

**PLANNING AREAS BY CATEGORY  
Contra Costa County**

**Key Sites**

1, 6, 14, 42, 44, 45, 77, 82, 88, 90, 91, 92, 93, 123, 124, 131, 133, 136, 140, 147, 155, 157, 158, 159, 160, 169, 170, 171, 172

**Residential**

3, 5, 8, 9, 12, 13, 15, 16, 18, 24, 26, 31, 32, 33, 35, 36, 38, 40, 41, 43, 48, 50, 53, 55, 57, 65, 66, 68, 69, 71, 73, 74, 76, 78, 79, 83, 85, 89, 94, 96, 97, 98, 101, 105, 108, 111, 112, 116, 117, 118, 121, 122, 125, 127, 128, 130, 132, 134, 135, 137, 138, 139, 141, 142, 148, 153, 156, 161, 163, 165, 167, 168, 173, 174

**Mixed Use**

7, 21, 28, 30, 47, 54, 63, 67, 103, 104, 109, 110, 113, 114, 152

**Town Centers/Downtowns**

4, 10, 27, 39, 51, 62, 70, 72, 75, 80, 84, 86, 95, 99, 100, 119, 126, 144, 162, 166

**Employment Centers/Institutions**

2, 11, 17, 19, 20, 22, 23, 25, 29, 34, 46, 49, 52, 56, 58, 59, 60, 61, 64, 81, 87, 102, 106, 107, 115, 120, 129, 143, 145, 146, 149, 150, 151, 154, 164

**Transit Center (Station Area)**

9, 10, 12, 24, 25, 26, 28, 29, 30, 49, 50, 51, 64, 65, 71, 72, 73, 75, 76, 100, 101, 103, 104, 112, 118, 119, 130, 131, 137

**Corridor**

11, 22, 23, 25, 27, 29, 34, 54, 59, 61, 63, 64, 67, 102, 106, 110, 111, 115, 120, 121, 139, 145, 150, 154, 164

**Regional Agencies Smart Growth Strategy**  
**Bay Area Alliance for Sustainable Development Regional Livability Footprint Project**  
**CONTRA COSTA COUNTY**  
**KEY SITES**

Antioch

**Future Urbanization Area #1 and adjacent un-named site:** This area currently has some scattered residences and grazing, but is primarily undeveloped. The area has been annexed into the City, with the idea of future urbanization, and a sub-committee is studying what land use designations are appropriate. There is one project, a Kaiser medical facility, that has been approved at the conceptual level. This 78-acre project includes some office space and is proposed for along Deer Valley Road.

**Future Urbanization Area #2:** This 778-acre area is also known as the East Lone Tree Corridor Specific Plan area. The land is primarily undeveloped, with limited agriculture along Lone Tree, and some residences along Empire. Potential build-out of the plan would be 1,322 housing units in a mix of low-medium and medium-high densities. One residential project is in the permitting process.

Bay Point

**North Broadway:** The North Broadway Neighborhood Plan was recently prepared for the Contra Costa County Redevelopment Agency, coinciding with ongoing phased infrastructure improvement projects in the North Broadway neighborhood. The Neighborhood Plan is for an 8-acre parcel formerly known as the Siino property and recently acquired by the Agency. Taking into account amenities, demographic factors and market trends, the Plan found that the most feasible potential use of the North Broadway site is as a mixed-use residential development with the majority of the site dedicated to single-family detached housing units. The Preferred Plan includes 2,800 square feet of retail/commercial uses, and 92 new dwelling units (34 multi-family and 58 single-family) in the North Broadway area.

Chief among the advantages are the site's proximity to the Pittsburg/Bay Point BART Station, the relative affordability of the local housing market, the water views afforded much of the site, and a rapidly growing market-area population made up principally of family households. The site also has several competitive disadvantages which must be taken into account in planning for future development. These disadvantages include the poor quality of neighborhood retail and service amenities, a past perception of the North Broadway areas as high-crime area, and the proximity of poorly maintained residential areas.

Brentwood

In relatively few decades, Brentwood has gone from a primarily agricultural community to an urban place with many employed residents who commute relatively long distances to jobs outside the community.

