



**Department of Conservation and Development**  
**County Planning Commission**  
**Wednesday, February 23, 2022 – 6:30 P.M.**

**STAFF REPORT**

**Agenda Item #4.a**

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<b>Project Title:</b>	Envision Contra Costa 2040
<b>County File Number:</b>	GP18-0001
<b>Applicant/Owner:</b>	N/A
<b>Project Location:</b>	Countywide
<b>California Environmental Quality Act (CEQA) Status:</b>	Environmental Impact Report
<b>Project Planner:</b>	Will Nelson, Principal Planner, (925) 655-2898
<b>Staff Recommendation:</b>	Conduct study session on draft goals, policies, and actions for the Land Use and Public Facilities and Services elements of the updated County General Plan, accept public comments, and provide guidance to staff.

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**I. GENERAL PLAN OVERVIEW**

State law requires each city and county to adopt a General Plan. General Plans are foundational documents and are often referred to as a jurisdiction's "constitution" with respect to land use. All land use decisions made by a city or county must be consistent with its adopted General Plan. The General Plan expresses the community's land use goals and embodies public policy relative to future development, usually over 15-20 years.

State law requires General Plans to cover several mandatory topics in chapters known as "elements." Jurisdictions have discretion to organize the elements in whichever manner best suits their community, provided the topics required by statute are addressed. The elements mainly consist of policy guidance, graphics (maps, figures, etc.), and background/narrative. There is no mandatory structure or format, or minimum or maximum number of elements that a General Plan must include. However, once added into the General Plan, each element, regardless of whether it is required by statute or "optional," assumes the same legal standing and must be consistent and compatible with the other elements.

The existing County General Plan contains the following elements (statutorily required topics are marked with an asterisk; numbers refer to chapters):

- |                                    |                  |
|------------------------------------|------------------|
| 3. Land Use*                       | 8. Conservation* |
| 4. Growth Management               | 9. Open Space*   |
| 5. Transportation and Circulation* | 10. Safety*      |
| 6. Housing*                        | 11. Noise*       |
| 7. Public Facilities and Services  |                  |

The elements in the new County General Plan will be reorganized as follows:

- |                          |   |
|--------------------------|---|
| 3. Stronger Communities* | 7. Conservation, Open Space, and Working Lands* |
| 4. Land Use*             | 8. Public Facilities and Services               |
| 5. Transportation*       | 9. Health and Safety*                           |
| 6. Housing*              | 10. Growth Management                           |

The new Stronger Communities Element is not a required element, but contains substantial policy guidance related to environmental justice, which is a required topic. The Noise Element has been folded into the Health and Safety Element. Attachment A is a draft outline of the new County General Plan showing where the various topics are addressed.

## **II. BACKGROUND**

*Envision Contra Costa 2040* is the County's program to update its General Plan, Zoning Code, and Climate Action Plan. The Board of Supervisors directed DCD to undertake this effort on December 19, 2017.

Public outreach began on February 12, 2019, with a presentation to the Board of Supervisors and launch of the project website, [envisioncontracosta2040.org](http://envisioncontracosta2040.org). Staff of the Department of Conservation and Development (DCD) and the County's General Plan consultant, PlaceWorks, have since conducted or attended over 100 public and semi-public meetings whereat community members, stakeholders, and public officials provided comments on the project. These include meetings of the Board of Supervisors, County Planning Commission, Sustainability Commission, Library Commission, Hazardous Materials Commission, Arts and Culture Commission, Sustainability Committee, Historic Landmarks Advisory Committee, and all 13 municipal advisory councils; over 40 community meetings, workshops, and open houses held across the county; focused meetings on the topics of environmental justice, community health, sustainability, and economic development; consultation with a Native American tribe; and 21 meetings with various community-based organizations representing a wide range of interests.

While community outreach continues, work on the General Plan update portion of *Envision 2040* currently focuses on developing the policy guidance. This guidance is comprised of goals, policies, and actions (aka "GOPAs"), which upon adoption by the Board of Supervisors will guide County decision-making on land use through 2040.

## **III. STUDY SESSION**

The purpose of this study session is to provide the County Planning Commission and public with an opportunity to review and comment on the draft GOPAs for the Land Use and Public Facilities and Services elements of the new County General Plan. The draft GOPAs were developed primarily from the following sources:

- Statutory requirements and the *General Plan Guidelines* published by the Governor's Office of Planning and Research;

- Input received at the meetings described above as well as written comments from organizations and individual community members;
- Best practices in the planning field;
- Internal County staff review and comments; and
- The existing County General Plan.

Staff's aim has been to develop from these sources a set of clear, realistic, and implementable GOPAs that support a shared vision for the future, are easy for the public and decision-makers to understand, and effectively address the challenges unincorporated communities will face over the next two decades.

Staff requests that the County Planning Commission provide feedback on all aspects of the draft GOPAs, with emphasis on the following:

- Comprehensiveness: are all relevant policy issues related to the topics of land use and public facilities and services included?
- Effectiveness: do the draft GOPAs effectively address the relevant policy issues?
- Organization and continuity: are the documents organized in a logical manner and do they flow well from one section to the next?
- Readability: are the documents straightforward and easy to understand?

Attachments C and D are the draft GOPAs for the Land Use and Public Facilities and Services elements, respectively. Attachment B is a guide explaining the different components of these documents and their organization. Staff notes that most goals, policies, and actions are followed by parenthetical numbers. These refer either to legislation (e.g., Assembly Bill [AB] 52) or goals, policies, and implementation measures in the existing General Plan that are somehow being carried forward in the draft GOPAs. Existing goals are indicated by a number and capital letter (e.g., 3-A), existing policies are indicated by two numbers (e.g., 3-1), and existing implementation measures are indicated by a number and lower-case letter (e.g., 3-a). In most cases it is the concept or subject matter, not the actual wording, that is carried forward.

#### **IV. NEXT STEPS**

The draft GOPAs will be revised based on Planning Commission and public comments. Staff will continue presenting draft GOPAs to the Commission over the next two months, with the Stronger Communities Element coming March 9 and the Conservation, Open Space, and Working Lands Element coming March 23.

#### **V. ATTACHMENTS**

- A. Draft General Plan Outline
- B. Guide: How to Use the General Plan
- C. Draft Goals, Policies, and Action for Land Use Element
- D. Draft Goals, Policies, and Action for Public Facilities and Services Element

# GOALS, POLICIES, AND ACTIONS DRAFT OUTLINE

This document presents a draft outline of the goals, policies, and actions that will be reviewed by the Planning Commission, other Commissions, and the public in the coming months. This includes the goals, policies, and actions in all elements, except for the Growth Management Element, which will be based on the Model Growth Management Element prepared by the Contra Costa Transportation Authority (CCTA). This draft outline is subject to change.

