



ENVISION CONTRA COSTA 2040

Environmental Justice, Community Health, and Sustainability Virtual Collaboration

Online Conference Platform – Zoom
Wednesday, June 3, 2020

At this special meeting held on June 3, 2020, Contra Costa County hosted the first virtual collaboration event for Envision Contra Costa 2040. The collaboration was hosted through the online conferencing platform Zoom and was designed to be interactive. Participants were able to join via computer, tablet, or phone. For a recording of the meeting, visit https://envisioncontracosta2040.org/calendar/?mc_id=82.

Supervisor Candace Andersen began by addressing the current political climate and emphasized the importance these topics hold in achieving a healthier, equitable, and more sustainable future for all residents. County staff and consultants presented an overview of Envision Contra Costa 2040, along with targeted material about the integration of environmental justice, community health, and sustainability.

Following the presentation, County staff and consultants held an open-ended Question and Answer session for 15 minutes before breaking into small group discussions. Due to the high volume of attendees and questions, County staff and consultants held a second Q&A session after the breakout room discussions. All questions and answers are included below in this summary. Questions are restated verbatim. Some answers provided during the live Q&A have been refined.

Small Group Discussion Summary

Using Zoom capabilities participants were moved into virtual “breakout rooms” and worked in nine small groups to collaboratively discuss five questions regarding environmental justice, community health, and sustainability to address the needs of disadvantaged communities across the county. Meeting participants were encouraged to collaborate and discuss their perspectives and emerging ideas in response to the specific questions. Note-takers captured comments in a shared Google Doc visible on screen.

What are the key environmental justice issues in the communities with which you live and/or work? Are there additional issues you’re aware of in the county as a whole? What are ways that the County can be most helpful or effective in responding to those issues?

- Air quality impacts from refineries, including the immense health disparities disadvantaged communities face due to poor air quality
 - Act on jurisdictional powers to properly regulate refineries.
 - Incentivize natural methods of reducing poor air quality; possibly through planting more trees in areas most affected.
 - Address refineries and fuel emissions in the General Plan.
 - Work with Communities of Concern to address the disproportionate asthma rates.
 - Partner with local environmental justice organizations to better address hazard-related issues and health impacts of industrial uses.
 - Acknowledge that West County, Rodeo, and Bay Point face some of the most pressing challenges surrounding air quality due to close proximity to refineries.

- Discuss community-wide concerns related to the health inequities resulting in higher asthma rates for other community members.
- Clarify how the County is going to work with disadvantaged communities to address disproportionate asthma rates.
- Control and monitor emissions, especially in disadvantaged communities.
- Access to parks and open space
 - Address the lack of parks and open space in communities facing higher health risks.
 - Emphasize disadvantaged community need for adequate access to these resources in plans.
 - Address safety in and around parks, and increase lighting in parks.
 - Provide access to clean bathrooms, water fountains, low-maintenance landscaping, and native, drought-friendly plants in parks.
 - Focus on the physical and psychological health benefits associated with parks.
- Illegal dumping
 - Address resident complaints involving illegal dumping throughout the county.
 - Use code enforcement to tackle illegal dumping.
- Sea level rise and flooding
 - Identify proactive solutions to prevent the acceleration of sea level rise (i.e., end oil drilling) and support existing resources like wetlands.
 - Prioritize levees, horizontal sea walls, and wetlands to prepared for future sea level rise.
 - Mitigate flooding impacts in Discovery Bay.
 - Acknowledge the impacts of sea level rise on business and the population.
- Oil drilling
 - Address health concerns associated with the drilling impacts.
 - Incorporate oil well cleanup into the building permitting process.
 - Weigh economic, health, and safety risks posed by oil drilling facilities. Also consider the increase in risks of natural disasters paired with operation of these facilities.
 - Identify ways to protect the community from the impacts of drilling.
 - Acknowledge that the County has influence related to oil drilling, and look for creative solutions to limit drilling activities.
- Community engagement
 - Improve outreach strategies and focus on equity issues, ensuring low-income communities and farmers are adequately represented in these discussions.
 - Conduct targeted outreach to communities living closest to refineries.
- Land use designations
 - Preserve agricultural lands, and ensure the definition of agricultural land is not easily manipulated.
 - Expand green resources.
 - Strengthen the Urban Limit Line (ULL), and preserve land along the ULL.
 - Limit development near and around industrial and hazardous locations.
 - Develop policies to support smart growth.
- Transportation
 - Develop creative solutions to tackle challenge of affordable housing near transportation hubs.
 - Create a seamless transportation network that is equitable, affordable, and accessible.
- Housing and Homelessness
 - Increase action from the County on homelessness issues, including increasing homeless supportive services.
 - Support policies to increase housing security and affordability.

