

A.

SUMMARY OF POLICIES AND ACTIONS BY THEME

ENVIRONMENTAL JUSTICE

STRONGER COMMUNITIES ELEMENT

- Policy SC-P1.1 In partnership with residents of Impacted Communities, affected workers, business/industry, environmental and environmental justice advocates, community colleges, workforce development and training entities, local government, and other involved agencies, support transition from highly polluting industries to a net-zero emission economy based on renewable and sustainable industries that provide living-wage jobs.
- Policy SC-P1.2 Streamline permitting for new development, redevelopment, and rehabilitation projects that promote community objectives in Impacted Communities, especially as identified in the Community Profiles.
- Policy SC-P1.3 Support creation of walkable districts by facilitating development of a range of neighborhood-serving retail and service uses, public amenities, and essential infrastructure (such as lighting) for residents of Impacted Communities within walking distance of their homes.
- Policy SC-P1.4 Support cultural and community-driven events, such as art festivals, farmers’ markets, and community service days, that support social connections, neighborhood identity, and environmental stewardship.
- Policy SC-P1.5 Maintain a streamlined process to permit and facilitate partial and temporary street closures for community-sponsored amenities and activities, such as parklets, farmers’ markets, arts and cultural events, and outdoor dining, and assist applicants through the permit process.
- Policy SC-P1.6 For projects with potential to negatively affect an Impacted Community, support community benefits agreements (CBAs) negotiated with the project applicant to address the community’s expressed needs. The primary objective of these CBAs is to mitigate project impacts to the greatest extent possible, which could include mitigations exceeding the requirements of the California Environmental Quality Act (CEQA). Secondly, to compensate for impacts that cannot be fully mitigated, these CBAs should secure community benefits that exceed inherent project benefits and support the community’s objectives, especially as identified in the Community Profile. Neighborhood-serving retail uses that fill critical needs are exempt from this policy.



Policy SC-P1.7	Should a community no longer meet the threshold for designation as an Impacted Community during the 5-year review called for in Action SC-A1.7, examine the factors that contributed to the redesignation and determine whether continued action is needed to support the community in retaining its non-Impacted Community status.
Action SC-A1.1	Partner with the stakeholders identified in Policy SC-P1.1 to develop and implement a plan to transition from highly polluting industries to renewable, sustainable, and clean industries that provide living-wage jobs. The plan should address site remediation responsibilities along with timelines and strategies to improve health, safety, infrastructure, job opportunities, and revenue opportunities during the transition toward a net-zero-emission economy, paying special attention to developing new opportunities for Impacted Communities to realize economic, health, educational, and other benefits, without placing a disproportionate economic burden on those with the least means.
Action SC-A1.2	<p>Amend County Ordinance Code Chapter 84-63, Land Use Permits for Development Projects Involving Hazardous Waste or Hazardous Materials, to:</p> <ul style="list-style-type: none">(a) Increase the hazard scores for projects with potential to adversely affect Impacted Communities to ensure more projects are subject to discretionary review.(b) Address ambiguities and antiquated terminology that complicate administration of the ordinance.*
Action SC-A1.3	<p>With input from residents of Impacted Communities, amend County Ordinance Code Title 8 – Zoning to create an Impacted Communities Overlay Zone that applies to areas within and adjacent to Impacted Communities. Heavy industrial projects and commercial and light industrial projects resulting in 25,000 square feet or more of gross habitable floor area within the overlay zone will be required to satisfy additional discretionary permit findings that promote environmental justice, health, safety, and economic prosperity. Projects able to satisfy the required findings will:</p> <ul style="list-style-type: none">(a) Provide benefits that support the community objectives, such as those identified in the Community Profile.(b) Provide economic benefits, including jobs, for residents of the community.(c) Avoid unwelcome permanent displacement of existing residents or businesses.(d) Support community resiliency, cohesion, and safety.(e) Positively impact health and quality of life within the community. <p>Create guidance for demonstrating consistency with these findings as part of the process to develop this ordinance.</p>
Action SC-A1.4	Submit a report to the Board of Supervisors on the feasibility of creating or participating in a public bank, public-private partnerships, community land trusts, and other types of economic development and wealth-building tools to support local interests, community development, and long-term community ownership and housing affordability in Impacted Communities.