## 3. STRONGER COMMUNITIES

- A. Environmental Justice
- B. Community Health
  - 1. Healthy Neighborhoods
  - 2. Health Services
  - 3. Healthy Food
- C. Healthy Homes
- D. Arts and Culture
- E. Economic Empowerment
  - 1. Workforce Development
  - 2. Business and Innovation
- F. Community Engagement

## 4. LAND USE

- A. Orderly, Well-Planned Growth
  - 1. Long-Range Planning
  - 2. Balanced Development and Conservation
  - 3. Sustainable Growth and Quality Design
  - 4. Land Use, Infrastructure, and Transportation
  - 5. Intergovernmental Coordination
- B. Policies for Specific Uses
  - 1. Residential Uses
  - 2. Commercial and Mixed Uses
  - 3. Industrial Uses
  - 4. Rural, Agricultural, and Open Space Uses



## 5. TRANSPORTATION

- A. Safe and Sustainable Transportation
- B. Coordinated Planning
- C. Multimodal Roadway Network
- D. Active Transportation
- E. Goods Movement
- F. Airports

## 6. HOUSING

- A. Housing Goals and Policies
- B. Related Plans
- C. Housing Programs

## 7. CONSERVATION, OPEN SPACE, AND WORKING LANDS

- A. Open Space Framework
- B. Agricultural Resources
  - 1. Agricultural Resource Areas
  - 2. Agricultural Economy
- C. Ecological Resources and Natural Systems
  - 1. Ecological Resource Areas
  - 2. Creeks, Wetlands, and Riparian Areas
  - 3. Uplands
- D. Water Resources
  - 1. Surface and Groundwater Resources
  - 2. Delta and Shoreline Resources
- E. Historic and Cultural Resources
- F. Scenic Resources
- G. Mineral Resources
- H. Energy Resources
  - 1. Energy Use
  - 2. Oil and Natural Gas Resources



## 8. PUBLIC FACILITIES AND SERVICES

- A. General Public Facilities and Services
  - 1. Coordinated Facilities and Services
  - 2. Just and Equitable Facilities and Services
  - 3. Funding Services and Infrastructure
- B. Water and Sewer
- C. Drainage and Flood Risk
- D. Sheriff, Fire, and Emergency Medical Service
- E. Solid Waste Management
- F. Parks and Recreation
  - 1. Comprehensive Parks and Trails System
  - 2. Just and Equitable Parks and Recreation Access
- G. Schools
- H. Libraries

## 9. HEALTH AND SAFETY

- A. Air Quality
  - 1. Countywide Air Quality
  - 2. Air Quality in Impacted Communities
- B. Greenhouse Gases
- C. Climate Change, Resilience, and Adaptation
- D. Flood Hazards and Sea-Level Rise
  - 1. Flood Hazards
  - 2. Sea-Level Rise
- E. Wildfire Hazards
- F. Extreme Heat
- G. Management of Hazardous Materials and Hazardous Waste
  - 1. Hazardous Materials and Hazardous Waste Management
  - 2. Management of Historical Hazardous Waste Releases
- H. Seismic and Geologic Hazards
- I. Emergency Preparedness, Response, and Evacuation Routes
  - 1. Response and Recovery
  - 2. Evacuation
- J. Noise

# 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.

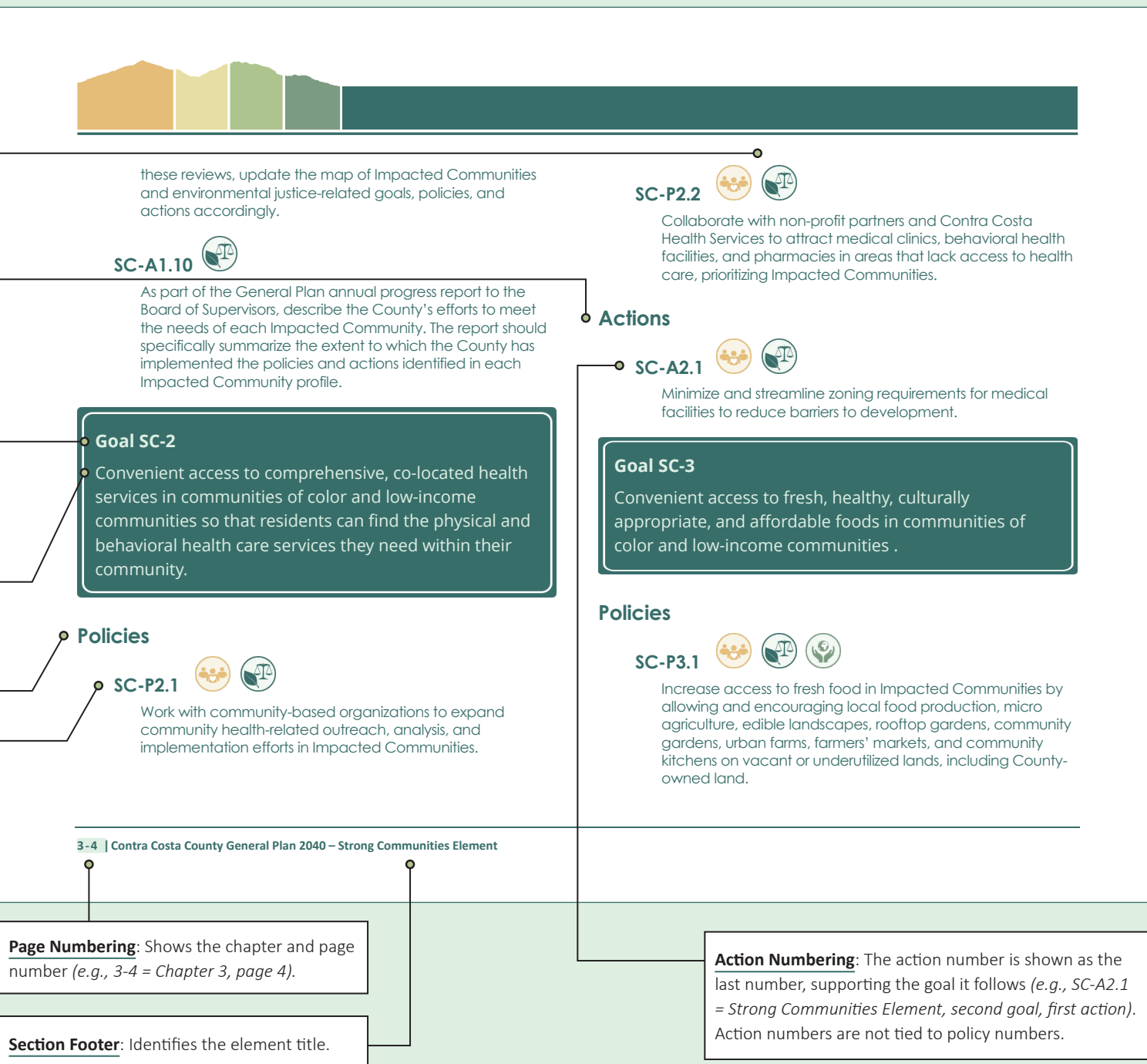
**Actions:** An action is a measure, procedure, or technique that helps the County achieve a specific goal. An action is something concrete that can and will be completed.

**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.



## 4

## LAND USE 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

## A. ORDERLY, WELL-PLANNED GROWTH

## A1. Long-Range Planning

## Goal LU-1

Coordinated and effective planning over the life of this General Plan.

## Policies

## LU-P1.1

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections for the year 2040:

- (a) ##,### new dwelling units.
- (b) #.# million square feet of new commercial and office space.
- (c) #.# million square feet of new industrial space.