What are the most pressing health concerns in the communities with which you live and/or work? Are there additional issues you're aware of in the county as a whole? What are ways that the County can be most helpful or effective in responding to those issues?

- Access to healthcare
 - Address the lack of healthcare facilities throughout the county, especially in West Contra Costa County.
 - Stop closing healthcare facilities where people need them the most. Rodeo's hospital was shut down, taking away an important community asset.
 - Work with community-based organizations and the Office of Health Hazardous Assessment to support disadvantaged communities where access to healthcare is limited.
 - Improve access to technology and infrastructure to provide support for new health care facilities.
 - Launch a traveling health clinic program to provide health services to communities lacking healthcare facilities.
- Exposure to rising heat
 - Increase access to "cooling amenities," and consider developing more cooling centers.
 - Prioritize providing the necessary resources to disadvantaged communities, such as air conditioning units and double-pane windows, and consider supplementing with solar panels on residential roofs.
 - Consider requirement of cooling systems for new building developments.
 - Focus heat exposure mitigation efforts in East County or other areas that suffer drastically from heat waves.
- Food access
 - Support community gardens and involve youth in urban agriculture efforts.
 - Encourage regenerative agriculture as a sustainable food source and simultaneous improvement to air quality.
 - Increase access to healthy, fresh food, potentially through partnerships with the local farming community.
 - Encourage grocery stores to locate in unincorporated areas of the county, including Bay Point.
- Asthma and health disparities related to air quality
 - Recognize that COVID-19 has reinforced the health disparities faced by disadvantaged communities due to poor air quality caused by refineries and other pollution sources.
 - Devise solutions to help disadvantaged communities improve their respiratory health related to environmental conditions such as fires and traffic.
- Fresh water access
 - Ensure fresh water remains safe from pollutants such as waste accumulation and sludge.
 - Address the reduction on the water table in connection to impacts from refineries.
 - Address groundwater supply concerns on Bethel Island.
 - Address water quality and water infrastructure issues in Bay Point.
 - Ensure sewer water is not contaminating drinking water.
 - Conduct a study on harmful algal blooms, including blue-green algae.
- Improve and preserve green space
 - Work to create open spaces for connection and recreation.
 - Preserve open space near shorelines.
 - Expand green spaces in urban areas.
 - Create more open space connections in East County.

What is your greatest concern about how climate change may impact the communities with which you live and/or work, and/or the county as a whole? What are ways that the County can be most helpful or effective in responding to those issues?

- Sea level rise and flooding
 - Address saltwater intrusion from sea level rise and the long-lasting impacts on agricultural lands and soils.
 - Support projects that adapt to sea level rise.
 - Actively pursue grants to fund sea level rise projects.
 - Devise a strategy to address sea level rise in disadvantaged communities and communities adjacent to waterways.
 - Improve flood control infrastructure in anticipation of more flood events.
 - Update requirements for new development to include rainwater capture infrastructure.
- Health concerns related to wildfires
- Health concerns related to heightened seasonal allergies
 - Provide more indoor recreation spaces.
 - Plant native plants rather than invasive weeds/species associated with allergies.
- Recurring drought concerns
- Green infrastructure
 - Promote renewable sources for energy production.
 - Transition from polluting infrastructure to green infrastructure and green jobs.
- Oil drilling
 - Eliminate oil drilling to promote a healthier quality of life, and consider a moratorium on oil and gas altogether.
 - Share proposals for drilling with the community on a broader scale.
 - Consider oil drilling impacts to greenhouse gas emissions and subsequent impacts on air quality levels and asthma rates.
- Agricultural land
 - Ensure unused agricultural land is not being used for purposes other than agriculture.
 - Inform the community of pesticide use, and address pesticide runoff issues.
 - Acknowledge benefits of preserving agricultural land in the General Plan.
 - Study Byron's airport facilities and transportation access feasibility before allowing additional growth.
 - Encourage use of recycled water and rain runoff to irrigate crops.
- Transportation
 - Support improvements to public transportation.
 - Discourage use of single occupancy vehicles.
 - Increase bus frequency and add bus stops in disadvantaged communities.
 - Add more bike lanes throughout the county.
 - Educate residents on use of public transportation, including route and bus line planning.
- Development concerns
 - Provide additional support for projects, potentially free County staff time.
 - Consider major development hurdles posed by CEQA.
 - Consult Native American citizens to advise on impacts of future development and land use decisions.