Action SC-A1.5	Establish a process for the County to assist community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as murals, vegetative buffers, and planting strips in Impacted Communities.
Action SC-A1.6	Dedicate staff in appropriate departments to assist applicants from Impacted Communities in navigating the project application and review process for projects in their communities
Action SC-A1.7	Upon each 5-year review of the General Plan, review health outcomes data for Impacted Communities and assess any updated information related to the delineation of Impacted Communities in Contra Costa County. Update the map of Impacted Communities (Figure SC-1) and environmental justice-related goals, policies, and actions accordingly.
Action SC-A1.8	As part of the annual General Plan progress report to the Board of Supervisors, describe specific efforts to implement the General Plan policies and actions related to environmental justice, highlighting efforts in each Impacted Community. Post this report in a visible location on the County website.
Action SC-A2.1	Study the feasibility of implementing an amortization process to relocate or eliminate non-conforming land uses, with a focus on public nuisances and uses that pose threats to public health and safety.
Policy SC-P3.4	Welcome establishment of medical clinics, behavioral health facilities, and pharmacies in Impacted Communities.
Action SC-A3.1	Streamline permitting processes for healthcare facilities to reduce barriers to their establishment in Impacted Communities.
Action SC-A4.2	Amend County Ordinance Code Title 8 – Zoning to add a requirement for certain projects to incorporate community gardens into the project design. As part of this process, identify a threshold for triggering this requirement, considering project type, size, and location, and establish standards for garden size and design. Consider the unique needs of Impacted Communities when developing these regulations.
Policy SC-P5.1	Increase access to fresh food in Impacted Communities by encouraging grocery stores, and urban agriculture, farmers’ markets, and neighborhood kitchens on vacant or underutilized lands. Treat such uses as community benefits in and of themselves.
Policy SC-P5.2	Maximize multimodal access to fresh food in Impacted Communities, prioritizing micro-mobility and pedestrian access, by encouraging grocery stores, healthy corner stores, community gardens, and outdoor markets at key transit nodes and within transit-oriented developments.
Policy SC-P5.3	Provide temporary, and possibly permanent, access to County facilities and land for farmers’ markets and community gardens, especially in Impacted Communities.
Action SC-A5.1	Inventory and map food deserts in the county. As part of the inventory, account for walking, micro-mobility, and transit access.




- Action SC-A5.2 Amend the County Ordinance Code and/or procedures to streamline permitting processes for grocery stores and markets in Impacted Communities and food deserts.
- Action SC-A5.3 Develop incentives to attract grocery stores, markets, and establishments selling fresh produce, preferably locally grown, in areas with poor access to fresh food.
- Action SC-A5.4 Every five years beginning in 2025, review the Alcoholic Beverage Sales Commercial Activities Ordinance to ensure it protects Impacted Communities from experiencing disproportionate concentrations of, 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.
- Action SC-A5.5 Study the feasibility of preventing fast-food restaurants from locating near schools, parks, and other places where children normally gather.
- Policy SC-P6.1 Ensure that future improvements in Impacted Communities will not result in a net loss of affordable housing or significant preventable displacement of residents.
- Policy SC-P6.2 Prompt owners of substandard housing units in Impacted Communities to repair and rehabilitate their buildings.
- Policy SC-P6.3 Coordinate with residents of Impacted Communities, the Housing Authority of Contra Costa County, affordable housing developers, community land trusts, and housing advocates to transition vacant and underutilized land in Impacted Communities into affordable and transitional housing and shared equity models. This should include development of various types of innovative housing products and homeownership opportunities to help residents overcome past exclusionary practices and build intergenerational wealth.
- Action SC-A6.1 Obtain additional funding for, and address barriers to participation in, the County’s Weatherization Program and similar programs like the Contra Costa Asthma Initiative and Neighborhood Preservation Program for extremely low-, very low-, and low-income homeowners, seniors, landlords, and renters. Focus these efforts on homes in Impacted Communities, particularly rental and multiple-family housing.
- Action SC-A6.2 Create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (air conditioners, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost, possibly with zero-percent interest financing, to increase energy efficiency and replace hazardous appliances. Work with volunteer groups that help people install and dispose of air conditioners and other electrical appliances if they are unable to do so themselves, focusing on Impacted Communities and other areas with high concentrations of vulnerable people. Consider augmenting energy-efficiency programs to reduce electricity use and help offset the cost of operating electrical appliances.