**Brentwood Southwest: [Special Planning Area G and H]** Part of this 1,000-acre area is within the City's sphere-of-influence but has not been annexed. There is no development proposed for the area outside the County's Urban Limit Line (ULL), though there are residential projects being reviewed for an area that is located in an incorporated area. The City has a lawsuit with the County pending over the ULL.

**Cowell Ranch:** There are 5,000 acres of open space and range-land, including the State Park John Marsh historic property, in this area. There has been a range of discussion about the type of development for this area. Currently, most of the area is outside the County Urban Limit Line and is pending acquisition by the Trust for Public Land. The County is not actively considering development in this portion.

There are 300 acres that are within the ULL and Signature Developer is interested in developing this area. There is infrastructure close to the border along Concord Avenue and a small business park along Vasco Road. The City was interested in a major job creation development here, and the S.H. Cowell Foundation is interested in a major commercial and residential area. Long term plans include annexation to the City and development of 4,500 - 5,000 residential units, a 400,000 square-foot commercial center, a 2 million square-foot employment center and educational facilities. Another site plan for the Cowell Ranch project by EDI/Van der Ryn Architects demonstrates a model ecological community with compact walkable villages and mixed-use development, including 9,000 homes and several village-scale commercial centers.

### Concord

**Concord Naval Weapons Station:** This land is owned by the Department of Defense, which has it in “mothball status,” meaning that they are holding the land in reserve and can reactivate it. Very restrictive uses are allowed and the terminal portion (on the water) is still in use. There has been no move by the Federal Government to open it up.

**Cal State Hayward, Contra Costa County campus:** The 384-acre key site on the left is the campus, which is about 25% developed. The campus offers upper division and graduate instruction at times convenient for working adults. The rest of the Planning Area, as well as the adjacent Planning Area to the east, is undeveloped.

### County

**Bethel Island:** Bethel Island is located in the heart of the Sacramento-San Joaquin Delta. It is accessible by bridge and is surrounded by over 1,200 miles of waterways. The shores are lined with waterfront homes and marinas. Tourism, particularly fishing, plays a large role in the economy. There is also an eighteen hole championship golf course on the island. There are limits to development in this area, particularly because of environmental constraints (e.g. not much above sea-level). One unit per parcel is allowed in this “on-island area.” The Delta Coves Project of 500 residences was approved by a federal judge but nothing is currently happening.

**Discovery Bay:** This unique water-oriented community originated in 1970, when the Veronica Development Company sold deep-water lots for about \$15,000. Those \$15,000 lots have sold upwards of \$200,000 in recent years. In 1978 Ken Hofmann bought the entire development. Starting with a nucleus of production homes and condominiums the development grew, bay by bay. The first “deep water” homes were built on Lido Bay. Willow Lake was expanded from the original upper lake, eventually covering approximately 72 acres. In 1984 ground was broken for the 18 hole golf course, a 400-acre project. In 1988 the final bays were opened in the southwest corner of the development, finishing off the approximately 2,000-acre project. In 1997 there were close to 4,000 residences in the community. There are concerns about flooding and the District levee system affords 3.4 feet of freeboard above a 100 year flood event.

**Off-Island Bonus Area:** This area is in the 100-year flood plain and the soil, topography and (in)stability of the levee system are constraints to development. This area is below sea-level and subsiding, is prone to flooding, and is on the 100-year flood plain. There is a development project, Cypress Lakes, which is in the final approval phase. This project has been developing for about 10 years, through many different property owners. Currently, Shea Homes is proposing 1,330 single-family homes. In the early 1990s, there were other residential projects, which have either been withdrawn or have expired, including a 16-unit residential subdivision with a small commercial space.

### Hercules

**Franklin Canyon:** The City, along with the County, is developing a Specific Plan for this incorporated area. There are plans for a golf course, as well as a proposal for 577 units (32 multi-family and the rest single-family). There has been contention about developing this area, primarily concerned with open space issues and traffic through Refugio Valley. The project is still under review.

