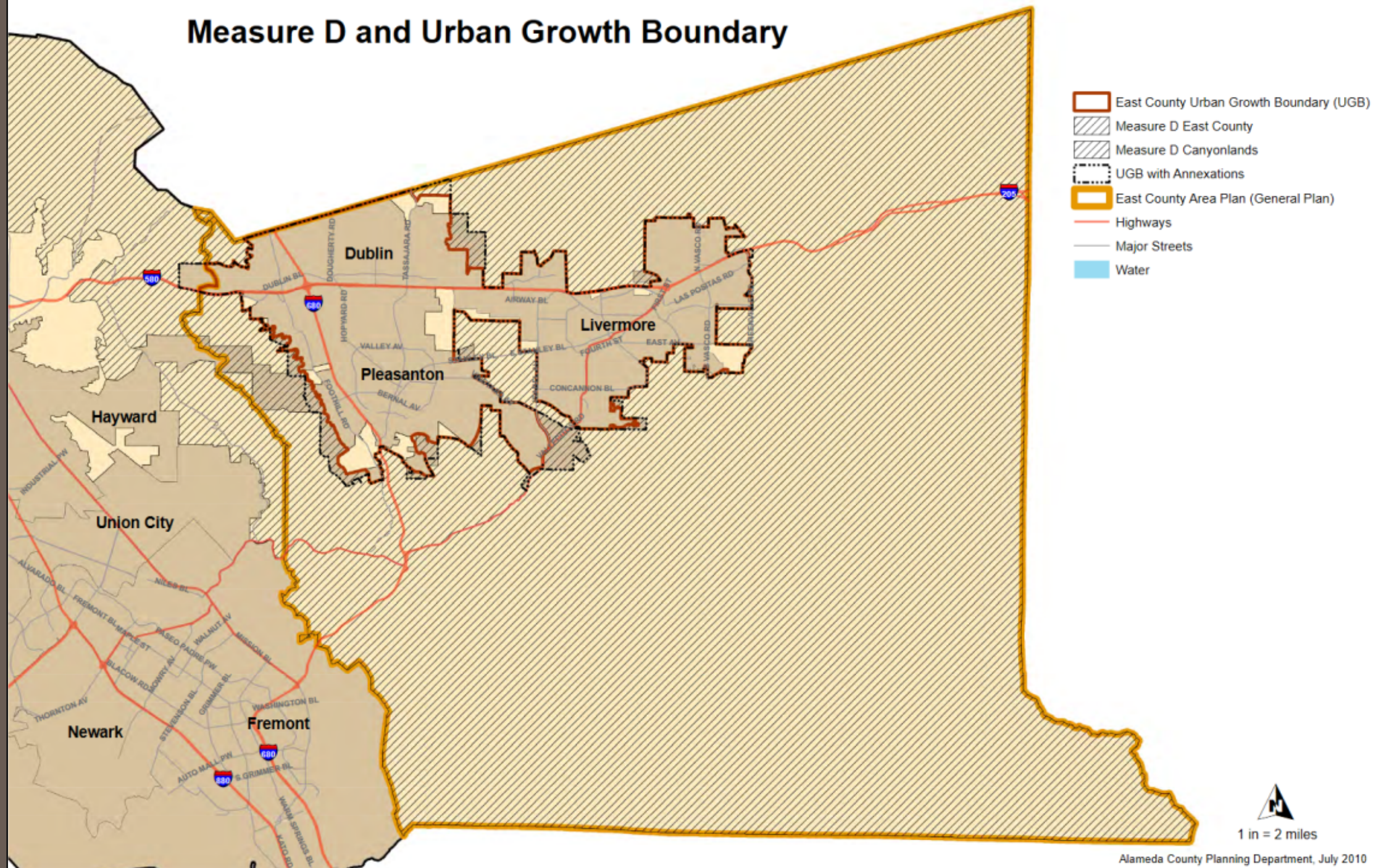
- Measure D: “Save Agriculture and Open Space Lands Initiative”
 - Creates an Urban Growth Boundary for eastern Alameda County
 - Sets development standards to protect agricultural lands, open space, watersheds, and wildlife habitat
- Requires voter approval for any changes to the boundary
- 2014 - Residents in Dublin voted to uphold the ULL and voter approval requirement to protect lands around Doolan Canyon



Pleasanton Ridge Regional Park



Measure D and Urban Growth Boundary



SB 375 – Sustainable Communities and Climate Protection Act of 2008

- Goals:
 - Reduce greenhouse gas emissions (GHG)
 - Encourage more sustainable, complete, and efficient communities
- Integrates the state's regional transportation planning with housing and land use planning to achieve regional GHG reduction targets
- Incentives for “transit priority projects”
- Creates “Sustainable Communities Strategies”



PLAN BAY AREA 2050

A VISION FOR THE FUTURE

Plan Bay Area

- Implements SB 375 for the Bay Area
- Provides framework for regional growth
- Focuses housing and jobs in Priority Development Areas
- Protects urban growth boundaries
- Funding for high value conservation acquisition/management and park expansion/improvements – Priority Conservation Areas



California 30X30

- Executive order to protect 30% of state lands and coastal waters by 2030
- Build resilience and put in place climate-smart land management
- Goals:
 - Increase public access to nature
 - Protect biodiversity
 - Combat climate change
 - Safeguard the state's economic sustainability and food supply



Emerging Issues in Unincorporated Areas

- Utility-Scale Solar Projects
 - Aramis Renewable Energy Project within northern Livermore
- Habitat Mitigation / Conservation Easements
- Water Development Projects (i.e. Los Vaqueros Reservoir Expansion, Bethany Dams Improvement Project)
- Transportation Infrastructure





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