Action SC-A6.3	Partner with local solar energy providers 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 that supply electricity to multiple consumers from a single photovoltaic solar location. The program should include an educational component to inform the community about the benefits and process of solar installation and give them the opportunity to enroll in the program at a discounted rate.
Action SC-A6.4	Expand the County’s first-time homebuyer program to provide more information and assistance, prioritizing outreach in Impacted Communities to spread awareness of the program.
Policy SC-P7.1	Support development of cultural facilities and programs that are physically and financially accessible to all, with emphasis on bringing these to Impacted Communities.
Policy SC-P7.2	Pursue arts and cultural investments as a tool for economic development, especially in Impacted Communities.
Policy SC-P7.3	Support artists, community groups, and volunteer organizations in implementing temporary and permanent public art programs, especially in Impacted Communities.
Policy SC-P8.3	Welcome businesses, especially family-sustaining, locally hiring, sustainable businesses, that provide essential goods and services in Impacted Communities, including food stores with fresh produce, healthcare, childcare, pharmacies, and other retailers, while discouraging predatory lenders, liquor stores, tobacco and cannabis retail stores, dollar stores, and fast-food restaurants.
Policy SC-P8.4	Promote entrepreneurship, innovation, and locally owned businesses and enterprises, especially ethnic, immigrant, and Black, Indigenous, and people of color (BIPOC) entrepreneurship, for the purpose of improving economic self-sufficiency and stability, including through outreach efforts to local small business owners while minimizing permitting barriers.
Policy SC-P8.5	Encourage more daycares, preschools, and early childhood development centers to make childcare more accessible and affordable for working families.
Action SC-A8.1	Establish a First Source Hiring Program encouraging developers, contractors, and employers to make good-faith efforts toward employing the local workforce to construct and operate their facilities, with emphasis on residents of Impacted Communities and those who are economically disadvantaged.
Action SC-A8.2	Partner with school districts, community colleges, community organizations, large employers, trade associations, unions, and job training centers to support enhanced job-skills training, recruitment programs and services, and childcare services to support the county’s workforce, especially workers in Impacted Communities. Work with experienced groups to ensure that programs will be properly staffed and funded. Training and intervention strategies should reduce barriers to employment for youth, formerly incarcerated residents, and residents with limited English proficiency, and should support a just transition from a fossil-fuel reliant economy by re-training displaced workers with skills for living-wage jobs in new, environmentally sustainable industries.



Action SC-A8.3	Explore the feasibility of establishing a revolving loan fund, grant program, or business incubator that supports small business formation and expansion in Impacted Communities. Connect to industries such as advanced manufacturing, biomedical/biotech, food, transportation technology, and clean technology that support an economic transition from fossil fuels.
Action SC-A8.4	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 and other forms of financing, access to innovation, access to emerging industries and markets, and mentorship.
Policy SC-P10.3	Expand opportunities to engage with County government. Provide residents with convenient access to information in the predominant languages spoken in their community.
Policy SC-P11.1	Engage with residents of Impacted Communities in a genuine, meaningful, and respectful manner.
Policy SC-P11.2	Notify and engage community members, organizations, and leaders when County planning decisions on major projects are being considered in or near Impacted Communities. Conduct meaningful outreach and engagement with Impacted Communities as follows: <ul style="list-style-type: none">(a) Notify Impacted Communities of the existence of major projects early in the planning process.(b) Prepare public notices in the predominant language(s) spoken in the community and provide interpretation services at meetings as needed.(c) Make public notices and other important documents easy to understand and available in print at local libraries, community centers, or other gathering places.(d) 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.(e) Use supplemental outreach approaches that are appropriate for the participating community.(f) Schedule, format, and locate community workshops and meetings to be convenient for community members, both in person and online, whenever possible.(g) Use social media, virtual meeting platforms, recorded meetings, and other communication techniques to assist those without time or ability to attend public meetings.(h) Consider the economic, gender, age, and racial diversity of the affected population when developing outreach strategies.(i) Clearly explain potential adverse impacts of a proposed project in plain language that is easily understood by the participating community.



