

# How to Use the General Plan

**Icons:** Policies and actions related to the four themes of the General Plan – community health, environmental justice, economic development, and sustainability – are identified using these icons.

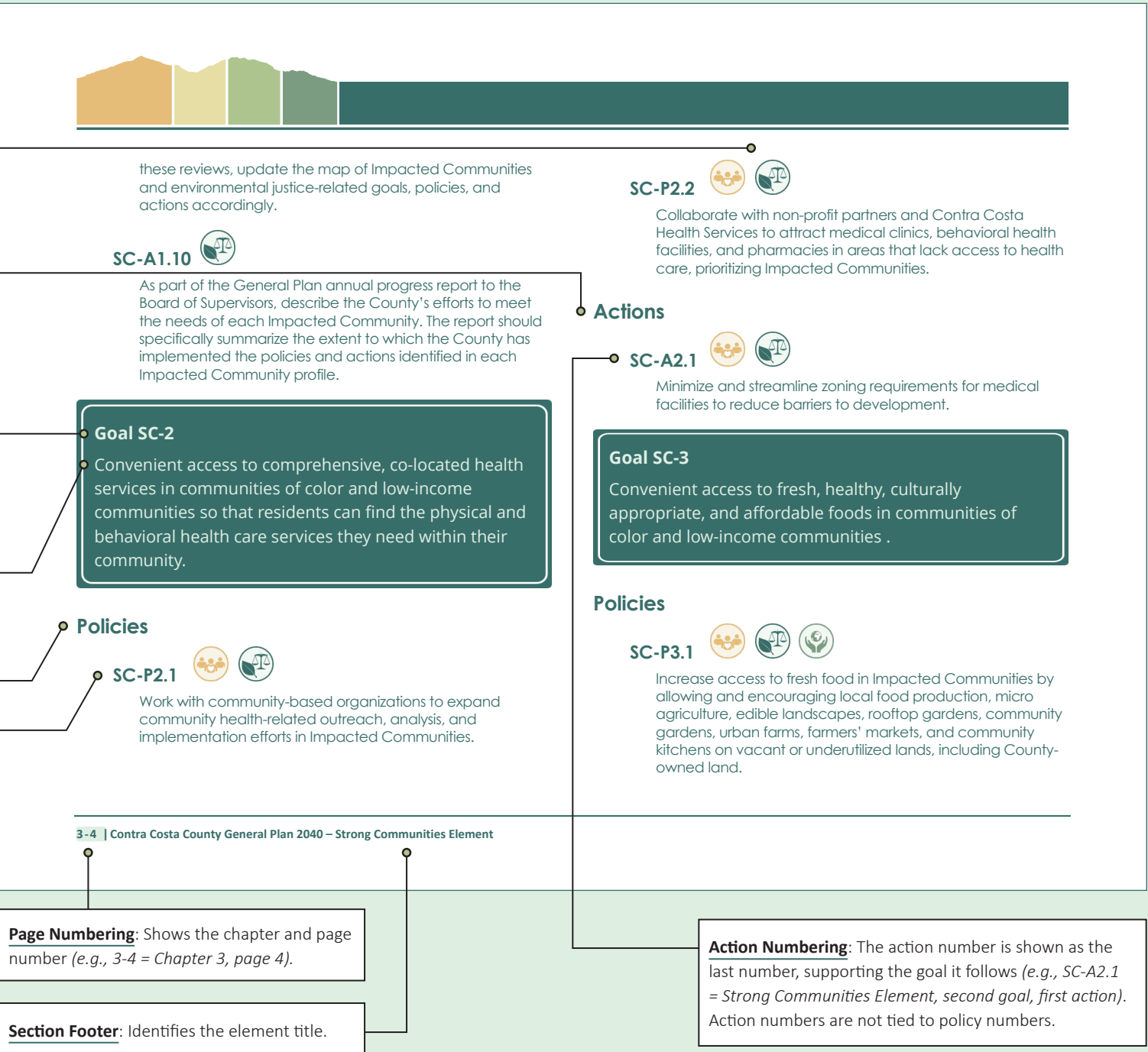
**Actions:** An action is a measure, procedure, or technique that helps the County achieve a specific goal. An action is something concrete that can and will be completed.

**Goal Numbering:** Each goal number starts with the element acronym and is followed by the number of the goal (e.g., SC-2 = *Strong Communities Element, second goal*).

**Goals:** A goal describes the general desired result sought by the County. Each goal has one or more policies and/or actions associated with the goal.

**Policies:** A policy is a specific statement that guides decision-making as the County works to achieve a specific goal. Policies represent statements of County regulation and set the standards used by decision-makers when considering proposed development and actions. These are on-going and require no further action.

**Policy Numbering:** The policy number is shown as the last number, supporting the goal it follows (e.g., SC-P2.1 = *Strong Communities Element, second goal, first policy*). Policy numbers are not tied to action numbers.



# 3

## STRONGER COMMUNITIES ELEMENT

### NOTES FOR ALL ELEMENTS

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Community Health



Environmental Justice



Economic Development



Sustainability

In addition, the draft policy guidance uses the term "Impacted Community" to identify what are called "disadvantaged communities" under Senate Bill (SB) 1000. SB 1000 defines these communities as low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

### Goals, Policies, and Actions

#### Goal SC-1

Equitable distribution of social and economic resources among all communities in the county so that Impacted Communities are not disproportionately burdened by environmental pollution or other hazards.