When approved development within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that environmental review conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

## Actions

### LU-A1.1

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy LU-P1.1 without subsequent environmental review.

### LU-A1.2

Periodically revise the County Zoning Ordinance and other ordinances to reflect newly adopted plans, address emerging issues and State laws, respond to economic, technological, and social trends, and ensure consistency with County policies. (3-a, 3-ak)

## A2. Balanced Development and Conservation

### Goal LU-2

Growth and conservation that are balanced to preserve and enhance the quality of life, protect the environment and public safety, and benefit all those who live or work in Contra Costa County. (3-A, 3-C)

## Policies

### LU-P2.1



Continue implementing the 65/35 Land Preservation Plan, using the County Urban Limit Line (ULL) to focus future development in the county's established urban and suburban communities while preserving agricultural land, rangeland, natural habitats, watersheds, and open space. (3-G, 3-69, 3-180, 8-5, 8-30, 8-31, 8-32, 9-3, 9-9)

### LU-P2.2



Limit development outside the ULL to non-urban uses, such as agriculture, mineral extraction, wind and solar energy production, carbon sequestration, other resource-based uses, and essential infrastructure. (3-G, 3-69, 8-5, 8-30, 9-9)



### LU-P2.3

Prohibit major subdivisions outside the ULL as well as successive minor subdivisions of previously subdivided lots. (3-G, 10-25)



### LU-P2.4

Encourage infill of already developed areas and properties that have been skipped over. (3-8, 8-113)



### LU-P2.5

Encourage clustering of allowable densities through use of Planned Unit District zoning to reduce development footprints and protect scenic resources, natural features, floodplains, and open spaces. (3-18, 9-14, 10-31)



### LU-P2.6

On lands designated for residential or other urban uses, relate allowable parcel size to the availability of utility services, as follows:

- (a) Require a 5-acre minimum lot size where no public water or sewer service is available.
- (b) Require a 1-acre minimum lot size where either public water or sewer service is available.

Where public water and sewer services are available, allowable density will be based on the General Plan Land Use Map designation, as well as drainage, health, and other applicable standards. (3-49)



### LU-P2.7

Prohibit extension of water and sewer lines into areas outside the ULL, except to serve public and semi-public uses that will not induce growth, or when such extension is necessary to address a declared public health emergency. Lines extending outside the ULL should be sized to serve only the use requiring service. (3-10, 8-ad, 8-af)



### LU-P2.8

Consistently advise the Contra Costa County Local Agency Formation Commission (LAFCO) to support the 65/35 Land Preservation Plan and County ULL when considering requests for annexation to water and sewer districts and extension of services. (3-v)

## Actions



### LU-A2.1

Amend the County Ordinance Code to require the following prior to approval of a tentative map for subdivision in areas designated Agricultural Lands or Agricultural Core:

- (a) Evidence of adequate groundwater supply to support intended uses, considering the cumulative, long-term demand.
- (b) Demonstration that each parcel is suitable for a septic system.
- (c) Satisfactory road and street access, particularly for emergency vehicles.



- (d) Adequate regional drainage capacity, including natural watercourses located downstream.
- (e) Detailed site plans for each lot indicating building locations, driveways, well and leach field locations, energy-conserving features, location of hazards, necessary flood and stormwater management improvements, and fencing.
- (f) Other information that may be required to confirm the safe use of each lot for its intended purpose. (8-v)

#### LU-A2.2



In 2024 or 2026, introduce a voter initiative that includes adjustment of the ULL to include approximately 500 acres between Byron Airport and Byron Highway in support of an aviation-based job center at that location, which, together with the planned Vasco Road-Byron Highway Connector Road and State Route 239 projects, would enhance the economic viability of the airport.

#### LU-A2.3

In 2024 or 2026, introduce a voter initiative that includes adjustment of the ULL to include the existing concentration of residential properties in Canyon in order to allow proper correction of General Plan and zoning inconsistencies in that community.

*See also Section A.4, Land Use, Infrastructure, and Transportation Coordination, and the Public Facilities and Services Element for additional policies and actions on urban services and infrastructure. See the Open Space, Conservation, and Working Lands Element for additional policies and*

*actions on agricultural areas, resource-based uses, and open space management.*

## A3. Sustainable Growth and Quality Design

### Goal LU-3

A range and distribution of compatible and sustainable land uses that meet the county's social and economic needs and allow for balanced housing and job growth. (3-D, 3-E)

### Policies

#### LU-P3.1




Support construction of housing in or near existing employment centers and development of additional job-generating uses near areas that are primarily residential. Where large-scale residential or commercial development is planned, encourage a mix of housing and employment opportunities unless doing so would exacerbate a severe jobs-housing imbalance in the area. (3-1, 3-2, 3-3)

#### LU-P3.2



Encourage development that combines employment, housing, and services in close proximity to transit facilities, such as BART stations and major bus lines. Such development should be planned and designed to encourage walking,



bicycling, and transit use, shorter commutes, and reduced dependency on single-occupant vehicles, while at the same time mitigates, to the extent possible, the impacts of placing residents in proximity to mobile sources of air pollution, noise, and traffic hazards.

### LU-P3.3



Achieve a jobs-housing balance by designating adequate acreage of developable land for employment and housing, encouraging housing that meets the needs of the local workforce and jobs that are suitable for local residents, and implementing programs that improve opportunities to live and work in the same community. (3-K)

### LU-P3.4



For any General Plan amendment that converts a commercial, industrial, or office land use to a residential or non-urban land use, evaluate the project's effect on the local and countywide jobs-housing balance. (3-h, 3-i)

### LU-P3.5



Sustain the County's economic vitality by supporting and attracting businesses in a wide variety of economic sectors, prioritizing clean energy, sustainable and green businesses, and emerging businesses and industries that are consistent with the County's environmental and economic goals and values.

### LU-P3.6



Encourage incorporation of childcare, adult daycare, and similar beneficial uses into new development. To maximize

accessibility, encourage childcare facilities in residential neighborhoods, employment centers, schools, public libraries, hospitals, religious facilities, and parks, as well as near transit stops. (3-84, 7-147, 7-149, 7-151)

### LU-P3.7



Welcome development that supports the countywide goal of reducing vehicle miles traveled (VMT), thus reducing greenhouse gas emissions, to meet climate change targets. Require projects that do not support the County's VMT-reduction goals to incorporate necessary changes (e.g., design, land use mix) to ensure they support those goals.

### LU-P3.8



Incorporate principles of a circular economy and ecologically sustainable practices and materials into new development and retrofit projects.

### LU-P3.9

Require that exterior remodels and the siting and design of new development are compatible with surrounding and adjacent buildings, public spaces, and cultural resources and follow principles of high-quality design.

### LU-P3.10

Minimize conflicts between incompatible uses through use of setbacks, landscaping, screening, and other appropriate mechanisms. (3-19)

### LU-P3.11

Require shadow and solar access studies for new multifamily, commercial, and industrial projects greater than three stories



in height or with obvious potential to significantly shade parks, commercial nurseries, residential yards, solar arrays, and other uses that are sensitive to loss of sunlight. (3-214)

## Actions

### LU-A3.1



Evaluate financial strategies and tools to attract housing to employment areas and to create new employment centers near residential areas. (3-4)

### LU-A3.2

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on the County's website. (AB 1255)

### LU-A3.3



Amend the County Ordinance Code to include requirements for low-impact development, the use of low carbon concrete, water and energy conservation, reclaimed water, renewable energy use, green and LEED-certified building, and other measures that reduce the environmental impacts of development, based on the best available science.

