

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Contra Costa County 6th Cycle Housing Element Notice of Completion (Continued)

Project Description

The proposed project will require that the County redesignate land to meet the Regional Housing Needs Allocation (RHNA) of 7,610 total housing units. The County also intends to comply with No-Net-Loss (Gov. Code Section 65863) through identifying a surplus of sites available to meet its RHNA allocation. In total, the County's surplus unit capacity is 2,485 units. In order to meet this requirement, the County must redesignate up to approximately 560 acres of land.

The proposed project would require changes in land use designations for sites that currently allow residential uses but would need to be redesignated to allow for increased residential density, in addition to sites with designations that do not currently allow residential density and would need to be redesignated to allow residential development.

The Housing Element Update also includes an additional 92 acres of land that do not require a designation or zone change but are counted toward the County's RHNA.

For the purposes of the analysis, the housing sites will be categorized in the following way:

- **Residential Sites with Increasing Allowable Density:** Shown in Table 1, Residential Sites with Increasing Allowable Density, these sites are currently designated for residential uses and are proposed to be redesignated to accommodate increased residential densities. This category encompasses approximately 473 acres across 330 parcels. Maximum buildout¹ of these sites result in 15,572 residential units. The sites in this category correspond to those in Table B in Appendix A of the draft Housing Element Update.
- **Non-Residential Sites Proposed to Allow Residential Units:** Shown in Table 2, Non-Residential Sites Proposed to Allow Residential Units, these sites are currently designated for a variety of non-residential uses and are proposed to be redesignated to allow residential uses. This category encompasses approximately 86 acres across 46 parcels. Maximum buildout of these sites under their new designations would result in 4,053 residential units. The sites in this category correspond to those in Table B in Appendix A of the draft Housing Element Update.
- **Suitably Designated/Zoned Sites:** Shown in Table 3, these are sites in the Housing Element sites inventory that are do not require a designation or zone change to

¹ "Maximum buildout" refers to the maximum allowed units under each site's proposed maximum allowable density. This is generated by multiplying the proposed maximum allowable density by each site's acreage. Note that this calculation assumes that the entire acreage of every site is developable for residential uses. It is furthermore assumed that all sites will be developed to 100 percent of their maximum allowed density.

contribute to the County's RHNA. This category includes 153 parcels that encompass a combined approximate 92 acres. Maximum buildout of these sites is 791 residential units. The sites in this category correspond to those in Table A in Appendix A of the draft Housing Element Update.

As shown in Tables 1 through 3, each site's "proposed maximum allowable units" assumes that the entire acreage of the site will be developed at its maximum allowable density. This was calculated by multiplying the acreage of the site by its proposed maximum allowable density. This scenario is highly conservative as it is unlikely that 100 percent of the sites would be developed at 100 percent of their allowed capacity. The proposed Housing Element Update used a different methodology to calculate the unit allocation of each site for the purposes of the County's RHNA. The "realistic capacity" used in the proposed Housing Element was based on a variety of assumptions including current and historic development trends in the County and the units contributed by current development applications (see page 155 of the draft Housing Element, for more details). For purposes of this EIR, full development of the properties at the allowable density is assumed.

The location of all parcels affected by the proposed project is shown on Figures 1 through 20. It should also be noted that this project will not change the land use designations or zoning of any of the parcels in Tables 1 through 3, as this action will occur with the larger General Plan Update that is already in progress and will have its own EIR. However, this EIR will evaluate the sites using the proposed general plan land use designations as currently under consideration. An objective of this project is to publicly review the list of sites to determine if there are significant environmental impacts that would affect any future change in designation or density.

Development under the Housing Element Update would be located within the Urban Limit Line and comply with the 65/35 Standard, which limits urban development to no more than 35 percent of the land area of the County, preserving the remaining 65 percent for agriculture, open space, wetlands, parks, and other non-urban uses.

The update to the Contra Costa County General Plan and Zoning Ordinance is underway (<https://envisioncontracosta2040.org/>) but will not be complete before the housing element adoption deadline of January 2023. Therefore, because it is not known for certain which of the sites shown in Tables 1 and 2 will be redesignated to meet the RHNA, the County is preparing this EIR to evaluate the cumulative impacts of all the sites in Tables 1 through 3 at a programmatic level. Additional information regarding the Housing Element Update can be found on the County's website: <https://www.contracosta.ca.gov/8525/Housing-Element-Update>.