Policy SC-P11.3	Provide community engagement and information access options for people in Impacted Communities without access to computers or internet. Use facilities such as public libraries and community centers as a resource for making information and technology available.
Policy SC-P11.4	Strive for more diverse representation on County boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of county residents, with greater efforts to engage under-represented populations.
Action SC-A11.1	Designate staff in departments that routinely interact with residents of Impacted Communities, such as Conservation and Development, Public Works, and Health Services, as liaisons to each Impacted Community.
Action SC-A11.2	Hold semi-annual 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 interpretation services at these meetings.
Action SC-A11.3	Identify communities with a significant number of non-English-speaking households and develop resources and strategies for better engagement.
Action SC-A11.4	Develop centralized outreach services to support all County departments with language interpretation, translation services for written documents, and sign language services for public meetings.
Action SC-A11.6	Amend County Ordinance Code Title 2 – Administration to increase the public notification distance for hearings concerning refineries and other large stationary sources (i.e., any stationary source that emits, or has the potential to emit, 40 tons per year or more of nitrous oxides or sulfur dioxide; 15 tons per year of coarse particulate matter; 10 tons per year of fine particulate matter; and/or 200 tons per year of carbon dioxide) from 300 to 3,000 feet.

TRANSPORTATION ELEMENT

Action TR-A2.8	Work with transit agencies to provide convenient ways for residents to report transit shelters and other amenities (e.g., lighting, seating) that are in disrepair. Encourage and promote reporting countywide, especially in Impacted Communities.
Action TR-A2.9	Pursue funding and other resources to implement the Accessible Transportation Services Strategic Plan and similar plans and 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.
Action TR-A2.10	Support establishment of a Bay Area-wide transit fare equity program that includes free or means-based transit passes for qualifying residents of Impacted Communities.




- Policy TR-P3.3 Provide or require new projects to install energy-efficient street lighting to improve public safety and comfort in urbanized areas. Prioritize installation in Impacted Communities, particularly at parks, transit stops, alleyways, bike and pedestrian paths, trails, and other high-need areas, consistent with community preferences.
- Action TR-A3.2 Identify and address neighborhood-specific issues and needs in Impacted Communities, prioritizing installation of sidewalks, enhanced crosswalks, street lighting, street trees, bicycling infrastructure, transit stop amenities, traffic calming, and other safety and comfort improvements, especially in residential areas and near schools, libraries, and recreational facilities. Explore innovative methods to ensure these facilities are maintained. Engage school districts, neighborhood groups, and the local Safe Routes to School Program in implementing this action.
- Action TR-A5.4 Review the scoring formula for active transportation projects at least once every five years to ensure continued prioritization of projects in Impacted Communities.
- Action TR-A6.1 Develop a program to establish and maintain truck routes, with the goal of minimizing impacts on residents and other sensitive receptors. This program will provide engineering and policy solutions to divert trucks from Impacted Communities and establish criteria for designating weight limits on certain routes and installing physical barriers and signage.

CONSERVATION, OPEN SPACE, AND WORKING LANDS ELEMENT

- Action COS-A14.9 Ensure County-led and supported retrofit programs incentivize and prioritize conversion of buildings built before 1980 and emphasize assistance to owners of properties that are home to very low-, low-, and moderate- income residents or located in Impacted Communities, as permitted by available funding.

PUBLIC FACILITIES AND SERVICES ELEMENT

- Action PFS-A1.2 Update the Capital Facilities Master Plan, Capital Road Improvement and Preservation Program, Parks Capital Improvement Program, and similar plans and programs as needed to maintain consistency with this General Plan, particularly its provisions related to environmental justice.
- Policy PFS-P2.1 Ensure County facilities and services meet the needs of all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.
- Policy PFS-P2.2 Pursuant to SB 1000, as part of the County’s annual budgeting process, prioritize investments in public facilities, infrastructure, and services that benefit Impacted Communities and respond to their needs, particularly those needs identified in their Community Profiles.
- Policy PFS-P2.3 Coordinate with service providers (e.g., water, wastewater, transit, and recreation districts) and advocate for proper planning, maintenance, and implementation of services and infrastructure to ensure efficient service delivery in Impacted Communities.



