

MEMORANDUM

DATE March 11, 2022
TO Will Nelson, Principal Planner
Contra Costa County Department of Conservation and Development
FROM Tanya Sundberg
SUBJECT 3/9/22 Planning Commission Study Session

During its meeting on Wednesday, March 9, 2022, the Planning Commission held a study session to discuss and provide feedback on the draft goals, policies, and actions (“GOPAs”) for the Stronger Communities Element. There were approximately 20 participants in the meeting during this discussion item.

This memorandum summarizes the questions and comments from the Planning Commission, as well as the comments made by members of the public. Additional written comments are attached to this memorandum.

Initial Planning Commission Questions and Comments

- » Commissioner Van Buskirk
 - Does SB 1000 take into account all forms of pollution and how industrial uses tend to get cleaner over time with improvements to facilities and technologies?
 - Requested that the policy guidance under Goal SC-8 be revised to ensure workforce development programs are high quality and/or State certified. Commissioner Van Buskirk noted that he will provide written suggestions for improvements following the meeting.
- » Commissioner Hillesheim
 - Expressed support for several of the goals in the Stronger Communities Element.
 - How does the land use plan and zoning affect small-scale food production and urban agriculture? These activities seem to align with industrial and agricultural land uses, which don’t fit in urban areas.
 - The County should streamline the permitting process to support access to and expansion of jobs.
- » Commissioner Mankin
 - Expressed concern about potential conflicts between Policies PFS-P3.2 and PFS-P3.3 in the Public Facilities and Services Element, noting that the eastern part of the county lacks adequate police and fire service.

Public Comment

- » Karen Rosenberg, Resilience Fellow with the Greenbelt Alliance

- Requested that an action be added to the workforce development section to connect this section to Action SC-A1.1, which addresses green jobs.
 - Requested that the General Plan and Climate Action Plan be better connected. For example, the Stronger Communities Element addresses equity, but not climate hazards.
 - Expressed support for Policy SC-P9.7, which addresses a Green Empowerment Zone for the Northern Waterfront area, and requested that it be refined to also address protection from sea-level rise.
 - Requested that the policy guidance support the development of functional civic spaces to be co-developed with Black, Indigenous, and people of color community members.
 - Requested that Action SC-A1.6 be revised to direct the County to post the annual General Plan progress report in a visible place on the County's website and share it with interested parties.
 - Requested that the policy guidance consider how outreach services can be leveraged for emergency services.
- » Jan Warren
- Requested that Action SC-A1.1 be revised to address financial responsibilities for site remediation.
 - Requested that the community health and healthy neighborhoods policy guidance be revised to address healing, in addition to health.
 - Asked whether the people who use the county's four distributed health care facilities were consulted when developing this policy guidance?

Additional Planning Commission Comment

- » Commissioner Van Buskirk
- Noted that lowering construction costs often means reducing labor costs because of the high cost of construction materials. Therefore, reducing construction costs can hurt families that rely on construction wages.



March 8, 2022

County Planning Commission
c/o William Nelson, Dept. of Conservation & Development

RE: Draft Stronger Communities Element / Draft County General Plan

Dear Commission Members,

We have reviewed the draft Stronger Communities element of the update to the county's general plan, and offer the following comments:

- ◆ SC-P1.3 It is not clear whether "small scale" refers to geographical size of the district, lower density, or both. Walkable, mixed-use, convenient are important attributes. But these types of districts ought to be higher density for three reasons:
 - 1) More efficient use of resources - including energy and water - per capita.
 - 2) Will accommodate more people who wish to live in such a community.
 - 3) With greater local population, there will be more local customers to support local-serving businesses.
- ◆ SC-A1.1 Phase out not only petroleum refining, but fossil fuel extraction too. In concert with phasing out fossil-fuel related industries, transition buildings and transportation to non-fossil fuel systems. Transitioning away from fossil fuels must address demand as well as supply (i.e. work to change to a clean energy economy).
- ◆ SC-A6.2 In rental homes, one thing that renters can do to reduce heating and cooling costs / increase comfort is install good window coverings (such as cellular window shades). Perhaps a bulk-buying program can leverage a discount on such coverings, even if the shades would be custom sized (which is typically the case for window shades).

Add electric food heating equipment to replace natural gas food heating equipment, including purchase of induction stovetops.

RE: Space heating upgrades: The state energy code (Title 24 Part 6) does not allow built-in electric resistance space heat systems (with very minor exceptions), because they are very energy-intensive. Heat pumps are

allowed, because they perform electric heating with much greater energy-efficiency. However, portable plug-in electric resistance heaters are allowed, and can be energy-efficient if they are used to heat a single room as an alternative to using a central heating system to heat an entire home.

- ◆ We strongly support the following policies and actions: SC-P1.1, SC-A1.3, CS-P2.1, SC-P2.2, SC-2-4, SC-P2.5, SC-P2.6, SC-P2.7, SC-P3.3, B3 (entire Healthy Food section), SC-A6.3, SC-P8.3, SC-P9.1, SC-P9.5, SC-P9.7.

Due to the unrealistic time frame for a community group to be able to review the draft thoroughly, we may offer further comments in the near future.