*See also the Stronger Communities Element for additional policies and actions about economic development; the Conservation, Open Space, and Working Lands Element for additional policies and actions about sustainable design; and the Transportation Element for additional policies and actions about VMT.*

## A4. Land Use, Infrastructure, and Transportation Coordination

### Goal LU-4

Coordinated land use, transportation, and infrastructure decisions so that growth occurs in locations where capacity and services are available or committed. (3-A, 3-F, 3-H)

## Policies

### LU-P4.1

Encourage development only in areas where requisite community services, facilities, and infrastructure can be provided. (3-8, 3-9, 7-19, 7-31)

### LU-P4.2

Consider the potential alignments of planned regional infrastructure projects (e.g., major roadways, rail lines, pipelines, drainage improvements) when making land use decisions. (3-77)

## Actions

### LU-A4.1



Periodically re-evaluate parking standards, such as to

increase or eliminate parking minimums, or to consider strategies that reduce parking demand, to ensure their applicability to changing conditions, trends, and technology. (3-84, 5-20)

#### LU-A4.2

Work with the Local Agency Formation Commission (LAFCO) and utility service providers to:

- (a) Establish service spheres of influence that support the development planned in this General Plan.
- (b) Annex lands planned for urban development by this General Plan into their service areas.
- (c) Detach private lands from service boundaries that are not planned for urban development and that are not currently served. (7-m, 7-n, 7-y, 7-z)

#### LU-A4.3

Periodically perform an analysis of infrastructure needs and deficiencies in Disadvantaged Unincorporated Communities and consider funding mechanisms that could make extension of needed services and facilities feasible. (SB 244)

*See also the Stronger Communities Element for additional policies and actions about environmental justice in Impacted Communities. See the Public Facilities and Services Element for additional policies and actions about infrastructure and services, and the Transportation Element for additional policies and actions about transportation infrastructure.*

## A5. Intergovernmental Coordination

### Goal LU-5

Effective coordination with cities and special districts to ensure consistent planning, service delivery, and community development. (3-1)

### Policies

#### LU-P5.1



Ensure that County projects and decisions on private development and land use activities in the Primary Zone of the Delta are consistent with the Land Use and Resource Management Plan adopted by the Delta Protection Commission. Coordinate with the Delta Stewardship Council on actions impacting the Delta area. (3-54)

#### LU-P5.2

Work collaboratively with cities and special districts (e.g., East Bay Regional Park District and utility districts) to address regional issues of mutual concern and coordinate on decisions and actions that affect residents of nearby unincorporated areas.

#### LU-P5.3

When a project is within a city's sphere of influence or



adjacent to a city that is not within Contra Costa County, refer the project to the city for review and comment. (7-12)

#### LU-P5.4

Coordinate with LAFCO to ensure that city annexations and related land use decisions do not:

- (a) Interfere with attainment of the County's land use goals;
- (b) Include Housing Element inventory sites unless provisions have been made to transfer the site's assigned units to the receiving city's RHNA; or
- (c) Create new unincorporated islands (i.e., isolated areas substantially surrounded by incorporated land). (3-N, 3-v)

#### LU-P5.5

Encourage cities to annex unincorporated islands such as the Ayers Ranch and San Miguel neighborhoods.

#### LU-P5.6

Coordinate with military personnel to ensure new buildings and structures are sited in a manner that does not significantly impact military readiness, considering light and glare, heat generation, smoke, dust, equipment testing and operation, personnel training, and flight operations.

### Actions

#### LU-A5.1

Review and comment on major projects (e.g., General Plan amendments, rezonings, and large subdivisions) proposed

within cities to avoid conflicts with County land use designations, goals, and policies.

*See also the Conservation, Open Space, and Working Lands Element for additional policies and actions about the Delta.*

## B. POLICIES FOR SPECIFIC USES

### B1. Residential Uses

#### Goal LU-6

A variety of residential neighborhood types that provide housing opportunities and desirable living environments for all residents.

### Policies

#### LU-P6.1

Plan for a variety of housing types in the county, ranging from high-density transit-oriented housing to low-density, single-family neighborhoods. Encourage innovative, nontraditional designs and layouts in response to evolving housing needs. Provide housing opportunities for all economic segments of the community while ensuring compatibility with surrounding uses. (3-22, 3-23)



### LU-P6.2



Distribute affordable housing opportunities in communities throughout the county. Do not concentrate affordable housing in traditionally lower-income areas. Locate affordable housing near public transit and essential services whenever possible. (3-21)

### LU-P6.3



Protect residential neighborhoods from incompatible uses and activities with the potential to adversely affect public health and safety. (3-27)

### LU-P6.4



Ensure that new residential development is planned, designed, and constructed in a way that promotes health, minimizes known hazard exposure for future residents, and mitigates potential adverse effects on natural resources and the environment. (3-28)

### LU-P6.5



Require new residential projects to provide convenient access/connections to public transit, local destinations, and multi-use trails whenever possible. (5-22, 5-at)

## Actions

### LU-A6.1

Maintain objective design standards for residential and mixed-use development to provide a streamlined approval

process and ensure architectural compatibility for future infill development. (SB 35)

*See the Health and Safety Element for additional policies and actions related to residential development in areas vulnerable to hazards (wildfire, flooding, etc.), see the Stronger Communities Element for additional policies and actions related to safe housing, and see the Housing Element for additional policy guidance related to housing in general.*

## B2. Commercial and Mixed Uses

### Goal LU-7

A variety of well-located commercial and mixed-use areas that provide jobs and services, create civic gathering places and community focal points, accommodate higher-density housing, and contribute to the tax base of the County. (3-30)

## Policies

### LU-P7.1



Plan for a sufficient quantity and distribution of commercial areas to meet the basic daily needs of residents in each part of the county. (3-32)





### LU-P7.2



Support neighborhood-serving commercial services in and adjacent to residential areas so that they can be easily accessed using multiple modes of transportation. (3-34)

### LU-P7.3



Encourage improvements to existing commercial centers, especially those that enhance pedestrian and bicycle access. (3-39)

### LU-P7.4

Emphasize the function of commercial centers as civic gathering places. Where feasible, require plans for these areas to include community services, public space, and amenities that create a strong sense of place. (3-33)

### LU-P7.5

Allow new strip commercial development only when no feasible alternative exists. (3-36, 3-173)

### LU-P7.6



Encourage adaptive reuse of older commercial buildings, including conversion to new uses such as housing. (3-40)

### LU-P7.7



Encourage growth of the county's hospitality sector, including heritage tourism, waterfront amenities, farm-to-table restaurants, other dining and entertainment establishments, commercial recreation, various types of

accommodations, and visitor services.