**Commented [TS1]:** April 2021 Committee Meeting: Goal SC-1: Agree with comment from CCHS; this should not just be just about increasing advantages, but also decreasing disadvantages.

**Commented [TS2R1]:** Staff response: The previous version of this goal referenced "social and economic advantages"; this version now references "social and economic resources." As part of the narrative introducing this section of the General Plan, we will explain that the goal of all of the related policy guidance is to reduce disadvantages in Impacted Communities.

#### Policies

##### SC-P1.1



In coordination with residents of Impacted Communities, workers, ~~and~~ business/industry, environmental and environmental justice stakeholders, community colleges, workforce development and training entities, local government, and other appropriate agencies, support transition from petroleum-refining industries to just, equitable, and clean renewable and sustainable industries that ~~offer~~ provide living-wage jobs.

##### SC-P1.2



Incentivize and streamline the permitting process for public



and private investment in new development, redevelopment, and rehabilitation that promotes community goals in Impacted Communities, as identified in the community profiles.

### SC-P1.3

Support development of small-scale ~~neighborhood nodes/walking districts~~ that provide a range of neighborhood-serving retail, public amenities, services, and related infrastructure to residents of Impacted Communities within walking distance of their homes.

### SC-P1.4

Support community-driven events, such as festivals, farmers' markets, ~~block parties~~, and community service days, that support social connections, ~~and~~ neighborhood identity, ~~and~~ environmental stewardship.

### SC-P1.5

For projects negatively affecting an Impacted Community, pursue community benefits agreements (CBAs) ~~negotiated with the community and project applicant. The primary objective of these CBAs is to mitigate project impacts to the greatest extent possible, which could include mitigations exceeding the requirements of CEQA. Secondly, to compensate for impacts that cannot be fully mitigated, these CBAs should secure community benefits that exceed that go beyond the inherent project benefits and achieve support the community goals identified in the community profile, as negotiated with the community.~~

### SC-P1.6

To support the findings necessary to approve large-scale ~~Prior to approval of a major development's project~~ in or adjacent to ~~an~~ Impacted Community~~ies~~, require applicants for such projects to submit documentation demonstrating how the project will promote environmental justice and health, including how the project will ensure the following:

- (a) It will not adversely impact the community;
- (b) It will provide benefits that support the community goals, as identified in the community profile ~~and/or otherwise expressed by negotiated with~~ the community;
- (c) It will provide economic opportunities for the community;
- (d) It will ~~neither not~~ directly ~~nor~~ indirectly ~~cause unwelcome, permanent displacement of~~ existing residents or businesses in the community; and
- (e) It will avoid direct ~~or and~~ indirect negative impacts on ~~health and~~ the quality of life and health of residents within the community.

**Commented [TS4]:** April 2021 Committee Meeting: While okay to require the applicant to provide information, staff should verify/confirm the findings.

## Actions

### SC-A1.1

In coordination with residents of Impacted Communities, workers, business/industry, ~~environmental and environmental justice stakeholders, community colleges, workforce development and training entities, local government, and the other~~ appropriate agencies, develop and implement a plan to transition from petroleum refining and other highly polluting industries to ~~renewable and sustainable just, equitable, and clean~~ industries that offer living-wage jobs.

**Commented [TS5]:** April 2021 Committee Meeting: Add these additional stakeholders.

**Commented [TS3]:** April 2021 Committee Meeting:

Policy needs to place a primary value on first mitigating any negative impacts. Don't assume negative impacts will occur. While impacts may happen, the policy first needs to say that impacts will be mitigated.

While we need to pursue community benefits, they should be considered separately from any impacts and impact mitigation.

The plan should address site remediation responsibilities, along with timelines, and strategies to improve the health, safety, infrastructure, job opportunities, and revenue opportunities during the shift-transition toward a clean energy, net-zero emission economy, paying special attention to helping develop new opportunities for how Impacted Communities will realize economic, health, educational, and other benefits.

#### SC-A1.2

With input from residents of Impacted Communities, develop criteria to be used in the project review process to evaluate how new development supports the County's environmental justice and health goals and the environmental justice and health-related community goals identified in the applicable community profile.

#### SC-A1.3

Revise the hazard scoring system in the Industrial Safety Ordinance to increase the hazard scores for projects with potential to adversely that negatively affect Impacted Communities, as well as address ambiguities and antiquated terminology that complicate administration of the ordinance.

#### SC-A1.4

Upon each review of the General Plan will cross-reference asee Land Use Element a Action LU-A# #related to regular reviews of the General Plan, review health outcomes data for Impacted Communities to evaluate the effectiveness of

the County's environmental justice policies. During this review, and assess any updated information related to the delineation of Impacted Communities in Contra Costa County. Based on these reviews, update the map of Impacted Communities and environmental justice-related goals, policies, and actions accordingly.

#### SC-A1.5

As part of the General Plan annual progress report to the Board of Supervisors, describe specific efforts to implement the General Plan policies and actions in each Impacted Community. Develop metrics/indicators for evaluating the effectiveness of the County's environmental justice policies and actions and include these in the report.