**Hercules Waterfront:** This area is generally known as the Hercules Properties Inc. (HPI) site. The Bixby Company LLC is acting as master developer for the property. There is a Waterfront District Master Plan for the City of Hercules that was adopted in July 2000. The intent of the Plan is to recognize and preserve the historic character of the existing 167-acre Hercules Powder Company town site while allowing reuse of existing structures and construction of new buildings. The Plan organizes development within its boundaries as a traditional neighborhood and several distinct mixed-use sub-districts. Neighborhood buildout is estimated at 207 units on 28 acres. There will also be various types of open space, including a trail, greenway and parks. Goals of the Plan include providing access along the Bay shoreline, a location of a commuter rail station, and a variety of offices, public spaces, mixed-use development.

**Northshore/RFI/Bixby:** This area adjacent to the Waterfront District includes a variety of development projects. The North Shore Business Park has been approved for development into a master planned research and development industrial park. The New Pacific Properties land was formerly owned by Pacific Refinery, which placed storage tanks, wastewater treatment ponds, detention basins, process units and piping and administrative offices in this area. The goal of the 206-acre New Pacific Properties Specific Plan is to transform the former refinery site into a planned residential community with parks, open space, trails, a public school and retail uses. There is potential for 763 single-family units, 117 multi-family units and either 65,000 square feet of retail or 50 additional single-family homes. The area is currently designated as Industrial and

Planned Commercial Industrial, so would require a General Plan Amendment.

Moraga

**Palos Colorado:** The land in this area is currently vacant, with some grazing uses. A settlement agreement has resulted in an approved conceptual development plan for 123 new single-family residences.

### Oakley

In November of 1998, local voters approved Oakley's incorporation and so created the City of Oakley, which became Contra Costa's newest city on July 1, 1999.

**Cypress Corridor:** Part of this area is within the city limits and other parts are unincorporated. Similar to the Off-Island Bonus Area, there are concerns about flooding.

### Orinda

**Gateway:** This valley extends from the Caldecott Tunnel and forms a wildlife corridor joining the regional parklands along the East Bay Hills and widens the strip of greenbelt connecting the San Pablo and San Leandro watersheds. This area has been designated as an aquatic resource of national importance and as critical habitat for the Alameda whipsnake. Red-legged frogs, yellow-legged frogs, and western leatherwood have been documented there.

The developer Montanera LLC has proposed a project of 225 luxury homes and a golf course in this area. For grading to be approved, the Regional Water Quality Board, the Department of Fish and Game, and the Army Corps of Engineers must grant permits.

### Pittsburg

**Chevron:** This is unincorporated and undeveloped land that used to be owned by Chevron. A tank farm was located in this area, and there may be soil contamination. The land is flat and becomes foothills in the south, where there used to be grazing. There are two residential developments being reviewed at the moment:

- × The Highlands Ranch project is on 174 acres with 600 single-family homes approved and under construction. Some are occupied.
- × The Sky Ranch II project is on 160 acres with 283 single-family homes by Kaufman and Broad. There is a Preliminary Plan pending.

**Lawlor:** There is some residential development in this area and various future residential projects in varying stages of approval:

- × The Lawlor Creek Apartments project is a 314-unit proposed project, with a Preliminary Plan filed.
- × The Evergreen project of 46 single-family homes on 20 acres has been built.
- × Alves Ranch is in environmental review. There is a Preliminary Plan for 626 single-family unit and 556 multi-family on 293 acres.
- × The Oak Hills project is the farthest east and closest to BART. There is existing retail, small restaurants, and apartment complex of 260 units built in the early 1990s. This is a Planned Development area and 1,200 single-family homes are still under construction.

### Richmond

**Point Molate:** The Navy is conducting an environmental site investigation and cleanup activities under three programs at the Point Molate Naval Fuel Depot sites: Site 1 is landfill in a hillside ravine that contains mostly construction debris, tank bottoms sludge, and empty fuel drums. There are no plans for development on the landfill site. Site 3 contains three treatment ponds and areas near the Bay where the products of previous fuel spills and leaks are found in the soil and groundwater. It is an area the City plans to develop.