### LU-P7.8



Support development of co-working facilities and office support services that facilitate remote work. (3-200)

### LU-P7.9



Accommodate a variety of land uses around Buchanan Field and Byron airports, consistent with master plans for each facility. Uses should support a range of commercial aviation functions, including fixed-base operators, aviation businesses, and passenger facilities and services, as well as uses that support the economic viability of each airport. (3-93, 3-94, 3-97, 3-98)

### LU-P7.10



Plan land uses and activities in the vicinity of harbors to optimize their use for commerce and recreation without posing a threat to Bay or Delta resources, including water quality and shoreline and marshland habitats. (8-102, 8-103)

## Actions

### LU-A7.1



Monitor changes in the office and retail markets resulting from changes in workplace design, online work, and online retailing. As appropriate, consider General Plan, zoning, and other regulatory changes that facilitate conversion of vacant and/or obsolete space to new uses.



*See also the Stronger Communities Element for additional policies and actions related to economic development.*

## B3. Industrial Uses

### Goal LU-8

Industrial areas that support production, advanced manufacturing, distribution and repair, and other businesses and services that provide jobs and are critical to the county's economy. (3-41)

### Policies

#### LU-P8.1



Welcome industries that create living-wage jobs and career advancement opportunities for county residents without causing severe environmental degradation. (3-44)

#### LU-P8.2



Welcome new businesses that improve supply chains for core local industries, including agriculture. (3-45)

#### LU-P8.3

Locate major industrial land uses adjacent to freeways, rail lines, and ports, and in other locations where impacts of industrial traffic on neighborhoods and commercial areas can be minimized. (3-42, 3-134, 3-146)

#### LU-P8.4



Reserve industrial land along the shoreline for uses requiring deep water access or large quantities of raw water for their processes (e.g., cooling), and discourage siting of other industrial uses that could be accommodated elsewhere. (5-80, 5-bu)

#### LU-P8.5



Plan industrial uses and districts to be harmonious with nearby areas, reduce the potential for off-site impacts, and limit potential exposure to environmental health hazards and pollutants. (3-43, 3-188)

*See also the Conservation, Open Space, and Working Lands Element for additional policies and actions that support the agriculture industry.*

### Actions

#### LU-A8.1



Maintain formal designation of key industrial districts as "Priority Production Areas" by the Association of Bay Area Governments (ABAG)/Metropolitan Transportation Commission (MTC), confirming their long-term importance to the region and facilitating future investment.



### LU-A8.2



Evaluate the County's industrial land supply for opportunity zones or innovation districts that can accommodate emerging industries, including regenerative industries that support an economic transition, such as autonomous vehicle manufacturing, prefabricated housing production, logistics and mobility hubs, and maker spaces.

*See also the Stronger Communities Element for additional policies and actions related to a potential transition from fossil fuel industries to renewable and sustainable industries that offer living-wage jobs, and for additional policies and actions about economic development. See the Health and Safety Element for additional policies and actions related to hazardous materials.*

## B4. Rural, Agricultural, and Open Space Uses

### Goal LU-9

Rural, agricultural, and open space areas that provide scenic value, support Delta ecosystem health, and meet the needs of the agricultural industry.

## Policies

### LU-P9.1

Preserve the rural appearance and character of the following areas:

- (a) Franklin Canyon/Highway 4 corridor between Hercules and Martinez;
- (b) Tassajara Valley;
- (c) Alhambra Valley/Briones;
- (d) Morgan Territory Road;
- (e) Marsh Creek Road corridor between Clayton and Vasco Road; and
- (f) Deer Valley Road corridor between Antioch and Marsh Creek Road.

In these areas, pay special attention to potential aesthetic impacts and ensure such impacts are adequately mitigated. (3-158, 3-160, 3-163)

## Actions

### LU-A9.1



Maintain agricultural preserves in the Briones Hills and Tassajara Valley areas through agreements with adjacent cities to retain these areas for agricultural, open space, and other non-urban uses. (3-132)

### LU-A9.2



Amend zoning regulations for development of homes and



associated buildings and structures on agricultural properties to require clustering to protect agricultural vitality and sustainability.

### **LU-A9.3**

Continue working with agricultural stakeholders to evaluate and minimize the complexity, time, and expense of County permitting requirements for agricultural properties and maximize focus on meeting the objectives of the regulations.

*See also the Conservation, Open Space, and Working Lands Element for additional policies and actions related to open space management and the agricultural industry.*

## 8

PUBLIC FACILITIES AND  
SERVICES 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

A. GENERAL PUBLIC FACILITIES AND  
SERVICES

## A1. Coordinated Facilities and Services

**Goal PFS-1**

Coordinated public facilities and services that support the economic, social, and environmental well-being of the county and its residents. *(7-D, 7-AW)*

**Policies****PFS-P1.1**

Review all County-initiated capital improvement projects for consistency with this General Plan, as required under Government Code Section 65402. *(7-f)*



### PFS-P1.2



When developing new public facilities, consider effects on the physical, social, cultural, and recreational needs of the community. (7-158)

### PFS-P1.3

Require that new public facilities be located, designed, constructed, and operated to complement and avoid conflicts with adjacent land uses. (7-AC, 7-16, 7-76, 7-148, 7-160, 7-162)

### PFS-P1.4



Locate new County facilities in places that are easily accessible by public transit, walking, and biking to the greatest extent possible.

### PFS-P1.5



Encourage, and whenever possible require, co-location and undergrounding of utility infrastructure, such as transmission and distribution lines, broadband internet, and pipelines, in existing rights-of-way to minimize visual, operational, and environmental impacts on the community. Measures to mitigate the impacts of new utility facilities should benefit the areas that are most directly affected by their construction. (3-20, 5-35, 9-17)

## Actions

### PFS-A1.1

Notify and request comments from utility service providers on entitlement applications. (7-r, 7-x, 7-at, 7-av)

### PFS-A1.2

Regularly update the County's Capital Improvement Program/Master Facilities Plan, Capital Road Improvement and Preservation Program, Parks Capital Improvement Program, and similar plans and programs. Ensure that each update is consistent with the General Plan. (3-l, 7-7, 7-e, 7-g)

## A2. Just and Equitable Facilities and Services

### Goal PFS-2

Public facilities, infrastructure, and services that meet the needs of, and are accessible to, residents of Impacted Communities. (EJ PFS-1)

## Policies

### PFS-P2.1



Ensure County facilities and services meet the needs of all users, regardless of age, ability, race, ethnicity, culture, language, or economic status. (7-AU, 7-AW, 7-161)(EJ PSF-P1.10)

### PFS-P2.2



Systematically prioritize investments in public facilities, infrastructure, and services that benefit Impacted Communities and respond to the needs identified in their Community Profiles. (EJ PFS-P1.1)

### PFS-P2.3



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. (EJ PFS-P1.2)

### PFS-P2.4



Prioritize and adequately fund code enforcement and clean-up of illegal dumping on public and private property in Impacted Communities. (EJ PFS-P1.3)

### PFS-P2.5

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. (EJ SC-A1.11)

## Actions

### PFS-A2.1



Prioritize needs and services in each Impacted Community as part of the annual budgeting process. (EJ PFS-A1.1)

### PFS-A2.2



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. (EJ PFS-A1.2)

### PFS-A2.3



Implement and maintain urban greening and green infrastructure, including sustainable/green street projects, in Impacted Communities that support the community's objectives, including those identified in the Community Profiles. (EJ PFS-A1.3)

### PFS-A2.4



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. (EJ PFS-A1.4)

### PFS-A2.5

Provide contact information for Code Enforcement on the front page of the DCD website, and work with the Contra Costa Crisis Center to provide that information through the 211 information service. (EJ PFS-A1.5)



### PFS-A2.6

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. (EJ PFS-A1.6)



### PFS-A2.7

Pursue public-private partnerships that will improve access to reliable, fast internet and make digital resources available in Impacted Communities at affordable prices. (EJ PFS-P1.4)

## A3. Funding Services and Infrastructure

### Goal PFS-3

Adequate, fair, and cost-effective funding for public facilities, infrastructure, and services.