Review the draft map of disadvantaged communities. Does this map accurately capture the disadvantaged communities in Contra Costa County? If not, what areas should be added/removed and why?

- Consider adding Bethel Island, Crockett, and San Pablo as disadvantaged communities.
- Collaborate with Pittsburg and Antioch, as communities in these cities need attention as well.
- Identify pockets of El Sobrante and Oakley as disadvantaged communities.
- Consider taking a different approach that does not rely only on the U.S. Census, since some communities may be considered disadvantaged, but do not fall within a Census block.
- Consider adding communities that will be severely impacted by sea level rise.
- Employ the Healthy Places Index to inform the map as well.
- Add homeless encampments to the map of disadvantaged communities.
- Consider using a system-wide approach to address disproportionate impacts to disadvantaged communities so areas that are not disadvantaged can assist those that are.

Are there examples of how other cities or counties have approached environmental justice, community health, and/or sustainability that you think the County should consider?

- Examples from other jurisdictions:
 - City of Antioch: Climate Resilience Plan, partnership approach, partners with the County Housing Consortium and supports CDBG housing program.
 - City of Richmond: Good example of climate policies.
 - City of Brentwood: Good example of measurable goals for climate action planning, but the goals lack follow-through.
 - City of Davis: Crude-by-rail and coal-by-rail issues caused air pollution that should not be emulated in Contra Costa County.
 - Cities of Portland and San Jose: Use of innovative housing strategies to house homeless populations by developing “tiny homes.”
 - City of Berkeley: Building code supports electrification and encourages solar panels on residences; “Just Transition” concept developed to help people impacted by loss of fossil fuel jobs.
 - Alameda County: May have an ordinance to eliminate or reduce oil drilling.
 - Sonoma County: Innovative approach to carbon capture measures using large soil beds.
 - Bloomington, Indiana: Good climate action planning and sustainability measures.
 - Longview, Washington: Good example of community advocacy that prevented a coal port opening nearby.
 - Washington, DC: Solar program can serve as model for Contra Costa County.
 - Hawaii: Good example of a state that has become energy self-sufficient.
 - Global examples: Scandinavian and Asian countries are models for sea level rise adaptation; emerging countries have used cost-effective measures to address sea level rise as well.
- Other approaches to consider:
 - Implement health travel clinic programs to disadvantaged communities for better health care access.
 - Consider benefits of the Community Air Protection Program (AB 617).
 - Execute strategies with a sense of urgency; climate changes are happening quickly.
 - Send nurses to disadvantaged communities on house-call visits.
 - Mitigate high housing cost for low-income communities through solar power, and require solar power in commercial development buildings.

- Pursue volunteer projects and incentivize partnerships with community members and local businesses.
- Consider statewide collaboration to address transition away from fossil fuels.
- Encourage telecommuting for employers in the County.
- Redefine eligibility for local programs using State guidelines, rather than federal guidelines, that account for local economic conditions.
- Consider instituting an air pollution zones overlay.
- Promote solar and wind power.
- Report on performance metrics annually in the Climate Action Plan, monitoring closely for transparency.

Additional comments submitted via the Chat to County and PlaceWorks staff after the small group discussions are listed below.