Policy PFS-P2.5	Continue to prioritize and adequately fund code enforcement and clean-up of illegal dumping on public and private property in Impacted Communities.
Action PFS-A2.1	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.
Action PFS-A2.2	Establish an entity within the County tasked with ensuring that County services and facilities in Impacted Communities are coordinated, prioritized, and delivered efficiently and effectively.
Action PFS-A2.3	Implement and maintain urban greening and green infrastructure, such as sustainable/green street projects, in Impacted Communities.
Action PFS-A2.4	Regularly assess Code Enforcement responses and Public Works maintenance practices to ensure equitable implementation. Prioritize resources to keep Impacted Communities safe and clean, emphasizing enforcement actions on issues identified in Community Profiles.
Action PFS-A2.6	Pursue public-private partnerships that improve access to reliable, fast, and affordable internet in Impacted Communities.
Policy 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 equivalent mechanism to fund the supplemental service costs. Allow exceptions for enhanced services in Impacted Communities if alternative funding sources can be identified.*
Policy 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 individual project economics, housing supply, economic development, and the County's broad goals and objectives related to overall community development. If gap funding can be identified, consider fee reductions or exemptions for projects in Impacted Communities that are consistent with the community objectives identified in their Community Profile.
Policy PFS-P4.4	Partner with water service providers to ensure continuity of service and provide financial relief to Impacted Communities if prices rise during drought conditions.
Policy PFS-P7.7	Support expansion of recycling programs and efforts to locate convenient, accessible recycling centers in Impacted Communities.
Action 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 whenever possible.
Action PFS-A7.5	Install signage and increase education, monitoring, enforcement, and rapid cleanup to discourage illegal dumping, especially in Impacted Communities and rural areas.



Policy PFS-P8.3	Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for residents of Impacted Communities, including by facilitating multiple transportation modes. Partner with other agencies and non-governmental organizations to obtain funding, and design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.
Policy PFS-P8.4	Prioritize and promote recreational activity programs and opportunities in Impacted Communities.
Policy PFS-P8.6	Support expanded access to recreation opportunities by working with other agencies to co-locate parks and trails with public facilities, such as schools and utility easements, prioritizing Impacted Communities.
Policy PFS-P8.11	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.
Action PFS-A8.2	Coordinate with recreation and park 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 a Parks Master Plan and the Parks Capital Improvement Program and implement improvements that address barriers to outdoor physical activity, such as inadequate infrastructure and safety concerns.
Policy PFS-P10.1	Prioritize expansion of library services in Impacted Communities.

HEALTH AND SAFETY ELEMENT

Policy HS-P1.2	Prioritize participation in emission and exposure reduction, public education, engagement, outreach, and other programs that promote improved air quality, focusing on Impacted Communities.
Policy HS-P1.3	Require new development to adhere to BAAQMD's Planning Healthy Places guidance when local conditions warrant.*
Policy HS-P1.4	Require new industrial development to locate significant pollution sources at the maximum distance possible from sensitive receptors.*
Policy HS-P1.6	Require that any mitigation of air quality impacts occur on-site to the extent feasible to provide the greatest benefit to residents in neighboring communities most impacted. For mitigation that relies on offsets, require that the offsets be obtained from sources as near to the project site as possible or from sources that would improve air quality in an Impacted Community. If the project site is within or adjacent to an Impacted Community, require offsets/mitigation within that community unless determined infeasible by the County.*
Policy HS-P1.8	Require new or expanded commercial and industrial projects resulting in 25,000 square feet or more of gross habitable floor area, such as warehouses and other large enclosed buildings, to be near zero-emission operations, including the facilities themselves and the associated fleets. Require all necessary measures, such as the following, to achieve near zero emissions:



- (a) Reduce on-site energy consumption and increase on-site energy generation and energy storage.
- (b) Provide adequate on-site zero-emission-vehicle parking for all anticipated truck traffic to prevent idling and off-site queuing.
- (c) Provide electrified loading docks with receptacles allowing plug-in of refrigerated trailers.
- (d) Use heavy-duty trucks that are model year 2014 or later and expedite a transition to zero-emission trucks by establishing a clear timeline for electrification of trucks as they become commercially available. Ensure contracts with motor carriers include air quality incentives or requirements, such as providing incentives to fleets that meet United States Environmental Protection Agency (EPA) SmartWay standards or requiring use of zero-emission or near-zero-emission trucks.
- (e) Use a “clean fleet” of delivery vehicles as they become commercially available, but no later than 2025.
- (f) Use zero-emission yard equipment, such as forklifts, pallet trucks and jacks, and stackers.
- (g) Implement practices to control and remove fugitive dust and other contaminants from paved areas.