## Policies

### PFS-P3.1

Coordinate with LAFCO, infrastructure and service providers, and cities to ensure infrastructure and services are reliable and provided in a cost-effective and equitable manner. (7-D, 7-5, 7-157)

### PFS-P3.2

Require that new development pay its fair share of public improvement costs for infrastructure, facilities, maintenance, and services based on the proportionate cost of serving the project. (7-J, 7-N, 7-T, 7-1, 7-2, 7-44, 7-64, 7-aq)

### PFS-P3.3

When new development will not be adequately served by existing infrastructure and facilities and/or through the County's impact fee programs, require a public facilities financing plan that identifies the public improvements needed and establishes an equitable plan to pay for and develop the required improvements. (7-B, 7-C, 7-11, 7-13)



### PFS-P3.4

When communities request levels of County services that exceed the countywide standard, require creation of (or annexation into) 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. (7-U, 7-60) (EJ PFS-P1.5)



### PFS-P3.5

When new development needs ongoing infrastructure maintenance that exceeds County standards and/or existing funding levels, require creation of benefit assessment districts to pay for those maintenance activities. (7-ad)

### PFS-P3.6



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, housing supply, and overall economic development. Consider fee reductions or exemptions for projects in Impacted Communities that are consistent with the community objectives identified in their Community Profile if gap funding can be identified. (7-6) (EJ PFS-P1.6)

## Actions

### PFS-A3.1

Implement an equitable and standardized approach to property tax sharing with cities during the annexation process, and request cities' participation in Enhanced Infrastructure Financing Districts. (7-9)

### PFS-A3.2

Regularly update development impact fees to ensure new development pays its fair share of infrastructure and service costs. (3-m, 7-ai, 7-ba, 7-bb)

## B. WATER AND SEWER

### Goal PFS-4

Water and wastewater facilities and services that meet current and future needs in a safe and environmentally responsible manner. (7-F, 7-K, 7-L)

## Policies

### PFS-P4.1



For projects in areas without a water service provider, require proof of adequate on-site groundwater. In addition to requiring compliance with the County's well regulations related to water quality and flow rate, require documentation that the proposed project will not have a significant cumulative impact on the aquifer or negatively affect development that already relies on the same groundwater supply. (8-78, 8-de, 10-89, 10-95)

### PFS-P4.2



Require landscaping for new development to be drought-tolerant, retain runoff, decrease flooding, and recharge groundwater. (8-dj)



#### PFS-P4.3



Promote the use of drought-tolerant green infrastructure, including street trees and landscaped areas.

#### PFS-P4.4



Encourage water service providers to require separate service connections and meters for recycled water use or where large quantities of water are used for special purposes, such as landscape irrigation. (7-p)

#### PFS-P4.5



Require new development to reduce potable water consumption through use of water-saving devices, efficient technology, landscaping strategies, and recycled water, where available. (7-26, 7-37, 10-92)

#### PFS-P4.6



Partner with water and sewer service providers, Groundwater Sustainability Agencies, private well owners, and other entities to increase participation in water conservation programs countywide.

#### PFS-P4.7



When making land use decisions that could impact groundwater resources, consult applicable Groundwater Sustainability Plans and local Groundwater Sustainability Agencies. (AB 1739)

#### PFS-P4.8



Prior to approval of projects within the Tracy Groundwater Subbasin, obtain confirmation from the Groundwater Sustainability Agency that the project is consistent with the applicable Groundwater Sustainability Plan.

#### PFS-P4.9



Prohibit new development that would create or significantly aggravate groundwater overdraft conditions, land subsidence, or other “undesirable results,” as defined in the California Water Code.

#### PFS-P4.10



Support the goal of regional self-sufficiency as part of new water system planning efforts.

#### PFS-P4.11



Support multi-purpose water storage options that incorporate water supply, flood control, surface and groundwater storage, groundwater management, and ecosystem components.

#### PFS-P4.12



Partner with water service providers to ensure continuity of water supplies and provide financial relief to Impacted Communities if prices rise in drought conditions. (EJ PFS-P1.7)

#### PFS-P4.13

Support the planned Phase 2 Expansion of Los Vaqueros Reservoir.

*See also the Conservation, Open Space, and Working Lands Element for policies and actions related to water quality.*

#### PFS-P4.14



Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound wastewater system.

#### PFS-P4.15



Support wastewater reclamation and reuse programs that maximize the use of recycled water.  
(7-M, 7-24, 7-27, 7-35, 7-36, 10-92, 8-df, 8-di)

### Actions

#### PFS-A4.1



Update County Ordinance Code Chapter 414-4, Water Supply, to be consistent with adopted Groundwater Sustainability Plans.

#### PFS-A4.2



Publish information about alternative sources of water for irrigation and other non-potable needs, such as greywater, rainwater, air conditioning condensation, and foundation drainage.

## C. DRAINAGE AND FLOOD RISK

### Goal PFS-5

Natural systems and flood-risk management infrastructure that can handle stormwater year-round and adapt to new and changing conditions.

### Policies

#### PFS-P5.1

Support public and private efforts to improve protection against flooding, subsidence, and inundation, including projects that achieve at least 200-year flood protection, factoring in sea-level rise, in areas of the county covered by the Central Valley Flood Control Plan.  
(10-M, 10-43, 10-56, 10-t)

#### PFS-P5.2

Partner with responsible parties, public and private, to ensure ongoing funding exists for maintenance of flood management facilities and structures (e.g., levees, pump stations, canals, channels, and dams). (8-46, 10-48)



### PFS-P5.3

To allow for future height increases to private levees protecting inland areas from tidal flooding and sea-level rise, require rights-of-way to be sufficiently wide on the upland side and prohibit new structures from being constructed on top of or immediately adjacent to the levee. (10-51, 10-ab)

### PFS-P5.4

Support efforts to rehabilitate levees that do not meet adopted state and/or federal flood-protection standards. (10-73, 8-46, 8-bh, 8-bj)

### PFS-P5.5

Support material stockpiling and equipment staging for emergency levee repair, especially in the western Delta.

### PFS-P5.6

Encourage new development to participate in programs that ensure ongoing maintenance of natural watercourses. (7-S, 8-89)

### PFS-P5.7



When developing new or revised regional drainage and flood management plans, including plans to protect against sea-level rise, incorporate adequate setbacks and alternative drainage system improvements that provide aesthetic, recreational, and environmental benefits. Improvements should avoid structural modifications to watercourses and preserve riparian habitat and floodplains, or convert engineered drainage systems to more natural systems, when and where possible. In areas at risk of

temporary or permanent inundation from sea-level rise, ensure that improvements can continue to provide adequate protection for the projected level of inundation by 2100 or the expected operational life of the project, whichever is later.