- Something I didn't address but a comment I would like to add on Lynda's point is that not only do we need strong language and measurable goals but we must include a structural process to review the effectiveness of the policies instated and making adjustments accordingly.
- Another comment I want to note (not sure if this is the appropriate forum) is that there are several studies showing proactive disaster preparedness saves millions of dollars and increases resilience (i.e., lower time of recovery) in the case of disasters such as wildfire, flooding, and the exacerbated effects of climate change.
- In response to Jon's point on energy self-sufficiency, I want to note that Hawaii which he noted as an example isn't necessarily a productive example, considering their heavy reliance on incineration (WTE).
- There are proposed wells near Brentwood.

Questions and Answers

The Virtual Collaboration included a Question and Answer period in which meeting participants sent questions via Zoom's Chat function to a designated staff person to read aloud for County and PlaceWorks staff to answer. Due to the time constraints of the meeting, not all questions asked in the Chat were answered during the meeting, but many questions submitted through the Chat function were similar to those voiced during the meeting. This summary lists and includes responses to all questions, those answered during the meeting and those submitted via Chat but not answered during the meeting. Questions and answers addressing similar subject matter have been grouped.

- 1. *As it is clear that there are current oil wells and potential new ones being looked at, can we ensure that these are included in the GHG inventory?***
- 2. *I see no mention of oil drilling in the climate action plan. What are your intentions?***

The County's greenhouse gas (GHG) inventories follow the standard U.S. Community Protocol as recommended by the California Governor's Office of Planning and Research. Inclusion of GHG emissions from local oil and gas wells is not a requirement for local inventories; however, the County has the discretion to add additional sources of emissions if adequate data are available. The protocol and best practices do offer established methods for evaluating GHG emissions from oil wells. There is very little oil drilling in the county, so these emissions are likely to be a relatively small fraction of the County's total emissions. However, we recognize the value in making this information available. We are confirming that we have the necessary data and resources to perform this analysis, and if so, we

will include these emissions in the GHG inventory. The current year and past year inventories would include emissions from oil and gas wells operational the year of the inventory.

3. ***The general plan should have a sunset on extraction. Our Governor has already indicated this is important. This can be done through land use laws. What if drilling and fracking increase dramatically? Do you have a planned moratorium or decline of extraction on our county land? If someone "hits oil" the CAP will be out the window.***
4. ***Is there a plan to review the logic of the 1992 general plan to re-evaluate the desire of the County of encouraging or allowing simultaneous oil or gas drilling on agricultural land as a way to preserve agricultural usages on that land?***
5. ***The current County general plan actively encourages oil wells on agricultural land. Can we put an end to this? It is currently being exploited to surround my community with oil wells incredibly close to houses and putting families at risk. It's documented that living close to oil wells increases cancer risks and causes birth defects.***

On June 22 the Contra Costa County Sustainability Commission voted to recommend that the Board of Supervisors enact a moratorium on oil and natural gas drilling in unincorporated Contra Costa County. This issue has not yet been scheduled on a [Board agenda](#).

Drilling in unincorporated areas is conducted pursuant to the existing County General Plan and Zoning Code. The General Plan was adopted in January 1991 and reflects the mindset from three decades ago. Every aspect of the document is being reviewed and evaluated for continued relevance and appropriateness to bring the document into alignment with 21st century thinking and values. Oil wells are discussed very briefly in the General Plan's Conservation Element. Policy 8-71, the policy that encourages drilling, was primarily intended to support rural landowners and thwart sprawl. The logic being that owners of productive, economically viable land are more likely to remain on their land than those who are struggling. Much of the development in eastern Contra Costa County over the last few decades consumed former agricultural land. If drilling provides supplemental income that allows a farm to remain in operation or makes it possible for a rural landowner to continue paying their mortgage, then presumably those properties are less likely to be sold and converted to another use (e.g., residential subdivisions).

The appropriateness of Policy 8-71 is open for discussion as the General Plan Update proceeds. The new General Plan has not yet been drafted and no decisions have been made about how drilling activities will be discussed. Community concerns expressed in meetings like this will inform the updated text and policy language. Ultimately, all updated policies throughout the General Plan will be considered by the County Planning Commission and Board of Supervisors at public hearings.

