



# CONTRA COSTA COUNTY

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## LEGAL DELTA AT-A-GLANCE

DELTA STEWARDHIP  
COUNCIL  
APRIL 14, 2011

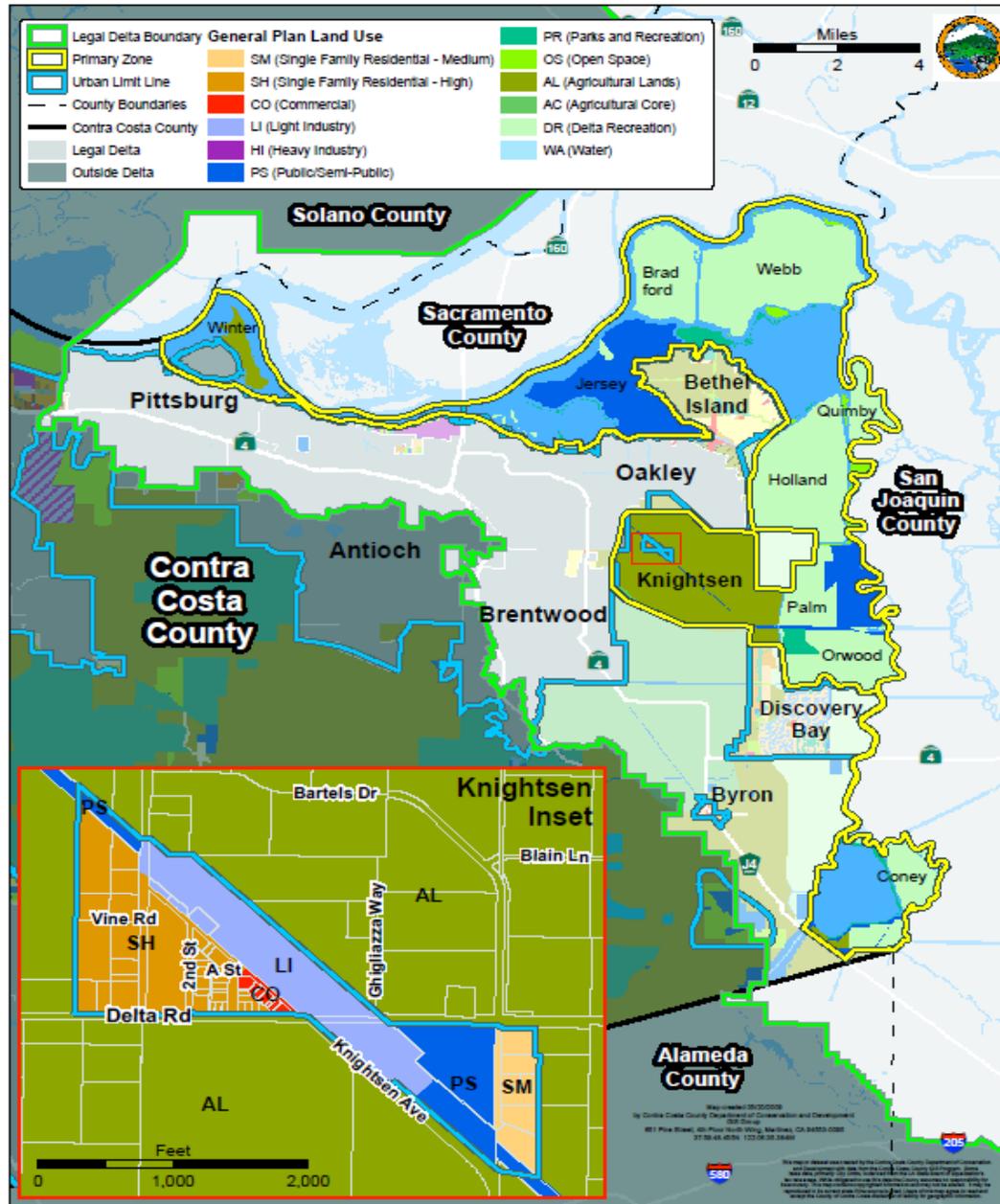




## CONTRA COSTA COUNTY DELTA ACREAGE

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<b>Total Legal Delta Acres:</b>	<b>738,000</b>
<b><u>Contra Costa County</u></b>	<b>111,321</b>
Legal Delta Acres :	<i>(15% of Legal Delta)</i>
Primary Zone Acres:	46,355
Secondary Zone Acres:	64,966





# LEGAL DELTA CONTRA COSTA COUNTY LAND USE

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## Contra Costa County General Plan (2005-2020) and County Ordinance Code

### Primary Zone (46,355 Acres)

- Urban Limit Line and development policies allow only agricultural, open space, and limited recreation uses
- New residence must meet rural-residential development requirements
- Current pop. 1800 (2010 Census)

### Secondary Zone (64,466 Acres)

- Urbanization allowed *inside* the voter-approved Urban Limit Line subject to meeting development policies and standards
- New urban development must meet flood hazard protection requirements under County Ord. Code
- Current unincorporated pop. 20,668 (2010 Census)