#### SC-A1.6

Submit a report to the Board of Supervisors on the feasibility of creating, and/or participating in public-private partnerships, community land trusts, and, or attracting a public bank or other types of economic development and wealth-building tools to support local interests and community development in Impacted Communities.

#### SC-A1.7

Establish a process for the County to assist with obtaining easily accessed financial support, such as mini-identify seed grants, micro loans, or similar funding available to for community-based organizations or public-private partners to support physical improvements in Impacted Communities, such as murals, vegetative buffers, and planting strips.

**Commented [TS7]:** April 2021 Committee Meeting:

Sometimes health outcomes take longer to achieve. Don't want people who want to weaken regulations to point to a lack of change in health outcomes as justification for weakening or not strengthening policies.

Consult CCHS about the language and consider other metrics that can be used in addition to health outcomes.

**Commented [TS6]:** April 2021 Committee Meeting: The Industrial Safety Ordinance itself also needs other revisions because it is ambiguous and some terminology needs better definitions.



### SC-A1.8

Establish funding mechanisms to create and maintain public art in Impacted Communities. Work with residents ~~of Impacted Communities~~ to ensure public art is appropriate for their community.

### SC-A1.9

Establish a process to permit and facilitate partial and/or temporary street closures for amenities such as parklets, farmers' markets, or other community-driven events ~~as~~ initiated by community groups. Provide streamlined and timely processing of permits and assist applicants through the permit process.

### SC-A1.10

~~Dedicate staff in appropriate departments. Develop and sufficiently fund a program~~ to assist applicants from Impacted Communities in navigating the project application and review process for projects in Impacted Communities.

### SC-A1.11

Place appropriate contact information on the front page of the DCD website to maintain clear, simple lines of communication for residents to reach the County regarding code enforcement and nuisance complaints. Provide equitable, prompt responses to resident calls.

## Goal SC-2

Convenient access to comprehensive, co-located health services so residents of Impacted Communities can find the physical and behavioral health care services they need.

## Actions

### SC-A2.1

Collaborate with non-profit partners to establish medical clinics, behavioral health facilities, and pharmacies in Impacted Communities.

### SC-A2.2

Streamline zoning requirements for healthcare facilities to reduce barriers to their establishment in Impacted Communities.

## Goal SC-3

Convenient access to fresh, healthy, and affordable food in Impacted Communities.

## Policies

### SC-P3.1

Increase access to fresh food in Impacted Communities by allowing and encouraging safe local food production, micro agriculture, edible landscapes, rooftop gardens, community gardens, urban farms, farmers' markets, food trucks, and community kitchens on vacant or underutilized lands, including County-owned land, to the extent legally permissible and provided that funding is available.

### SC-P3.2

Maximize multimodal access to fresh food in Impacted Communities, prioritizing bicycle and pedestrian access, by encouraging grocery stores, healthy corner stores, community gardens, and outdoor markets at key transit nodes and within transit-oriented developments.

### SC-P3.3

Encourage new residential development to incorporate community gardens into the project design.

### SC-P3.4

Provide temporary and/or permanent access to County locations and land in Impacted Communities for farmers' markets and community gardens.

## Actions

### SC-A3.1

Inventory and map food deserts in the county. As part of the inventory, account for walking, biking, and transit access.

### SC-A3.2

Update the Zoning Code to streamline permitting of grocery stores and markets, including co-ops, in Impacted Communities and food deserts.

### SC-A3.3

Adopt guidelines to support implementation and program management of micro agriculture, rooftop gardens, community gardens, and urban farms.

### SC-A3.4

Study the feasibility of restricting fast food restaurants near schools, parks, and other places where children gather.

**Commented [TS8]:** April 2021 Committee Meeting: Add "and/or permanent."



### SC-A3.5



Every five years beginning in 20##, review the existing Alcoholic Beverage Sales Commercial Activities Ordinance to ensure it protects Impacted Communities are not from experiencing disproportionate concentrations of, or and impacts from, new bars and liquor stores. To support implementation of this ordinance, set up and maintain a shared data system between the Health Services and Conservation and Development departments that identifies the location of current establishments, along with information about public safety and health.

County, affordable housing developers, and other organizations to transition vacant, unentitled land in Impacted Communities into affordable and transitional housing and shared equity models, which could include many types of innovative housing products. This should include homeownership opportunities to help residents build intergenerational wealth.

### SC-P4.3



Ensure rental housing is fit for human occupancy through ongoing and effective rental inspection and Code Enforcement services, with priority given to rental properties in Impacted Communities.

### SC-P4.4



Encourage healthy indoor air quality and noise levels in existing and new housing. Support efforts to retrofit existing housing units with multi-paned windows, air filtration systems, low-emission building materials, equipment and appliances, and other improvements that reduce indoor air and noise pollution while at the same time working to improve energy efficiency.

**Commented [TS9]:** April 2021 Committee Meeting: Strengthen this action. Policies should discourage new liquor stores in impacted communities. There's already an ordinance to prohibit liquor stores where there is a concentration of this use; this needs to be stronger.

**Commented [TS10R9]:** Staff note: In addition to the edits made here, liquor stores have been added to the list of discouraged uses in SC-P5.1.