Uses with fewer than five vehicles domiciled on-site are exempt from this policy.*

Action HS-A1.2	Consult with BAAQMD and community stakeholders and amend County Ordinance Code Title 8 – Zoning to create an Air Pollution Exposure Overlay Zone around freeways that requires new construction in these areas to install enhanced ventilation systems and other strategies to protect people from respiratory, heart, and other health effects associated with breathing polluted air.
Action HS-A1.3	Consult with BAAQMD and community stakeholders and amend County Ordinance Code Title 8 – Zoning to include an Industrial-Sensitive Receptor Interface Overlay Zone applied to areas where residential land uses and other sensitive receptors interface or directly abut heavy industrial land uses. In the overlay zone, require industrial uses to reduce pollution and employ strategies to mitigate air quality, noise, vibration, odor, light, visual, and safety impacts on nearby sensitive receptors. In addition, require new sensitive receptors to install enhanced ventilation systems and implement other strategies, paid for by neighboring sources of pollution to the extent possible, to protect residents from health and quality of life impacts.
Action HS-A1.4	Consult with BAAQMD and community stakeholders and amend County Ordinance Code Title 7 – Building Regulations to include a clean construction ordinance that requires projects to implement extra measures to reduce emissions at construction sites in or near places that are already overburdened by air pollution, such as Impacted Communities.
Action HS-A1.5	Adopt an ordinance at least as stringent as the State’s maximum idling law, and coordinate with CARB and law enforcement to achieve compliance.
Policy HS-P2.1	When evaluating health risk impacts of projects in Impacted Communities, use an excess cancer risk of 6.0 per million and a non-cancer (acute and chronic) hazard index greater than 1.0 as thresholds for finding that the project could cause a cumulatively considerable contribution and a significant impact.*



Policy HS-P2.2	Increase the tree canopy on public property, especially in Impacted Communities and areas with a high heat index, by prioritizing funding for new street tree planting and maintenance.
Policy HS-P2.3	Support protection, restoration, and enhancement of natural landscapes in and near Impacted Communities to improve air quality and community health.
Action HS-A2.1	Partner with community members and regulatory agencies such as BAAQMD to conduct data collection and monitoring of pollution exposure, prepare a community-scale plan for reducing and mitigating air pollutant emissions and industrial hazards, such as pipeline risks, accidents, potential water or soil contamination, and impacts to sensitive ecological resources for each Impacted Community, or group of Impacted Communities, as appropriate. Require future projects to demonstrate consistency with those plans.
Action HS-A2.2	Coordinate with community members, BAAQMD, and other regulatory agencies to facilitate AB 617 citizen-led programs, including data collection, monitoring of pollution exposure, and identification and implementation of solutions in Impacted Communities. Consider future General Plan and Zoning Code amendments as needed to support BAAQMD in meeting AB 617 objectives.
Action HS-A2.3	Conduct a housing condition survey in Impacted Communities to identify units likely requiring upgrades to provide adequate protection from toxic releases. Based on the survey’s findings, target outreach to provide information about weatherization and similar improvement programs.
Action HS-A2.4	Coordinate with BAAQMD to determine where to focus a targeted permit inspection program in Impacted Communities to help ensure enforcement of air quality permits.
Action HS-A2.5	Prepare a tree master plan for the county that emphasizes planting of low-maintenance native tree species and includes quantified goals and tracking methods, including mapping the tree canopy, and prioritizes planting in Impacted Communities and along safe routes to schools.
Policy HS-P4.3	Prioritize efforts to protect Impacted Communities and other vulnerable populations from the impacts of climate change, including through improving community capacity and meaningfully involving community members in decision making.
Action HS-A6.3	Coordinate with BCDC, Delta Stewardship Council, Caltrans, cities, and other affected agencies, organizations, and stakeholders to prepare and adopt a community-driven countywide sea level rise adaptation and resilience plan addressing increased flooding and sea level rise that provides unique adaptation options for the entire county shoreline and identifies funding mechanisms for implementation. Use Figures HS-6 through HS-9 or the best-available climate science data to identify where sea level rise hazards are likely to occur and lead efforts to: <ul style="list-style-type: none">(a) Maximize awareness and disclosure to property owners and the public.(b) Assess and address impacts to future development, including promoting the Adaptation Pathways model to respond to uncertainty and evolving conditions.



- (c) Plan for resiliency projects and adaptation measures to protect existing development and infrastructure, emphasizing nature-based solutions.
- (d) Partner with the Adapting to Rising Tides Program, property owners, and community-based organizations to conduct a study of opportunities and costs for shifting development away from areas at risk from inundation.
- (e) Inform governance, funding, and financing decisions about short-term and long-term resiliency and adaptation projects.
- (f) Ensure that the disproportionate impacts on vulnerable populations and Impacted Communities are addressed.