**DELTA STEWARDSHIP COUNCIL  
APRIL 14, 2011**

**LEGAL DELTA  
CONTRA COSTA COUNTY**

**AT-A-GLANCE**

**1. PRIMARY ZONE – CONTRA COSTA COUNTY**

- A. **111,321** ACRES OUT OF **738,000** IS WITHIN CONTRA COSTA COUNTY, OR, **15%** OF LEGAL DELTA
- B. **46,355** ACRES (LAND AND WATER) IN CONTRA COSTA COUNTY WITHIN THE **PRIMARY ZONE**, WHICH INCLUDES
- JERSEY ISLAND
  - BRADFORD ISLAND
  - WEBB TRACT
  - FRANKS TRACT
  - QUIMBY ISLAND
  - HOLLAND TRACT
  - PALM TRACT
  - ORWOOD TRACT
  - KNIGHTSEN AREA
- C. PREDOMINATE LAND USE IS AGRICULTURE, RECREATIONAL USE, AND SOME SINGLE FAMILY RESIDENCES
- D. POPULATION IN THE PRIMARY ZONE IS **1800** ACCORDING TO THE 2010 CENSUS
- E. 2009 SURVEY IDENTIFIED **463** RESIDENCES WITH THE PRIMARY ZONE
- F. VIRTUALLY ALL OF THE PRIMARY ZONE IN CONTRA COSTA COUNTY IS IN THE UNINCORPORATED AREA; VOTER-APPROVED URBAN LIMIT LINE AND COUNTY GENERAL PLAN POLICIES PRECLUDE THE POSSIBILITY OF URBAN DEVELOPMENT IN THE PRIMARY ZONE.
- G. COUNTY URBAN LIMIT LINE AND GENERAL PLAN/ZONING **ONLY ALLOW** AGRICULTURAL, OPEN SPACE, AND LIMITED RECREATION USES WITHIN THE PRIMARY ZONE. RURAL RESIDENTIAL IS PERMITTED IN CONNECTION WITH THESE USES BASED ON MINIMUM AGRICULTURAL PARCEL SIZE OF 20 ACRES.
- H. BASED ON THE COUNTY'S GENERAL PLAN, AGRICULTURAL ZONING DISTRICTS, AND SUBDIVISION ORDINANCE, WHICH TAKEN TOGETHER SET THE POLICIES, STANDARDS, AND REGULATIONS FOR RURAL RESIDENTIAL DEVELOPMENT, THERE IS THEORETICAL MAXIMUM **POTENTIAL** FOR AN ADDITIONAL **585** RESIDENTIAL UNITS WITHIN THE PRIMARY ZONE

## 2. SECONDARY ZONE – CONTRA COSTA COUNTY

A. **69,466** ACRES (LAND AND WATER) IN CONTRA COSTA COUNTY IN THE SECONDARY ZONE

B. SECONDARY ZONE INCLUDES:

### CITIES

ANTIOCH, BRENTWOOD, OAKLEY, AND PITTSBURG,

### UNINCORPORATED COMMUNITIES

BETHEL ISLAND, KNIGHTSEN, DISCOVERY BAY, AND BYRON

C. POPULATION IN THE SECONDARY ZONE IS 212,023 ACCORDING TO THE 2010 CENSUS (*APPROXIMATELY 20% OF THE COUNTY'S TOTAL POPULATION RESIDES IN THE SECONDARY ZONE*)

- 90% OF THE SECONDARY ZONE POPULATION IS CONTAINED WITHIN CITY LIMITS
- 10% IN THE UNINCORPORATED COMMUNITIES (20,668)

D. MOST OF THE PLANNED URBAN DEVELOPMENT OCCURS IN THE INCORPORATED CITY LIMITS; URBAN DEVELOPMENT ALLOWED IN UNINCORPORATED COMMUNITIES, PROVIDED IT IS **INSIDE** THE COUNTY'S URBAN LIMIT LINE AND CAN MEET ALL GENERAL PLAN POLICIES/DEVELOPMENT STANDARDS

E. ACTUAL URBAN DEVELOPMENT POTENTIAL IN THE SECONDARY ZONE UNINCORPORATED COMMUNITIES IS LIMITED:

### BETHEL ISLAND (POP. 2100)

- COUNTY GENERAL PLAN LIMITS NEW DEVELOPMENT TO APPROVED PROJECTS AND ONE DWELLING UNIT PER LEGAL PARCEL
- COUNTY GENERAL PLAN PROHIBITS ADDITIONAL RESIDENTIAL DENSITY UNLESS PERIMETER LEVEE FINANCING PLAN IS ASSURED AND LEVEE IMPROVEMENT PLAN IS APPROVED BY U.S. ARMY CORPS OF ENGINEERS

### DISCOVERY BAY (POP. 13,352)

- CURRENT GENERAL PLAN AMENDMENT/REZONING STUDIES (IN PROGRESS), IF APPROVED WOULD ALLOW UP TO APPROXIMATELY 300 NEW RESIDENCES
- THESE PROJECTS ARE STILL IN THE ENVIRONMENTAL REVIEW PHASE

### BYRON (POP.1,277)

- NO URBAN DEVELOPMENT PROPOSALS IN THIS SMALL FARMING COMMUNITY DUE TO CONSTRAINED PUBLIC INFRASTRUCTURE