**Point Richmond South:** This formal industrial property currently contains two marinas, luxury homes on an artificial isthmus, mid-rise condominiums and a mid-rise office building. A single-family development is approved but a lawsuit may be filed by a neighborhood group. There are two parcels remaining for residential uses (with potential for about 200 units), and one parcel for potential commercial use. There are no proposals for these parcels being considered at the present. The Bay Trail may run through one of these sites, which is an old brownfield site. This key site area is bounded by a high and steep hill on one side, the Port of Richmond on another and a regional park on the third.

**North Richmond Shoreline:** The City of Richmond embarked on a brownfields pilot project within the 900-acre North Shoreline Area in 1996. The ultimate goal of the North Shoreline Pilot project is to stimulate economic development and improve public health and environmental quality by reusing seven properties north of the Richmond Parkway. The City has

prepared and adopted a Specific Plan that identifies the extent of contamination and facilitates development by defining allowable economic uses and identifying the conservation and recreation areas. Completion of the Richmond Parkway and four of the proposed projects could create approximately 2,500 jobs. These sites will shortly undergo environmental review.

### San Ramon

**Alcosta:** This area within the Westside subarea is largely unincorporated open hillsides. The subarea slopes upward to the west in a series of hills and ridges. In 1989 the City adopted a specific plan for the Westside, which was updated in 1997. The area along San Ramon Valley Boulevard is designated primarily for residential development, with a neighborhood shopping center at the corner of Alcosta and San Ramon Valley Boulevard. Approximately 1,295 residential units are included in the Westside Specific Plan. The development of Wiedemann Ranch has been approved by the County with potential for 370 large lot homes. The balance of the site will be maintained as open space, with a limited amount of development permitted off existing roads.

**Alamo Creekside:** There are two projects adjacent to each other: Alamo Creek and Intervening Properties. This area is within the ULL, is unincorporated and these two projects are under review.

**Dougherty Valley:** Dougherty Valley is comprised of Gale Ranch (2,740 acres), Gumpert Ranch (2,360 acres) and Camp Parks (see below). There was a settlement agreement between the Town of Danville, the City of San Ramon and Contra Costa County, which led to approval of a Master Planned Community project in 1994. The area is envisioned as a "New Town" with a mix of uses including 8,500 approved dwelling units, commercial uses and public facilities. There is potential for a total of 11,000 new units, depending on further traffic analysis. The "Village Center" area, at the confluence of the two branches of Alamo Creek, is planned to include 745,000 square feet of neighborhood serving retail and office uses. At build-out, there will be approximately 2,400 acres of open space and up to 260 acres of parkland. The area will be annexed in the City of San Ramon over time. .

**Camp Parks:** The Federal Government has decided that this area should not be developed, since Camp Parks Reserve Forces Training Area (Parks RFTA) is considered a vital part of the Army in the Western United States. Parks RFTA is the only training facility within a short drive for 11,000-plus reservists in the San Francisco Bay Area. There are approximately 2,700 acres in this area, 635 of which are used for administration, support and logistics. The remaining acreage, predominantly open space, is used for small-unit field training and small-arms weapons training. There are 489 Appropriated Fund civilians, 148 Military (68 officers, 80 enlisted), 62 contract employees and 1,655 Army reservists (monthly). There are thirteen single-family housing units located here.

This installation was established as Camp Parks in 1943 and served as a Navy base until 1946. Camp Parks was transferred to the Air Force from 1951 to 1959 and was called Parks Air Force Base. The installation was transferred to the Army as a subinstallation of Sixth Army, Presidio of San Francisco, and officially was designated as Parks Reserve Forces Training Area in 1980. The installation is now under the command and control of the U.S. Army Reserve Command and became a direct-reporting installation of Fort McCoy, Wisconsin in 1994.

**Tassajara Valley:** Currently, much of this 4,900-acre unincorporated valley is used for agricultural purposes, and residential development is limited. A large development mixed-use project was proposed in the 1990s, which included 5,950 dwelling units, 300,000 square feet of commercial/office space and 2,645 acres for parks and open space. The project was withdrawn when the County placed the Tassajara Valley outside the County Urban Limit Line, thus excluding it from development until at least 2010. The Valley is in the San Ramon Planning Area, which allows the City to plan for the area under its General Plan. Neither the City nor the County currently propose any development in this area.