6. ***I'm the homeowner at 737 Copperfield Ct, Brentwood, CA. I have recently learned of "Land Use Permit" filed in Contra Costa County for proposed oil exploration by "Powerdrive Oil & Gas Company Wells" a company based out of Michigan City, Indiana (see <https://ceqanet.opr.ca.gov/2020040217/2>). We are the "community" mention is this "Notice to the Public", i.e. "The nearest community is a sub-division located directly east of the subject property." In fact, the linear footage of these from proposed wells is anywhere from about 640 to 1100 linear feet from my residence. There are 17 children on Copperfield Ct and the top of St Regis alone, whose ages range 2 - 14, as well as several elderly persons 65 and over. The prevailing winds are constantly blowing from the east putting us all downwind of any possible***

air pollution, and there's the possibility of eventual groundwater contamination, etc. I have to question why isn't an EIR required!

The California Environmental Quality Act (CEQA) establishes various levels of environmental review and outlines the process for determining the appropriate level of review for a given project. County staff determined that the proposed project met the standards for preparation of an Initial Study/Negative Declaration (IS/ND). Staff is currently reviewing the comments received during the CEQA public comment period and will determine whether the IS/ND should be revised, or whether a different level of environmental review is warranted based on information the public provided.

- 7. *Folks are clearly worried about Brentwood drilling. Clarify the comment period till June 9th and importance to get those comments to Syd? And can't drilling be addressed in the general plan as part of land use? i.e no drilling on Ag Lands? or within xx feet of residential homes?***

June 9 was the deadline for submitting comments on the adequacy of the environmental review prepared for the project. Comments on the project's appropriateness may still be submitted to the project planner, Syd Sotoodeh (syd.sotoodeh@dcd.cccounty.us).

As noted above, drilling activities are addressed in the existing Contra Costa County General Plan and Zoning Code. The Zoning Code currently allows for issuance of an administrative drilling permit provided the parcel on which the drilling will occur: 1) is zoned for agricultural use; 2) is not within 1,000 feet of a city limit; 3) is not designated in the General Plan for urban use; and 4) is not within 1,000 feet of land designated for urban use. If a project fails to meet any of these criteria, then a land use permit is required before drilling can occur. Land use permits entail a significantly higher level of review than administrative permits. Notably, administrative permits are exempt from the requirements of CEQA whereas land use permits are subject to CEQA review, land use permits require findings related to public health and safety, land use permits may be conditioned to address project-specific concerns, and land use permits require a public hearing.

- 8. *Why did the speaker say that the county "have no jurisdiction over refinery GHG emissions"? This is not accurate. State law (AB398, etc.) only says that agencies other than CARB may not act to REDUCE emissions but not that counties cannot limit 'global' emissions to present levels.***

Stationary emissions are regulated under the federal and California Clean Air Act. State authority over stationary sources is delegated to air districts, not local jurisdictions (i.e., cities and counties). Contra Costa County does not have jurisdictional control over stationary sources and their existing emissions (toxic air contaminants, GHG emissions, and criteria air pollutants) that are covered under the refinery's existing emissions programs. AB 398 is silent on local authority because it is already established that cities and counties cannot impose additional rules that limit stationary source emissions below what is allowed by the State and/or air district. Were the County to enact an emissions limit, it could be preempted by the State/air district.

- 9. *Will the updated Climate Action Plan compile the GHG emissions from refined product, even if it is not used within the county? In other words, what is the global GHG footprint from the CCC refineries?***

- 10. *Will [the] plan measure consumption emissions? airport emissions?***

The Contra Costa County Community GHG Inventory has been prepared and the County is making final revisions to the County Operations inventory to be released in the next few weeks. The Community GHG Inventory includes emissions from large industrial facilities, including refineries as identified as stationary sources, but it does not break down the emissions by refinery. The inventory will not include global emissions or consumption emissions as that is not consistent with the U.S. Community Protocol that guides preparation of community inventories. Any other related effects of refineries and other GHG emissions may be picked up in the State's GHG emissions inventory, but not to the level of detail asked in the question.