**Commented [TS12]:** April 2021 Committee Meeting: Need to address indoor air quality; if not here, then ensure that it's addressed elsewhere in the GP.

**Commented [TS13R12]:** Staff note: See also Policy HS-P1.10 in the Health & Safety Element.

**Commented [TS11]:** April 2021 Committee Meeting: Add "Impacted Communities" to the list.

## Goal SC-4

Access to safe and sanitary homes in Impacted Communities.

## Policies

### SC-P4.1



Ensure that future improvements in Impacted Communities will not produce a net loss of affordable housing or the result in displacement of residents, while seeking to increase the amount of affordable housing in the community.

### SC-P4.2



Coordinate with residents of Impacted Communities, community land trusts, the Housing Authority of Contra Costa

## Actions

### SC-A4.1



Develop and fund a land-banking program for future development of housing affordable to lower- and moderate-income households in Impacted Communities.

#### SC-A4.2



In collaboration with nonprofit and for-profit developers, study the feasibility of establishing community land trusts and supporting existing community land trusts serving ~~each all~~ Impacted Communityies that will support long-term community ownership and housing affordability.

#### SC-A4.3



Expand the County's first-time homebuyer program to provide more information and assistance, prioritizing outreach and marketing in Impacted Communities to spread awareness of the program.

#### SC-A4.4



Create an inventory of available County-owned land for tiny homes or other types of innovative housing products as alternatives to accommodate people who lack housing or are facing housing instability.

#### SC-A4.5



Collaborate with entities such as the Contra Costa Council on Homelessness and community land trusts to develop and implement a plan to provide transition facilities, permanent and longer-term housing, and services for people facing homelessness and housing instability. Provide adequate funding to maintain and/or abate homeless encampments and provide adequate security for the Coordinated Outreach, Referral and Engagement Teams (CORE). Link homeless programs with supportive services such as

behavioral health, substance abuse, and primary healthcare.

#### SC-A4.6



On a yearly basis, inform ~~Conduct periodic outreach to~~ absentee owners of rental properties in Impacted Communities to inform owners of about their legal obligations to maintain rental properties in a safe and habitable condition. On a yearly basis, inform ~~Keep~~ tenants about their rights to a safe and habitable home, and informed of these efforts, including by translating ~~the~~ information into the most common languages spoken other than English.

#### SC-A4.7



Create an online resource, in multiple languages, for tenants to understand their rights related to Building Code standards, landlord and tenant responsibilities, and how to request repairs or improvements to their home, including information that is specific to County housing and eCode eEnforcement regulations.

#### SC-A4.8



Obtain funding for and reduce barriers to participation in the County's Wweatherization ~~p~~Program and other similar programs like the Contra Costa Asthma Green and Healthy Homes Initiative and Neighborhood Preservation Program for extremely low-, very low-, and low-income homeowners, landlords, and renters. Focus these efforts on homes in Impacted Communities, and in particular rental housing and high-density housing.

Commented [TS15]: April 2021 Committee Meeting: Add "permanent and longer-term housing."



#### SC-A4.9



Consider ~~the~~ development of a vacant property registration ordinance that includes a fee to cover the costs for the County to address issues on deal with vacant properties, such as derelict buildings, illegal dumping, and overgrown vegetation, and to reduce blight.

#### SC-A4.10



Create a bulk buying program or a revolving loan fund that allows people to purchase energy efficient electric appliances such as air conditioners, fans, air purifiers, heaters, and other electric appliances at wholesale prices or minimal cost, and/or with zero-percent interest financing, to increase energy efficiency and replace hazardous appliances. Work with volunteer groups to help people install air conditioners and other electrical appliances if they are unable to do so themselves, focusing on Impacted Communities and other areas with high levels of vulnerable people. Consider augmenting energy efficiency programs to reduce electricity use and help offset the cost of operating electrical appliances.

#### SC-A4.11



Partner with local solar ~~companies, providers, or~~ MCE, and/or PG&E to enact a solar group buy program to purchase solar panels and battery storage in bulk for installation in Impacted Communities, including establishment and subsidization of community solar programs for joint membership, which aggregate multiple consumers' electricity sourced from a single photo-voltaic solar location.

The program should include an educational component to teach the community about the benefits and process of solar installation and give them the opportunity to sign up for the program at a discounted rate.

### Goal SC-5

Access to and expansion of job training, job opportunities, and economic stability in Impacted Communities so that residents can access safe jobs, earn a living wage to support their families, and build shared prosperity.

### Policies

#### SC-P5.1



Welcome businesses, especially clean/green businesses, that provide desired goods and services in Impacted Communities, including food stores with fresh produce, healthcare, childcare, pharmacies, and other retailers, while discouraging predatory lenders, liquor stores, dollar stores, and fast-food restaurants. Balance community desires with comprehensive assessments of market demand to guide business attraction efforts.

#### SC-P5.2



Promote entrepreneurship and locally owned businesses and enterprises in Impacted Communities to support economic

**Commented [TS16]:** April 2021 Committee Meeting: Should also include the concept of clean businesses.

self-sufficiency and stability, including through training and outreach to local small business owners and minimizing permitting and other fees.

## Actions

### SC-A5.1



Establish a First Source Hiring Program requiring developers, contractors, and employers to utilize good faith efforts toward employing economically disadvantaged residents of Impacted Communities, with emphasis on residents who are economically disadvantaged.