*Regional Agencies Smart Growth Strategy  
 Bay Area Alliance for Sustainable Development Regional Livability Footprint Project*

Data Entry Sheet  
**CONTRA COSTA COUNTY**  
 October 6, 2001

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (11%)	Moderate (25%)	Above-Moderate (45%)
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Scenario Name	Density Dialup Location	Dialup Residential Density	Dialup Employment Density

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (11%)	Moderate (25%)	Above-Moderate (45%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase ( <i>new PT must =100%</i> )	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (11%)	Moderate (25%)	Above-Moderate (45%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase ( <i>new PT must =100%</i> )	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (11%)	Moderate (25%)	Above-Moderate (45%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (11%)	Moderate (25%)	Above-Moderate (45%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (11%)	Moderate (25%)	Above-Moderate (45%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (11%)	Moderate (25%)	Above-Moderate (45%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (11%)	Moderate (25%)	Above-Moderate (45%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (11%)	Moderate (25%)	Above-Moderate (45%)
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**EXISTING CONDITIONS TABLE**

CONTRA COSTA

<b>Planning Area</b>	<b>Households</b>	<b>Jobs</b>	<b>Pedestrian Index</b>	<b>Place Type Category</b>
1			1	Key/Pivotal Site
2	1,187	12,359	1	Employment Center/Institution
3	301	-	3	Residential
4	224	-	3	Downtown/Town Center
5	520	113	3	Residential
6	7	1,746	1	Key/Pivotal Site
7	578	3,445	2	Mixed Use
8	17,586	11,842	1	Residential
9	735	87	1	Residential
10	1,400	2,135	2	Downtown/Town Center
11	315	1,508	1	Employment Center/Institution
12	747	345	1	Residential
13	821	52	2	Residential
14	134	6,670	1	Key/Pivotal Site
15	5,796	1,021	1	Residential
16	3,907	476	1	Residential
17	78	875	1	Employment Center/Institution
18	1,576	1,071	2	Residential
19	244	22	1	Employment Center/Institution
20	249	1,170	1	Employment Center/Institution
21	261	413	1	Mixed Use
22	829	2,993	2	Employment Center/Institution
23	293	1,247	2	Employment Center/Institution
24	653	293	3	Residential
25	58	901	2	Employment Center/Institution
26	1,371	156	3	Residential
27	452	930	2	Downtown/Town Center
28	515	574	3	Mixed Use
29	160	1,290	2	Employment Center/Institution
30	1,728	1,333	3	Mixed Use
31	2,003	50	3	Residential
32	5,307	2,283	2	Residential
33	4,198	675	2	Residential
34	293	1,246	2	Employment Center/Institution
35	3,054	607	1	Residential
36	4,264	1,293	1	Residential
38	2,795	188	1	Residential
39	155	1,089	1	Downtown/Town Center
40	6,738	3,439	1	Residential
41	393	57	2	Residential
42	33	57	1	Key/Pivotal Site
43	8,716	3,194	1	Residential
44	-	2,084	3	Key/Pivotal Site
45	5	351	2	Key/Pivotal Site