The State does not have a consumption-based inventory from which the County could build. The Bay Area Air Quality Management District (BAAQMD) contracted with UC Berkeley several years ago to prepare one for the Bay Area, and that is available to the County; it could be included by reference in the CAP. The County Public Works Department has been asked to review and update the County's Environmentally Preferable Purchasing Policy and that could be an opportunity to consider lifecycle analyses and impacts of County business and purchase.

Both County-operated airports, Buchanan Field and Byron, are located in unincorporated areas. Their emissions associated with equipment use and on-the-ground operations are part of the County's GHG Inventory. Aircraft emissions are excluded from the inventory because there is not an effective way of allocating aircraft emissions to individual jurisdictions. Inclusion of aircraft emissions is not required or recommended under the US Community Protocol guidance for community-wide GHG emissions.

11. *If the County creates a code to a standard for energy efficiency for buildings, are refineries included in those that must comply?*

This question is more directly related to the Building Code than to the General Plan or CAP. A refinery mainly consists of structures that are not traditional buildings and therefore the development standards for residential or commercial development cannot be applied. For example, the County cannot require improved insulation on an industrial structure that isn't insulated. Rooftop solar panels cannot be required on a structure that has no roof. However, the County is currently looking at adopting a reach code (i.e., a code that requires buildings to exceed California's energy efficiency standards) for building electrification.

12. *How can Contra Costa County preserve agricultural land use by facilitating the development of large-scale greenhouse development for local healthy food production and local jobs development?*

We appreciate this comment, but the question is unclear. Parallel to the General Plan Update, the County is working on reforming its agricultural policies and zoning regulations to support the agricultural sector. Visit <https://www.contracosta.ca.gov/6991/Agricultural-Land-Use-Policy> for more information.

13. *Is there any sort of contact list or mailing group for interested residents? I would like to connect with many of the participants I spoke with to touch base on ideas and action items, is there any way to facilitate that?*

The County did not ask participants up-front whether their contact information could be shared, so we will not release it without consent. However, those who would like to connect with other

participants can do so by providing their contact information in this shared document: <https://docs.google.com/spreadsheets/d/1CKSx0tp0G9R11-DY-EjQiSXuFmCTKgDk3nE9yDhhTxs/edit?usp=sharing>

Anyone providing their information in this document is consenting to its release.

14. *Why can participants not see each other's questions?*

During the meeting, participants submitted questions using Zoom's Chat function. Participants were only able to send messages to the meeting hosts, not to other participants or to everyone. This limitation was set in order to decrease the potential for "Zoom bombing" attacks, in which people gain access to the meeting intent on disrupting it, often by sharing offensive messages or content via chat, audio, or video. In limiting the chat function, the County aimed to prevent such disruption and provide a secure space for collaboration. The County does not wish to silence any meaningful conversations or voices, and we relied on the small group discussions, in which participants were able to speak freely within the group, to hear from everyone.

15. *Since there are four areas of overlay, why do these community meetings only address three and not address economic development?*

The Board of Supervisors directed staff to update the General Plan to reflect four main themes of environmental justice, sustainability, community health, and economic development. Economic development is on the table for discussion as well. When we discuss issues like environmental justice, community health, and sustainability, economic development is intrinsically interrelated. We wanted to be clear about the intentions of this meeting, which is why these three topics were emphasized. This is also why the County reached out directly to advocates and stakeholders who are doing work around these three topics to ensure that we are covering those issues adequately. Economic development can also be part of this conversation to the extent you would like to discuss it, and we welcome any recommendations for how it can be done equitably and how it intersects with these issues. Even though "economic development" is not part of the formal meeting name, any ideas are welcome.

16. *Does the public have access to the data (such as spatial distribution of County green space, open space, health afflictions, etc.) being considered in these planning documents?*

The [Briefing Book](#) is available for your review on the [Envision Contra Costa 2040 website](#). This virtual document captures the existing conditions in Contra Costa County and provides a substantial volume of data to the general public. In terms of data sharing, datasets are something we could augment on the website. The current data addresses a wide variety of topics ranging from health issues to transportation infrastructure to disadvantaged community mapping. If you'd like to request specific datasets, you can send a request through the Envision Contra Costa 2040 website.