### SC-A5.2



Explore strategies to establish a revolving loan fund, micro loans, or other economic development initiatives to support small businesses in Impacted Communities.

### SC-A5.3



Develop and sufficiently fund a program to offer one-on-one support to small businesses in Impacted Communities; through this program, provide guidance related to available grants, marketing, financing, and mentorship.

## Goal SC-6

Meaningful and respectful engagement with Impacted Communities so that residents have strong voices to communicate needs and solutions.

## Policies

### SC-P6.1



Notify and engage community members, organizations, and leaders when County planning decisions on major projects are being considered in or adjacent to Impacted Communities. Conduct meaningful outreach and engagement with Impacted Communities early in the planning process, as follows:

- Prepare public notices in the predominant language(s) spoken in the community and provide interpretation services at meetings as needed.
- Make public notices and other important documents easy to understand and available in print at local libraries, community centers, or other gathering places.
- Use a wide array of methods to inform community members of opportunities to participate, such as the County website, social media, texts, banners, mailers, and flyers.
- Use supplemental outreach approaches that are appropriate for the participating community.
- Schedule, format, and locate community workshops

**Commented [TS18]:** April 2021 Committee Meeting: Add "and respectful" to Goal SC-6.

**Commented [TS17]:** April 2021 Committee Meeting: change to cover Impacted Community residents more broadly, with an emphasis on economically disadvantaged residents.

**Commented [TS19]:** April 2021 Committee Meeting: Add "meaningful."



and meetings to be convenient for community members – both in-person and online.

- Use social media, virtual meeting platforms, recorded meetings, and other communication techniques for those without time or ability to attend public meetings.
- Consider data that reflects the economic, gender, age, and racial diversity of the affected population.
- Clearly explain potential adverse impacts of a proposed project in plain language that is easily understood by the ~~target-participating~~ community.

#### SC-P6.2

Support community-driven or community-led initiatives in Impacted Communities that work toward the policies and actions identified in the community profiles.

### Actions

#### SC-A6.1

Designate County staff to be liaisons to each Impacted Community.

#### SC-A6.2

Hold semi-annually public meetings in each Impacted Community, including the County Supervisor representing the community and representatives from the full spectrum of County Departments, to hear from residents of these communities, and use that input to inform the County's annual budgeting process. Provide ~~translation-interpretation~~

services at these meetings.

#### SC-A6.3

Identify communities with a significant number of non-English speaking households and develop resources and strategies to better engage them.

#### SC-A6.4

Increase the public notification distance for hearings concerning refineries from 300 feet to 3,000 feet.

#### SC-A6.5

Develop centralized outreach services to support all County departments with language interpretation, translation services for written documents, and sign language services for public meetings and interacting with the public.

# 5

## TRANSPORTATION ELEMENT

### NOTES FOR ALL ELEMENTS

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Economic Development



Sustainability

In addition, the draft policy guidance uses the term “Impacted Community” to identify what are called “disadvantaged communities” under Senate Bill (SB) 1000. SB 1000 defines these communities as low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

### Goals, Policies, and Actions

#### Goal TR-1

A transportation system that accommodates and encourages active, safe, reliable, comfortable, convenient, affordable, and resilient multi-modal travel options for all county residents, businesses, and visitors, regardless of age, ability, race, culture, or economic status.

#### Policies

##### TR-P1.1



Support improvements to transit, bikeways, and sidewalks to make active transportation more accessible, user-friendly, and safer. Prioritize infrastructure projects and programming in Impacted Communities.



### TR-P1.2



Provide energy-efficient street lighting for traveler safety and comfort. Prioritize implementation in Impacted Communities, particularly at parks, transit stops, alleyways, bike and pedestrian paths, and other appropriate areas, consistent with community desires.

### TR-P1.3



Streamline ~~the~~ implementation of traffic calming measures through the Neighborhood Traffic Management Program to encourage walkability in Impacted Communities.

### TR-P1.4



Work with school districts, neighborhood groups, and the local Safe Routes to School Program to ensure that safe active modes of transportation to schools and related facilities are prioritized in Impacted Communities.

### TR-P1.5



Partner with adjacent jurisdictions, Contra Costa Transportation Authority, and the Metropolitan Transportation Commission to manage regional movement of goods through unincorporated areas, minimizing impacts on residents and other sensitive receptors.

## Actions

### TR-A1.1



Implement an equitable pricing program for on-street parking in commercial corridors throughout the county. Such a program would allocate parking revenue to improvement projects in Impacted Communities.

### TR-A1.2



Pursue funding and other resources to implement the Accessible Transportation Services Strategic Plan and similar plans or initiatives that expand the hours of operation, operational boundaries, convenience, and quality of accessible transit to improve mobility for seniors, people with disabilities, and other vulnerable populations.

### TR-A1.3



Provide convenient ways for residents to notify the County and other responsible agencies when transit shelters and amenities, other transportation infrastructure, and street furniture (i.e., benches, garbage cans, and water fountains) are in a state of disrepair. Encourage and promote use of this reporting program in Impacted Communities.

### TR-A1.4



Support establishment of a Bay Area-wide transit fare equity program that includes free and/or means-based support means-based fare programs that would subsidize transit passes for residents of Impacted Communities and other

vulnerable populations.

accessibility.