Thank you in advance for your consideration. Please feel free to contact us should you have any questions or comments regarding my suggestions.

Sincerely,

Gary Farber, on behalf of 350 Contra Costa

From: [Tanya Sundberg](#)
To: [Tanya Sundberg](#)
Subject: FW: Planning Commission to review Draft Stronger Communities Element goals, policies, and actions on 3/9
Date: Friday, March 11, 2022 1:23:41 PM

From: JANET PYGEORGE <pypy@sbcglobal.net>

Sent: Wednesday, March 9, 2022 10:12 PM

To: Lindsey Klein <klein@placeworks.com>

Subject: Re: Planning Commission to review Draft Stronger Communities Element goals, policies, and actions on 3/9

W. Westman: they never called me. had my hand up???

I should go on my ipad.

I must be doing something wrong on this big computer.

The planning members just dont get it, about disadvantage communities. I think the chair does. the others did not comment, because they were not listening.

I wanted to comment on Bobs ideas, we have such a program for young people to learn a trade.

(JSUSD) this was started by locals, and supported by unions, board should come and visit.

some students dont do well with books, but give them something in their hand, and they will learn.

It is not fair to disadvantage people to be stuck in a, no where community. The community businesses will go, and no new business will come. it all boils down to MONEY. no money, no nothing!!

how can anyone improve themselves and their family, where there is nothing. They have rights!!!!!!

these board members could care less. they dont want to know.

In the east, a whole new concept has been going on with the haves and have not. its been around a long time. Pinole is starting up their new plan in housing. low income. broke ground on san Pablo Ave, of course that is related to communities citizens income. so the best get the best.

of course Pinole is not Walnut Creek. It will be fine. Rodeos disadvantage live next to the fence line of P66. That is inhumane. The housing is not a decent place to live. It is OLD, OUTDATED. They tell me, there is no housing available. (Gioia said). I say, should find a place. the state said CCC has neglected Rodeo. I never checked on other unincorporated communities, but they must be the same.

We want Rodeo to move ahead, and I am hoping things will go fast. We cannot hang on much longer. Thank God for your community development dept. The only one who cares. GIVE ME A CALL , WW

JANET PYGEORGE. PRESIDENT RODEO CITIZEN ASSOCIATION

On Mar 2, 2022, at 5:27 PM, Envision Contra Costa 2040 <klein@placeworks.com> wrote:

Greenbelt Alliance Comments on the Stronger Communities Element

We appreciate the opportunity to comment on the Stronger Communities Element of the General Plan. We know this Element has had a significant amount of public review already and we see many of the changes requested by the community reflected in this document. We would like to applaud many of the innovative policies you have included related to just transition, complete streets, expediting environmental review for infill housing, Green Empowerment Zone and more. We do however, have a few recommendations to share:

- **Green Jobs** We appreciate the inclusion of the policy to begin the process for a just transition (SCA.1.1) and a workforce development section. **We recommend including a workforce development action to connect these two initiatives as a way to expand green construction training and apprenticeship programs to grow the local pool of skilled labor and reduce construction costs.**
- **Climate Action Plan** As you know, the Climate Action Plan and the General Plan need to be well connected documents and presently we are not seeing many connections. For instance, this element addresses issues of inequities and displacement but does not mention emergency shelters due to climate hazards (like wildfire or smoke). **We recommend referencing policies referenced in the Climate Action Plan and drawing connections between the two documents.**
- **Northern Waterfront Initiative** We are very excited by the establishment of a Green Empowerment Zone along the Northern Waterfront Area (SC-P9.7 and SC A9.2). While we applaud the efforts to expand science business and clean energy, **we implore you to add language around protecting this area of increased economic development from the effects of sea level rise.** New development needs to go hand in hand with a plan for how to protect the shoreline and surrounding communities. The Green Empowerment Zone could include this as well.
- **Communications and Reporting** As part of the annual General Plan progress report to the Board of Supervisors (SC A1.6), **the annual General Plan progress report should also be posted in a visible location on the website and shared with interested parties.**
- **Disaster Preparedness** Developing centralized outreach services to support County departments is critical (SC-A11.4). **We recommend adding language to consider how these outreach services can be leveraged in case of emergency.**

Thank you for your time and consideration and we look forward to continuing to weigh in on these updates.

Recommended Policy Additions

Green Jobs

- Expand green construction training and apprenticeship programs to grow the local pool of skilled labor and reduce construction costs.

Functional Civic Spaces

- Design public space and the transportation system (including roadways) to advance racial and social equity by co-developing public spaces with Black, Indigenous, People of Color community members and understanding their needs before designing the space.

Connection to the Climate Action Plan

- Consider measures to address the potential for loss or displacement of affordable or lower cost housing in the City's climate change adaptation planning. (San Rafael General Plan)
- Work with community-based organizations to develop and support temporary housing solutions for lower-income immigrants, older adults, and other at-risk groups during and after an emergency. (San Rafael General Plan)

Contra Costa Building and Construction Trades Council

2727 Alhambra Ave. Suite 5
Martinez, CA 94553
FAX (925) 372-7414



Bill Whitney
C.E.O.
Phone (925) 228-0900

March 30, 2022

Contra Costa Board of Supervisors
651 Pine Street
Martinez, CA 94553

Re: The Promise of Contra Costa's General Plan Revisions

Dear County Board of Supervisors,

As the representative of over 35,000 working men and women who live in Contra Costa County the Contra Costa Building and Construction Trades Council shares the excitement many feel towards new General Plan that is being proposed.