17. *Is there an effort to harmonize County and city plans?*

The County will engage with cities as the updated General Plan is developed. At minimum, the document will harmonize the vision and policies for unincorporated areas located within the spheres of influence of the 19 cities in the county. The conversation with the cities hasn't begun yet because the County has not completed the draft General Plan Land Use Map to present to other jurisdictions and County decision-makers. There is currently considerable collaboration on the GHG Inventory in

partnership with cities in Contra Costa County, cities in Alameda County, and both counties to maintain consistent methodology for GHG inventories throughout the region.

18. What is the timeframe for updating the Climate Action Plan?

The CAP and General Plan Update are linked within the larger Envision Contra Costa 2040 timeline. The intention is to adopt the CAP concurrently with the General Plan. The County's goal was to adopt the updated General Plan and CAP by the end of 2020, but that schedule has slipped. An updated schedule will be formulated in the near future. Adoption of the new General Plan and CAP will not occur until sometime in 2021 at this point. [Draft CAP goals and strategies are currently posted on the project website](#) for public review.

19. If it took this long to revise these 4 planning documents, when is their next scheduled revision after this?

Envision Contra Costa 2040 includes updates to three County planning documents, the General Plan, Zoning Code, and CAP, and preparation of an environmental impact report to analyze the potential impacts resulting from these updates. The General Plan is a 20-year document, so the next comprehensive review after this update is anticipated to occur in 2040. However, the General Plan is not a static document. Amendments will be made over the next 20 years to respond to changes in State law and local issues, and Zoning Code revisions will also occur as needed. There is no mandated State timeline to update the General Plan, other than the Housing Element which must be updated every 8 years. The CAP is a shorter-term document that the County anticipates updating every 5-10 years.

20. What is the exact role of PlaceWorks in this process? Are they simply facilitating or actually guiding the development of this plan? What are their corporate values?

PlaceWorks serves as the County's lead consultant for Envision Contra Costa 2040. Through this role, PlaceWorks' responsibility is to provide professional expertise in the legal requirements for General Plans, Climate Action Plans, Zoning Codes, and EIRs, as well as to offer advice to County staff on different approaches the process and the pros and cons of each. PlaceWorks has gathered data, prepared background documents and other materials, created and maintained the envisioncontracosta2040.org website, and provided staff to present and facilitate at meetings, such as this Virtual Collaboration, to support the process. The development of the General Plan, CAP, and Zoning Code will be guided in large part by the ideas and suggestions provided by community members and stakeholders through meetings and workshops, as well as by input from County staff and decision-makers. PlaceWorks will work with County staff to draft documents for public review and feedback while ensuring consistency with State and federal law and best practices. Ultimately, the plans will be reviewed and adopted by the Contra Costa County Board of Supervisors.

PlaceWorks' core values are available at <http://placeworks.com/mission-and-core-values/> and are:

- **Quality.** Our clients can rely on us to consistently provide thoughtful, accurate, and thorough work. Our staff is conscientious, and our managers carefully review all products before we deliver them to our clients to ensure that our high standards are met every time. We are proud to stand behind our work.

- **Responsiveness.** We listen to our clients' goals and tailor our plan of action to meet their specific needs. We maintain clear and open communication with our clients and complete our work at the highest level of quality, on time, and within budget.
- **Respect.** We respect people and our planet by creating successful, sustainable projects that balance competing goals, respond to public concerns, and work in harmony with the physical setting. We advocate solutions for our clients and decision makers that balance economic realities with social and environmental responsibility.
- **Creativity.** We use our experience, passion, and intelligence to approach problems from different perspectives and to propose innovative solutions. We understand that the most effective solutions are those that are tailored to a specific physical, social, economic, and political context, and we use our creativity on a daily basis to respond to those conditions.
- **Results.** We maximize the value of our clients' resources to achieve responsive, effective, and implementable results. We excel at producing usable outcomes under challenging conditions, whether limited budgets, accelerated schedules, political changes, or environmental constraints.
- **Integrity.** We conduct ourselves with integrity in all of our operations. We go beyond following the letter of the law to encompass a way of seeing the world and interacting with others that is ethical, honest, responsible, and fair.