#### TR-A1.5



Develop a program that establishes, maintains, and aggressively enforces truck routes in the unincorporated county through State and local legislation and collaboration with other enforcement agencies, with the goal of minimizing impacts on residents and other sensitive receptors. This program should provide engineering solutions to divert trucks from Impacted Communities and establish criteria for designating truck routes, installing signage, and enforcement.

#### TR-A1.8



Develop a Local Access Score to identify top priorities for Active Transportation projects, including criteria that prioritize projects in Impacted Communities.

**Commented [TS1]:** April 2021 Committee meeting: change to say "free and/or" means-based...

**Commented [TS2]:** April 2021 Committee meeting: add "aggressively."

#### TR-A1.6



Facilitate enforcement of idling trucks by promoting community-based reporting through the use of phone and online apps for offenses which would trigger immediate enforcement agency follow up.

#### TR-A1.7



Collaborate with transit providers, cities, and CCTA to develop a countywide transit stop program that takes a holistic approach to transit stop planning and construction. Push for the program to address right-of-way adequacy (i.e., sufficient space for bus pullouts and amenities), amenities (e.g., shelters and seating), and improvements around stops to improve accessibility (e.g., curb ramps and sidewalk widening). In collaboration with cities, transit providers, and CCTA, develop a uniform countywide transit shelter program, including maintenance and best practices in

# 8

## PUBLIC FACILITIES & SERVICES ELEMENT

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### Goals, Policies, and Actions

#### Goal PFS-1

Public facilities, infrastructure, and services that meet the needs of, and are accessible to, residents of Impacted Communities.

#### Policies

##### PFS-P1.1



Systematically prioritize investments in public facilities, infrastructure, and services that benefit Impacted Communities and respond to the needs identified in the community profiles.

##### PFS-P1.2



Advocate for and coordinate with various service providers (e.g., water, sewer, transit, and recreation districts) for proper planning, maintenance, and implementation of services and infrastructure to ensure efficient and effective service delivery in Impacted Communities.



### PFS-P1.3

Prioritize and adequately fund clean-up of illegal dumping and associated code enforcement on public and private property in Impacted Communities.

### PFS-P1.4

Continue to advocate for public-private partnerships that will improve access to reliable, fast internet and make digital resources available in Impacted Communities at affordable prices.

### PFS-P1.5

When communities request levels of County services that exceed the countywide standard, require the creation of a County Service Area, Community Facilities District, or other special governmental unit to fund the service costs. Allow exceptions for enhanced services in Impacted Communities if alternative funding sources can be identified.

### PFS-P1.6

When adopting, amending, and imposing impact fees, Community Benefits Agreements, and developer exactions, consider the effects of such fees and exactions upon project economics, the County's goals, and housing supply. Consider fee reductions or exemptions for projects in Impacted Communities that are consistent with the priorities identified in the community profile.

### PFS-P1.7

Collaborate with ~~local~~ water service providers (e.g., Contra Costa Water District, EBMUD, and community services districts etc.) and private well\_owners to ensure continuity of water supplies and provide financial relief to Impacted Communities if prices rise in drought conditions.

### PFS-P1.8

Install signage and increase monitoring and enforcement to discourage illegal dumping and to prosecute violators, especially in Impacted Communities and rural areas.

### PFS-P1.9

Expand recycling programs and locate recycling centers in Impacted Communities that are convenient to reach using multiple modes of transportation.

### PFS-P1.10

Ensure facilities and services meet the needs of all users, regardless of age, ability, race, ethnicity, culture, or economic status.

**Commented [TS1]:** April 2021 Committee meeting: add "on public and private property."

**Commented [TS2]:** Staff note: Committee input requested on this policy. Specifically, there are concerns about how services will be funded if the County reduces or waives fees.

## Actions

### PFS-A1.1

Prioritize needs and services in each Impacted Community as part of the annual budgeting process.

### PFS-A1.2

Establish funding and financing mechanisms in Impacted Communities to provide and maintain community-desired public facilities and services. These could be County- or community-initiated, and include business improvement districts, green benefit districts, and similar mechanisms.

### PFS-A1.3

Implement and maintain urban greening and green infrastructure, including sustainable/green street projects in Impacted Communities that support the community's goals, including those identified in the community profiles.

### PFS-A1.4

Assess current Code Enforcement and Public Works maintenance practices for equitable implementation. Prioritize resources to keep Impacted Communities safe and clean, emphasizing enforcement actions on issues identified in community profiles.

### PFS-A1.5

Ensure the 211 information service includes contact information for Code Enforcement.

### PFS-A1.6

Establish a task force of County department heads or their designee(s) to coordinate efforts, provide oversight, and otherwise ensure that public services and facilities in Impacted Communities are prioritized and delivered efficiently and effectively delivered.

### PFS-A1.7

Partner with community organizations and solid waste franchise garbage collection haulers to maximize participation in optimize community clean-up days and residential on-call garbage pick-ups in Impacted Communities, including by focusing clean up activities and pick ups in Impacted Communities over other communities that are part of the same contract. Encourage community participation by holding these events in conjunction with other community events.

### PFS-A1.8

Pursue funding for and develop a tool lending library program to serve Impacted Communities.