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
46	-	1,025	1	Employment Center/Institution
47	1,492	1,277	3	Mixed Use
48	67	3	2	Residential
49	181	1,350	3	Employment Center/Institution
50	283	183	3	Residential
51	355	2,436	4	Downtown/Town Center
52	153	810	1	Employment Center/Institution
53	713	363	1	Residential
54	80	204	1	Mixed Use
55	14,480	11,701	3	Residential
56	422	2,859	2	Employment Center/Institution
57	500	-	1	Residential
58	376	20,457	1	Employment Center/Institution
59	1	1,617	2	Employment Center/Institution
60	275	530	1	Employment Center/Institution
61	445	2,883	2	Employment Center/Institution
62	133	1,722	2	Downtown/Town Center
63	120	262	2	Mixed Use
64	391	1,035	2	Employment Center/Institution
65	232	10	2	Residential
66	438	-	1	Residential
67	500	638	1	Mixed Use
68	983	9	1	Residential
69	6,936	5,141	1	Residential
70	601	2,637	2	Downtown/Town Center
71	195	-	2	Residential
72	681	1,108	2	Downtown/Town Center
73	678	25	3	Residential
74	11,459	10,091	1	Residential
75	73	2,219	3	Downtown/Town Center
76	449	65	2	Residential
77			1	Key/Pivotal Site
78	5,873	2,583	1	Residential
79	5,006	1,049	1	Residential
80	298	1,552	2	Downtown/Town Center
81	8	1,301	3	Employment Center/Institution
82			1	Key/Pivotal Site
83	5,816	2,075	1	Residential
84	169	69	2	Downtown/Town Center
85	11,825	6,352	1	Residential
86	490	5,017	4	Downtown/Town Center
87	868	25,995	2	Employment Center/Institution
88	99	-	1	Key/Pivotal Site
89	16,701	10,189	1	Residential
90	84	-	1	Key/Pivotal Site
91	81	-	1	Key/Pivotal Site

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
92	13	-	1	Key/Pivotal Site
93	154	-	1	Key/Pivotal Site
94	4,020	705	1	Residential
95	433	609	3	Downtown/Town Center
96	143	-	1	Residential
97	5,089	3,539	1	Residential
98	17,557	8,800	1	Residential
99	414	9,559	3	Downtown/Town Center
100	1,151	11,705	2	Downtown/Town Center
101	448	22	1	Residential
102	13	2,151	2	Employment Center/Institution
103	973	2,885	2	Mixed Use
104	570	1,165	2	Mixed Use
105	4,040	981	1	Residential
106	1,189	6,234	1	Employment Center/Institution
107	50	7,602	2	Employment Center/Institution
108	837	63	1	Residential
109	804	915	1	Mixed Use
110	907	1,469	2	Mixed Use
111	248	59	2	Residential
112	1,678	248	2	Residential
113	1,065	908	1	Mixed Use
114	6,894	7,855	1	Mixed Use
115	1,035	4,482	2	Employment Center/Institution
116	1,187	995	1	Residential
117	4,672	842	1	Residential
118	1,576	769	3	Residential
119	1,981	9,899	3	Downtown/Town Center
120	3,723	7,584	2	Employment Center/Institution
121	324	571	2	Residential
122	2,719	125	1	Residential
123			1	Key/Pivotal Site
124	-	1,612	1	Key/Pivotal Site
125	2,224	65	1	Residential
126	10	373	3	Downtown/Town Center
127	3,926	373	1	Residential
128	15,129	2,939	2	Residential
129	255	6,583	1	Employment Center/Institution
130	607	169	2	Residential
131			1	Key/Pivotal Site
132	165	53	1	Residential
133	61	3,126	1	Key/Pivotal Site
134	3,199	372	1	Residential
135	14,530	10,393	1	Residential
136			1	Key/Pivotal Site
137	1,097	93	2	Residential

<b>Planning Area</b>	<b>Households</b>	<b>Jobs</b>	<b>Pedestrian Index</b>	<b>Place Type Category</b>
138	341	6	2	Residential
139	679	167	2	Residential
140			2	Key/Pivotal Site
141	457	114	1	Residential
142	945	1	1	Residential
143	355	700	1	Employment Center/Institution
144	211	338	3	Downtown/Town Center
145	469	1,385	2	Employment Center/Institution
146	-	5,536	1	Employment Center/Institution
147	227	209	1	Key/Pivotal Site
148	25,579	6,698	1	Residential
149	927	4,861	1	Employment Center/Institution
150	619	2,121	2	Employment Center/Institution
151	-	32	1	Employment Center/Institution
152	889	2,162	1	Mixed Use
153	653	35	1	Residential
154	15	256	1	Employment Center/Institution
155	286	11	1	Key/Pivotal Site
156	194	38	1	Residential
157	67	-	1	Key/Pivotal Site
158	71	-	1	Key/Pivotal Site
159	6	-	1	Key/Pivotal Site
160	15	200	1	Key/Pivotal Site
161	5,343	1,506	1	Residential
162	148	826	2	Downtown/Town Center
163	969	941	1	Residential
164	1,154	3,158	1	Employment Center/Institution
165	4,515	731	1	Residential
166	620	111	2	Downtown/Town Center
167	673	1,242	2	Residential
168	637	64	1	Residential
169	256	558	1	Key/Pivotal Site
170	1,240	430	1	Key/Pivotal Site
171	698	209	1	Key/Pivotal Site
172			1	Key/Pivotal Site
173	3,012	19	1	Residential
174	90	12	2	Residential