(7-Q, 7-40, 7-41, 7-aa, 7-ab, 7-ac, 8-80, 8-89)

### PFS-P5.8



Incorporate green infrastructure into new and retrofitted flood-control and streetscaping projects, including replacing existing asphalt and other hardscapes with green infrastructure, as feasible.

### PFS-P5.9



Encourage developers on transit corridors and in commercial zones to combine stormwater treatment requirements of new or redevelopment projects with green infrastructure on the adjoining street frontage.

### PFS-P5.10

Encourage public participation in the design of major flood-control projects. (7-43)

### PFS-P5.11



As climate conditions change, evaluate the feasibility of adaptive land use strategies to help avoid repetitive threats to life and property.

## Actions

### PFS-A5.1

Identify existing developed areas where drainage maintenance issues exist and coordinate with each affected community to consider creation of a benefit assessment district to pay for improvement and maintenance needs. (7-U, 7-ae)



### PFS-A5.2

Coordinate with responsible parties, public and private, to develop a flood risk management plan for the levee systems protecting the unincorporated county that:

- (a) Identifies the entities responsible for operation and maintenance of the levees.
- (b) Determines the anticipated flood levels in the waterways and the level of protection offered by the existing levees along the waterways.
- (c) Establishes a long-term plan to upgrade the system as necessary to provide at least a 100-year level of flood protection, and 200-year level of flood protection where feasible or required.
- (d) Considers the worst-case situations of high tides coupled with sea-level rise and storm-driven waves.
- (e) Protects beneficial uses of San Francisco Bay and the Delta and their water.
- (f) Prioritizes designs that foster riparian habitat while containing floodwaters, such as by using more natural materials, landforms, and vegetation, rather

than concrete channels and other conventional flood control infrastructure.

- (g) Encourages multi-purpose flood-management projects that, where feasible, incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of waterways.
- (h) Takes a holistic approach to flood-risk management so that new infrastructure does not simply transfer flooding impacts from one property or location to another.
- (i) Includes provisions for updates to reflect future State or federally mandated levels of flood protection. (7-52, 7-53, 7-54, 8-80, 8-86, 10-l, 10-64, 10-65, 10-73, 10-z, 10-ac)

### PFS-A5.3



Develop watershed management plans incorporating best management practices that slow, spread, and sink water runoff to flatten the hydrograph (i.e., water flow over time) where erosion is a concern, while also enhancing wildlife habitat and recreation opportunities where feasible. (7-38, 8-81, 8-86)

### PFS-A5.4



Establish programs for development projects alongside natural water courses that ensure regular maintenance of the waterway, including debris removal, erosion control, and conservation and restoration of native species.



*See also the Health and Safety Element for policies and actions related to flood hazards and sea-level rise and Section F, Parks and Recreation, of this element for policies and actions related to secondary recreational uses of flood-control infrastructure.*

## D. SHERIFF, FIRE, AND EMERGENCY MEDICAL SERVICE

### Goal PFS-6

Efficient and effective police, fire, and emergency medical services for all communities. (7-V, 7-Y)

### Policies

#### PFS-P6.1

Require that new development support effective law enforcement and fire protection by promoting a safe, accessible public realm for all, including investing in BIPOC cultural spaces, enhancing lighting and safety in public spaces through community-led planning, and ensuring adequate property maintenance. (7-an)

#### PFS-P6.2

As part of the review process for discretionary applications, consult with the appropriate fire district to identify any upgrades to fire protection facilities, infrastructure, and

equipment needed to reduce fire risk and improve emergency response. (7-65)

#### PFS-P6.3

Design, improve, and maintain streetscapes to maximize visibility and safety through appropriate lighting and landscaping.

### Actions

#### PFS-A6.1

In collaboration with community members, law enforcement, and local leaders, revise the County Ordinance Code to incorporate standards for new development that support a safe, accessible public realm for all through environmental design.

*This section may be edited further upon receipt of comments from the Contra Costa County Fire Protection District.*

*See also the Health and Safety Element for policies and actions related to wildfire hazards and the Transportation Element for policies and actions related to safe streets.*

## E. SOLID WASTE MANAGEMENT

### Goal PFS-7

Safe, efficient, and environmentally responsible solid waste diversion practices and management.

(7-AE, 7-AH)

### Policies

#### PFS-P7.1

Coordinate with private solid waste collection and disposal businesses, cities, and other appropriate agencies to plan solid waste management facilities in a way that is effective, safe, and efficient. (7-87, 7-89, 7-90)

#### PFS-P7.2

Coordinate with other jurisdictions to ensure that solid waste management, including solid waste resource recovery (e.g., reduce, reuse, recycle, compost, and waste-to-energy), is carried out in accordance with the Countywide Integrated Waste Management Plan and meets strict environmental standards. (7-AI, 7-91, 7-92, 7-bd, 7-be)

#### PFS-P7.3

Ensure that review and approval of development applications is carried out in accordance with the Integrated

Waste Management Plan. (7-bp)

#### PFS-P7.4

Require new residential and commercial uses to provide adequate space for trash, recycling, and organics collection, as well as edible food recovery when applicable.

#### PFS-P7.5

Encourage new technologies for organics processing consistent with Senate Bill 1383, Short-Lived Climate Pollutants Reduction Strategy of 2016.

#### PFS-P7.6

Expand recycling programs and locate recycling centers in Impacted Communities that are convenient to reach using multiple modes of transportation. (EJ PFS-P1.9)

#### PFS-P7.7

Strive to provide equivalent solid waste collection services and rates across each unincorporated community under County franchise control.

#### PFS-P7.8

Consistently use a multi-prong approach (i.e., educate, prevent, clean up, enforce) to combat illegal dumping.

#### PFS-P7.9

Prohibit new landfills in ecologically sensitive areas, and





require that new landfills be located, designed, and operated to avoid adverse impacts to surrounding land uses, including by limiting the area of landfill activities; limiting hours of operation; providing safe and appropriate transportation routes; maintaining site security; identifying associated off-site transfer stations; grading to blend the landfill disturbance area with surrounding topography; covering refuse daily; and mitigating noise, odor, litter, and visual impacts.

(7-93, 7-94, 7-98, 7-AJ, 7-bk, 7-bq, 7-br, 7-bs, 7-bv)

#### PFS-P7.10



Require that new landfills provide the following:

- (a) An appropriate leachate collection and recovery system.
- (b) An approved erosion-control and drainage plan.
- (c) Geotechnical studies, including stability analysis, and grading plans to determine the final engineering design.
- (d) A wetland and/or habitat enhancement plan that provides for at least a 3:1 replacement for lost significant habitat. (7-bi, 7-bm, 7-bn, 7-bu)

#### PFS-P7.11



Require new landfills to be designed and operated so that they can later be repurposed for other uses, including renewable energy facilities, recycling, organics, recovery operations, outdoor recreation, and open space. (7-95)

#### PFS-P7.12

Where practical, restrict direct public access to landfills and instead direct the public to transfer stations. Base the need for transfer stations on economics, the need to mitigate traffic impacts, and the need to inspect refuse for hazardous materials and recyclables. (7-96, 7-97, 7-98, 7-br)

#### PFS-P7.13



Preserve the longevity of landfills by:

- (a) Reducing the amount of solid waste generated.
- (b) Reusing and recycling as much solid waste as possible.
- (c) Using the energy and nutrient value of solid waste (i.e., waste to energy and composting).
- (d) Properly disposing of the remaining solid waste (i.e., landfill disposal). (7-AG)

#### PFS-P7.14



Ensure transfer stations provide adequate capacity to accommodate recovery of recyclables and organic materials and encourage organics processing.