## Goal PFS-2

Convenient access to safe and well-maintained recreational activities and parks in Impacted Communities.

### Policies

#### PFS-P2.1



Increase access to diverse, high-quality parks, green space, recreational facilities, trails, and natural environments for residents of Impacted Communities, including through a variety of transportation modes. Collaborate with other organizations to obtain funding and design and maintain these facilities to offer a safe and comfortable environment for residents of all ages and abilities.

#### PFS-P2.2



Require major new development projects in Impacted Communities to improve existing park and recreation amenities within the community and/or to add new amenities within the project, ideally open to the public. In-lieu fees may-should be used when the County determines that amenity improvements or new amenities are not feasible.

#### PFS-P2.3



Collaborate with school districts, park and recreation districts, utilities, and other entities. Coordinate with other agencies to support joint-use of recreation facilities serving Impacted Communities.

#### PFS-P2.4



Increase recreation opportunities by working with other agencies to convert public easements, such as utility corridors or unused rights-of-way, into parks and trails, with Impacted Communities prioritized.

#### PFS-P2.5



Support local community groups and volunteer organizations in efforts to improve or-and maintain local parks, trails, and other public spaces, such as through an Adopt-A-Trail program, especially in Impacted Communities.

#### PFS-P2.6



Promote and prioritize recreational activity programs and opportunities in Impacted Communities.

### Actions

#### PFS-A2.1



Coordinate with park and recreation districts to prepare a parks and open space needs assessment for each Impacted Community. Based on the results of the assessment for each

**Commented [TS3]:** April 2021 Committee meeting: add "trails."



community, implement improvements that address barriers to outdoor physical activity, such as inadequate infrastructure and safety concerns.

DRAFT

# 9

## HEALTH & SAFETY ELEMENT

### NOTES FOR ALL ELEMENTS

The General Plan will call out policies and actions that address specific topics of concern raised by the community. For the reader's ease, policies and actions related to these topics of concern are identified throughout the General Plan using the following icons. The policies and actions related to each topic will be compiled in an appendix to the General Plan.



Community Health



Environmental Justice



Economic Development



Sustainability

In addition, the draft policy guidance uses the term "Impacted Community" to identify what are called "disadvantaged communities" under Senate Bill (SB) 1000. SB 1000 defines these communities as low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

### Goals, Policies, and Actions

#### Goal HS-1

Healthy air quality for all communities so no community bears the disproportionate burden of environmental hazards and health risks.

#### Policies

##### HS-P1.1



Require a cumulative ~~Health~~ ~~Impact~~ ~~Assessment~~, including consideration of truck traffic impacts, when a project potentially affects sensitive receptors in Impacted Communities, and require appropriate mitigation based on the findings of the assessment, including the use of buffers around areas posing health risks, as appropriate.

##### HS-P1.2



When evaluating health risk impacts of projects in Impacted Communities, use an excess cancer risk of 1.0 per million and a non-cancer (acute and chronic) hazard index greater than 0.2 as the threshold for finding that the project would



cause a cumulatively considerable contribution and a significant impact.

### HS-P1.3



Require new development to locate sensitive receptors such as homes, schools, playgrounds, sports fields, childcare centers, senior centers, and long-term health care facilities as far away as possible from significant pollution sources.

### HS-P1.4



When evaluating air quality impacts of projects in Impacted Communities, use thresholds of significance that match or are more stringent than the air quality thresholds of significance identified in the current Bay Area Air Quality Management District (BAAQMD) Air Quality Guidelines.

### HS-P1.5



Require new or expanded commercial and industrial projects exceeding 10,000 square feet of gross floor area, such as big-box stores, warehouses, and distribution centers, and similar uses, to be zero-emissions operations, including the facilities themselves and the associated fleets. Require all necessary measures, such as the following, to achieve zero emissions: facilities to provide adequate on-site truck parking to prevent idling and require refrigerated warehouses to provide generators for refrigerated trucks.

(a) Provide adequate on-site parking for all anticipated truck traffic to prevent idling and off-site queuing.

(b) Provide electrified loading docks with receptacles allowing plug-in of refrigerated and other types of trailers that otherwise would receive power from the tractor unit.

(c) Utilize heavy-duty trucks that are model year 2014 or later and expedite a transition to zero-emission trucks as they become commercially available.

(d) Utilize a "clean fleet" of delivery vehicles as they become commercially available.

(e) Utilize zero-emission forklifts, pallet trucks and jacks, stackers, and other yard equipment.

(f) Implement practices to control and remove road dust, tire wear, brake dust, and other contaminants from paved areas.

### HS-P1.6



Prohibit fossil fuel-powered truck, construction vehicle, and transit vehicle idling of diesel engines countywide. Prohibit non-diesel truck, construction vehicle, and transit vehicle idling within 100 feet of sensitive receptors such as homes, schools, playgrounds, sports fields, childcare centers, senior centers, and long-term health care facilities.

### HS-P1.7



Prioritize new street tree plantings and increase the tree canopy on public and private property, especially in Impacted Communities, in particular and areas with a high heat index, by prioritizing funding for new street tree planting

**Commented [TS1]:** April 2021 Committee Meeting:

We also need to decrease pollution from those sources so that positive change can happen, like infill near transit. Limiting development in areas with sources of pollution can limit the opportunity to build parks, child care centers, and new homes, which can lock existing residents into a lower standard of living. While there's a place for buffers, there's also a need to reduce pollution from those sources so that we don't redline existing residents.