As an example, the requirements under SB 1000 to address environmental justice in Impacted Communities in the unincorporated area of the county have the County setting the following goal in the Plan's Stronger Communities Element:

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.

We are in support of the new General Plan, and Goal SC-5, but are concerned that the General Plan may fail to offer the full benefits that could be derive from the new investment capital it will attract. The new General Plan should encourage career pathways into construction jobs which are one of the few opportunities residents in an Impacted Community might have to join Contra Costa's middle class. It would be irresponsible for us not to consider what additional community benefits could result from the approval of the Plan as it relates to that construction workforce.

A few thousand residents in the Impacted Communities support their families though their work in the construction trades. Will they help build the new Contra Costa? Will hundreds of millions in construction wages be reinvested in the local businesses where these families shop? Will the County lose millions in sales tax revenue if these wages are spent elsewhere?

Will these construction wages be sufficient to support working families who live in our community? Conversely, will a “low road” development business plans result in wages that only those living elsewhere can afford to accept?

Will the potential promise of hundreds of apprentice opportunities be realized so that our region’s training programs can accept more at-risk workers? In lieu of public policy intervention it is likely few apprentices enrolled in State of California approved programs will be employed in the build out of the residential and light commercial developments encourage by the General Plan.

Additionally, though the General Plan hope to address the need for tens of thousands of new housing units, this goal can’t be met unless there is a future construction workforce to build it. Only if we are intentional in efforts to promote State of California approved apprenticeship programs can we hope to have a local workforce ready to build the needed housing the General Plan calls for.

To help insure our community gains the benefits in needs with the passage of the Plan, we are proposing the following modifications to the Plan:

Goal SC-5

Policies

Add SC-P5.3 Encourage the use of the local construction workforce, the use of apprentices enrolled in State of California approved apprentice programs, the payment of area standard wages for the construction workforce, the provision of family health benefits and retirement benefits, and support for job access to residents of Impacted Communities through participation in a joint labor/management apprenticeship program, first source hiring program, or Helmets to Hardhats program.

Add SC-P5.4 Maintain and improve public and private education in the County and encourage post-secondary training, education facilities and Joint Labor/Management Apprenticeship Programs in the County and region in order to support a highly-skilled workforce.

Actions

Modify- SC-A5.1 Establish a First Source Hiring Program requiring developers, contractors, and employers to utilize good faith efforts toward employing residents of Impacted Communities, with emphasis on residents who are economically disadvantaged. For any development project of more than 100 residential units, or 100,000 sq/ft of commercial or retail development, that receives any discretionary County subsidy, fee reduction or waiver, tax waiver, tax rebate, loan, or other financial support, or that, includes a development agreement, lease agreement or property sale agreement with the County, the developer shall require its construction contractors to employ workers for each trade on the project who are enrolled in a State of California approved Joint Labor/Management Apprenticeship program in at least a 1:5 ratio of apprenticeship enrollees to non-apprenticeship enrollees.

If the relevant Joint Labor/Management Apprenticeship program does not provide timely dispatch of apprentices for the project, the construction contractor may request dispatch from any other State of

California approved Apprenticeship program. If no relevant apprentices are available for dispatch, the contractor shall be required to document that it employs local workers with less than three years of experience at a 1:5 ratio on the project.

Add- SC-A5.4 For any development project of more than 100 residential units, or 100,000 sq/ft of commercial or retail development,, encourage the use of the local construction workforce, the payment of area standard wages and the employment of apprentices enrolled in State of California approved Joint Labor/Management Apprenticeship Committees by (A) requiring all applications for discretionary approvals related to the Project to include a workforce development impact report that sets forth if and how the applicant will meet the goals set forth in SC-P5.3; and (B) requiring the developer of any project that was not constructed under a project labor agreement to submit a report to the County after completion of construction that sets forth the success or failure of the project in meeting the workforce development goals set forth in SC-P5.3.

Add SC-A5.5 Any Requests for Proposals issued by the County for a project with more than 100 residential units, or 100,000 sq/ft of commercial, warehouse or retail development shall encourage applicants to commit to construction of the project through a project labor agreement, use of joint-labor management apprentices, and adoption of a 30% local hire goal.

Add SC-A5.6 Applicants seeking to enter into a Development Agreement with the County for a project with more than 100 residential units, or 100,000 sq/ft of commercial, warehouse or retail development shall be encouraged by the County to commit to construction of the project through a project labor agreement, use of joint-labor management apprentices, and adoption of a 30% local hire goal.

I'm looking forward to the opportunity to speaking with each member of the Board to discuss these proposals.

Sincerely,



Bill Whitney, CEO

CC: William Nelson, Principal Planner, Contra Costa County Board of Supervisor's Office