#### PFS-P7.15

Include a condition of approval in land use permits for solid waste facilities requiring review for compliance with permit conditions every three to five years. (7-bj)



## Actions

### PFS-A7.1

Study the potential benefits of combining the County's solid waste collection franchise agreements.

### PFS-A7.2

Consolidate solid waste collection franchise agreements in unincorporated communities that are served by multiple haulers.

### PFS-A7.3



Partner with community organizations and solid waste franchise collection haulers to maximize participation in community clean-up days and residential on-call garbage pick-ups in Impacted Communities. Encourage community participation by holding these events in conjunction with other community events. (EJ PFS-A1.7)

### PFS-A7.4



Work with other counties, cities, and neighboring communities to establish public/private partnerships to combat illegal dumping.

### PFS-A7.5



Install signage and increase education, monitoring, enforcement, and rapid cleanup to discourage illegal dumping, especially in Impacted Communities and rural areas. (EJ PFS -P1.8)

### PFS-A7.6



Use the County's legislative platform process and partner with other governmental agencies throughout the state to propose and support legislation to combat illegal dumping.

## F. PARKS AND RECREATION

### F1. Comprehensive Parks and Trails System

#### Goal PFS-8

An easily accessible, integrated system of high-quality parks and trails to meet the needs of all residents.  
(9-H)

## Policies

### PFS-P8.1



Support a variety of neighborhood and community park types and amenities that meet a diverse range of recreational needs, such as ballfields, all-abilities playgrounds, tot lots, adult fitness courses, gymnasiums, swimming pools, spraygrounds, sport courts, passive parks, parklets, urban gardens, and trails.



### PFS-P8.2



Provide a community or neighborhood park within a safe 10-minute walk of all residents in urban communities and within a 5-minute drive for residents in suburban communities, as mapped in Figure X. (9-33)

### PFS-P8.3



Increase recreation opportunities by working with other agencies to convert or co-locate public easements and facilities into or with parks and trails, with Impacted Communities prioritized. (7-R, 7-48, 7-49, 7-50, 7-51, 7-ag, 8-Y, 8-dk, 9-38) (EJ PFS-P2.4)

### PFS-P8.4



Whenever possible, design parks and recreational facilities to complement the natural features of the area, including topography and vegetation. (9-39)

### PFS-P8.5



Support expanded public access to the waterfront and development of water-related recreational opportunities, such as fishing and boating. (9-35)

### PFS-P8.6



Support development of a comprehensive and interconnected network of trails, including intra- and inter-regional trails like the San Francisco Bay Trail, Carquinez Strait Loop Trail, and Great California Delta Trail, that provides

public access to shorelines, ridges, and other scenic areas, connects residents with open space and nature, and links urban areas with parks and recreational facilities. (7-R, 9-35, 9-q, 9-v)

### PFS-P8.7



Encourage use of abandoned railroad rights-of-way for trails or other public purposes and participate in collaborative planning processes to determine the best use of abandoned rail corridors. (5-86, 5-bv, 5-bw, 5-bx, 5-by))

## Actions

### PFS-A8.1



Create a County entity that works across departments and non-County agencies to coordinate planning and funding of unincorporated community and neighborhood parks, recreational facilities, and trails. (9-u, 9-w)

### PFS-A8.2



Coordinate with park and recreation districts and cities to prepare a parks and open space needs assessment for all unincorporated communities, prioritizing Impacted Communities. Integrate the results of the assessment into the Parks Capital Improvement Program and implement improvements that address barriers to outdoor physical activity, such as inadequate infrastructure and safety concerns. (9-x) (EJ PFS-A2.1)

### PFS-A8.3



Annually update park dedication and in-lieu fee requirements to reflect the cost of land, local park and recreational needs, and development conditions. (9-r, 9-y)

### PFS-A8.4



Maintain up-to-date maps that show quarter-mile and half-mile walking distances and 5-minute driving times to public parks.

## F2. Just and Equitable Parks and Recreation Access

### Goal PFS-9

Convenient access to safe and well-maintained recreational activities and parks in Impacted Communities. (EJ PFS-2)

### Policies

#### PFS-P9.1



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. (9-34) (EJ PFS-P2.1)

#### PFS-P9.2



In Impacted Communities, require all projects subject to the Park Impact Fee Ordinance to improve existing park and recreation amenities within the community and/or to add new amenities within the project that are open to the public and listed in, or added to, the County's Parks Capital Improvement Plan. In-lieu fees should be used when the County determines that amenity improvements or new amenities are not feasible. (EJ PFS-P2.2)

#### PFS-P9.3



Promote and prioritize recreational activity programs and opportunities in Impacted Communities. (EJ PFS-P2.6)

#### PFS-P9.4



Partner with school districts, park and recreation districts, utilities, and other entities to support joint-use recreation facilities serving Impacted Communities. (9-t) (EJ PFS-P2.3)

#### PFS-P9.5



Support local community groups and volunteer organizations in efforts to improve and maintain local parks, trails, and other public spaces, such as through an Adopt-A-Park/Trail program, especially in Impacted Communities. (EJ PFS-P2.5)



## G. SCHOOLS

### Goal PFS-10

Primary, secondary, and higher education facilities that serve the varied educational needs of all county residents. (7-AO)

### Policies

#### PFS-P10.1

When reviewing new development, coordinate with affected school districts to ensure adequate school capacity is or will be available, school sites are designated or dedicated if necessary, and adequate access will be provided. (7-AP, 7-AR, 7-138, 7-139, 7-142, 7-cp, 7-cq)

#### PFS-P10.2

Encourage new development to dedicate school sites through density transfer of the dedicated acreage or other incentives. (7-140)

#### PFS-P10.3

Encourage school districts to locate school sites within the Urban Limit Line and within or adjacent to existing or planned residential and mixed-use neighborhoods.



#### PFS-P10.4



Encourage school districts to use school sites for multiple community purposes, such as recreation, and to locate new schools in conjunction with and/or adjacent to parks and trails. (7-AQ, 7-141)

#### PFS-P10.5

Support efforts to enhance and expand access to higher education. (7-143)

## H. LIBRARIES

### Goal PFS-11

Library services that meet the informational and social needs of county residents.

### Policies

#### PFS-P11.1



Locate library facilities and services in areas with broadband internet access that are along well-traveled thoroughfares and transit routes accessible to the greatest number of people, prioritizing expansion of library services in Impacted Communities.



### **PFS-P11.2**

Ensure the County's budget provides adequate funding for maintaining and improving library operations. (7-159)

## **Actions**

### **PFS-A11.1**

Develop library service and facility standards, identify standards not being met, and seek necessary resources to achieve those standards. (7-159)

### **PFS-A11.2**

Adopt a library impact fee for new development to pay its fair share of library facilities costs.