Supervisors would like to discuss this issue in more detail at a future meeting; flag this for discussion. There are some things that can be done, like using air filters at the facility, or requiring air filters in new homes. This also relates to the just transition discussion.

**Commented [TS2R1]:** Staff note: Flagged for Committee discussion.

**Commented [TS3]:** Staff note: Redundant with Policy HS-P1.2.

**Commented [TS4]:** April 2021 Committee Meeting: These two policies need to be re-written. They should require zero emissions both through the facility and the fleet, and to the extent there are diesel trucks, they should require no idling at all. The policies should also require electrical outlets, rather than generators, which can pollute via diesel gas. These are all requirements that are being placed on the two North Richmond industrial projects.

and maintenance.

#### HS-P1.8



Support ~~preservation~~protection, restoration, and enhancement of natural landscapes in and near Impacted Communities for their role in improving air quality and community health.

#### HS-P1.9



Require housing projects to evaluate and mitigate the health risks from surrounding air pollution for the future occupants of the project, not just impacts of the project on the surrounding environment.

#### HS-P1.10



Require that new residential developments are designed to ensure occupants will not be exposed to elevated levels of air pollution, including fine particulate matter (PM<sub>2.5</sub>), by adhering to BAAQMD's Healthy Communities Guidelines.

#### HS-P1.11



Support and participate in emission and exposure reduction, public education, engagement, and outreach programs sponsored by BAAQMD and other agencies that promote air quality, focusing on Impacted Communities, and carried out in a way that is culturally and linguistically appropriate.

#### HS-P1.12



Require that any mitigation of air quality impacts relying on offsets obtains the offsets from sources as near to the project site as possible. For projects in or adjacent to an Impacted Community, obtain offsets within or adjacent to the Impacted Community before seeking offsets elsewhere.

### Actions

#### HS-A1.1



Coordinate with State and regional regulatory entities and community members to facilitate AB 617 citizen-led programs including data collection, monitoring of pollution exposure, and identification and implementation of solutions in Impacted Communities.

#### HS-A1.2



Assist BAAQMD in establishing and implementing Community Air Monitoring Plans to reduce the health impacts of air pollution in Impacted Communities, including considering future General Plan and/or Zoning Code amendments as needed to support BAAQMD in meeting AB 617 objectives.

#### HS-A1.3



Coordinate with BAAQMD to determine where to focus a targeted permit inspection program in Impacted Communities to help ensure enforcement of air quality



permits.

#### HS-A1.4



Adopt an ordinance that matches or is more stringent than the State's maximum idling law, and coordinate with CARB, BAAQMD, and law enforcement to achieve compliance.

#### HS-A1.5



Prepare an urban forest master plan for the county that includes quantified goals and tracking methods, including mapping the tree canopy, and prioritizes Impacted Communities.

### Goal HS-2

Communities that are safe-and-resilient protected from hazards associated with the use, manufacture, transport, storage, treatment, and disposal of hazardous waste and hazardous materials, including from fossil fuels, chemical refining, and power plants, as well as pipelines, rail lines, and truck transportation.

## Policies

#### HS-P2.1



Coordinate with local and regional agencies in efforts to remediate or treat contaminated surface water, groundwater, or soils in or affecting Impacted Communities.

#### HS-P2.2



Oppose construction of new large-scale hazardous waste facilities.

#### HS-P2.3



Provide equitable inspection and enforcement of hazardous material and hazardous waste regulations throughout the county.

#### HS-P2.4



Ensure there are adequate sites for the collection of household hazardous waste (HHW), unused pharmaceuticals, and wastes generated by boats and marinas, including provisions for residents that don't own cars or are physically unable to deliver materials to a collection site.

### HS-P2.5



Ensure there are adequate identified locations for alternative care sites, especially in Impacted Communities.

### HS-A2.4



Provide clear information in plain language to residents of Impacted Communities about the hazards they face from pollutant sources in and around their community.

### HS-A2.5



Coordinate with park and recreation and school districts to identify indoor recreational and athletic facilities to serve as emergency housing and cooling centers in Impacted Communities for natural hazards or extreme heat events. In addition, work with these districts to prepare a list of priority improvements at these facilities to implement in preparation for emergency events.

### HS-A2.1



In collaboration with local environmental justice organizations, update the County's Brownfields and Contaminated Sites Cleanup Policy and prioritize implementation of clean-up efforts in Impacted Communities.

### HS-A2.2



Establish a mechanism to ensure that new or expanded industrial uses that involve hazardous materials will fund any needed clean-up of contamination resulting from the use.

### HS-A2.3



Establish a comprehensive, long term strategy that coordinates efforts from appropriate regulatory agencies to mitigate impacts from private industrial facilities on adjacent communities, both acute and long-term, with priority given to developing strategies for Impacted Communities. The strategies must include specific mitigations to address air pollution, pipeline risks, accidents, potential water or soil contamination, and sensitive ecological resources.

**Commented [TS5]:** April 2021 Committee Meeting: add "or expanded."