## Population, Household and Employment Growth 2000-2020

## CONTRA COSTA

Jurisdiction									Illustrative Example (a)	
	ABAG Household Projection				ABAG Jobs Projection				Housing	Projected Housing
	2000	2020	# Change	% Change	2000	2020	# Change	% Change	Balance (b)	Challenge (c)
Antioch	27,860	38,750	10,890	39.1%	18,100	30,830	12,730	70.3%	8,487	n/a
Brentwood	6,870	16,530	9,660	140.6%	5,540	15,440	9,900	178.7%	6,600	n/a
Clayton	3,850	4,990	1,140	29.6%	1,190	1,660	470	39.5%	313	n/a
Concord	43,190	46,630	3,440	8.0%	60,980	78,460	17,480	28.7%	11,653	8,213
Danville	14,170	16,740	2,570	18.1%	9,160	12,750	3,590	39.2%	2,393	n/a
El Cerrito	10,140	10,620	480	4.7%	7,560	8,150	590	7.8%	393	n/a
Hercules	6,170	8,790	2,620	42.5%	3,880	6,170	2,290	59.0%	1,527	n/a
Lafayette	9,170	9,760	590	6.4%	9,200	10,200	1,000	10.9%	667	77
Martinex	14,030	15,850	1,820	13.0%	20,250	27,970	7,720	38.1%	5,147	3,327
Moraga	5,660	6,320	660	11.7%	4,300	5,410	1,110	25.8%	740	80
Oakley	8,500	11,390	2,890	34.0%	3,990	14,370	10,380	260.2%	6,920	4,030
Orinda	6,500	7,250	750	11.5%	4,600	5,100	500	10.9%	333	n/a
Pinole	6,650	7,260	610	9.2%	6,180	7,900	1,720	27.8%	1,147	537
Pittsburg	16,900	24,850	7,950	47.0%	21,180	31,660	10,480	49.5%	6,987	n/a
Pleasant Hill	13,450	14,580	1,130	8.4%	18,580	22,070	3,490	18.8%	2,327	1,197
Richmond	34,190	38,840	4,650	13.6%	43,110	59,790	16,680	38.7%	11,120	6,470
San Pablo	8,900	9,310	410	4.6%	8,030	10,110	2,080	25.9%	1,387	977
San Ramon	16,280	28,410	12,130	74.5%	38,580	59,970	21,390	55.4%	14,260	2,130
Walnut Creek	29,360	32,240	2,880	9.8%	54,270	63,930	9,660	17.8%	6,440	3,560
Unincorporated	57,020	71,630	14,610	25.6%	21,410	28,740	7,330	34.2%	4,887	n/a
<b>Contra Costa County</b>	<b>338,860</b>	<b>#####</b>	<b>81,880</b>	<b>24.2%</b>	<b>360,090</b>	<b>500,680</b>	<b>140,590</b>	<b>39.0%</b>	<b>93,727</b>	<b>11,847</b>

Notes:

(a) The Regional Agencies Smart Growth Steering Committee has adopted a range of calculations of how many units are needed to house projected workers, which range from 80,000 to 115,000 units for Contra Costa County. For illustrative purposes only, the high end of this range is shown and disaggregated in the:

(a) Represents the new households needed to match job growth assuming 1.5 employed residents per household.

(b) Represents the difference between current ABAG household projections and the number of households needed to achieve jobs housing balance.

### Projected Affordability Need:

**Very Low Income: 19%**

**Low Income: 11%**

**Moderate Income: 25%**

**Above Moderate Income: 45%**