Policy HS-P9.1	Provide equitable inspection and enforcement of hazardous material and hazardous waste regulations throughout the county.
Policy HS-P9.7	Prioritize implementation of projects that reduce the risk of hazardous materials transportation accidents along hazardous material transportation corridors in Impacted Communities.
Policy HS-P9.8	Require applicants for projects that involve hazardous materials or hazardous waste to provide clear information in plain language about potential hazards their projects pose to nearby communities at the beginning of the review process. Review and verify this information, make it available to residents, and encourage project applicants to host at least one community meeting to discuss potential hazards.
Policy HS-P9.9	Deny entitlements for construction of new large-scale facilities that treat, store, or dispose of hazardous waste from off-site sources and negatively impact Impacted Communities.
Policy HS-P9.14	Encourage and facilitate establishment of adequate sites for collection of household hazardous waste (HHW), unused pharmaceuticals, and universal wastes, along with provisions for residents who are physically unable to deliver materials to a collection site.
Policy HS-P10.1	Coordinate with other agencies in efforts to remediate or treat contaminated surface water, groundwater, and soils in or affecting Impacted Communities.
Policy HS-P10.3	Require new, modified, or expanded industrial uses involving hazardous materials or wastes to provide sufficient funds, in the form of a financial instrument acceptable to the County, to guarantee site remediation, including removal of facilities, equipment, and structures, and ensure community safety and site reusability.
Policy HS-P12.4	Ensure there are adequate identified locations for alternate care sites, especially in Impacted Communities.
Action HS-A12.5	Identify and map existing community facilities, such as libraries, gymnasiums, community centers, and auditoriums, that can serve as community resilience centers and support people with access and functional needs during hazard events. Work with the owners of these facilities to identify and implement upgrades, prioritizing facilities in Impacted Communities.



COMMUNITY HEALTH

STRONGER COMMUNITIES ELEMENT

- Policy SC-P1.1 In partnership with residents of Impacted Communities, affected workers, business/industry, environmental and environmental justice advocates, community colleges, workforce development and training entities, local government, and other involved agencies, support transition from highly polluting industries to a net-zero emission economy based on renewable and sustainable industries that provide living-wage jobs.
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- (a) Increase the hazard scores for projects with potential to adversely affect Impacted Communities to ensure more projects are subject to discretionary review.
 - (b) Address ambiguities and antiquated terminology that complicate administration of the ordinance.*
- Action SC-A1.3 With input from residents of Impacted Communities, amend County Ordinance Code Title 8 – Zoning to create an Impacted Communities Overlay Zone that applies to areas within and adjacent to Impacted Communities. Heavy industrial projects and commercial and light industrial projects resulting in 25,000 square feet or more of gross habitable floor area within the overlay zone



will be required to satisfy additional discretionary permit findings that promote environmental justice, health, safety, and economic prosperity. Projects able to satisfy the required findings will:

- (a) Provide benefits that support the community objectives, such as those identified in the Community Profile.
- (b) Provide economic benefits, including jobs, for residents of the community.
- (c) Avoid unwelcome permanent displacement of existing residents or businesses.
- (d) Support community resiliency, cohesion, and safety.
- (e) Positively impact health and quality of life within the community.

Create guidance for demonstrating consistency with these findings as part of the process to develop this ordinance.

Action SC-A1.5	Establish a process for the County to assist community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as murals, vegetative buffers, and planting strips in Impacted Communities.
Action SC-A1.7	Upon each 5-year review of the General Plan, review health outcomes data for Impacted Communities and assess any updated information related to the delineation of Impacted Communities in Contra Costa County. Update the map of Impacted Communities (Figure SC-1) and environmental justice-related goals, policies, and actions accordingly.
Policy SC-P2.1	Welcome redevelopment and clean-up of undesirable uses and activities, such as highly polluting industries, and support uses that have a positive impact on community well-being.
Policy SC-P2.2	Encourage development, preservation, and reinvestment that strengthen the unique character of each unincorporated community and advance community and neighborhood resilience. Ensure that future private and public projects provide infrastructure, parks and playgrounds, Complete Streets, trees and landscaping, streetscapes, signage, and sustainable building design that reflect and improve the character of the community, along with long-term maintenance mechanisms to ensure continued benefit from the improvements into the future.
Policy SC-P2.3	Within established communities, complete construction of sidewalks and crosswalks and encourage neighborhood design and development that supports safe walking, biking, and other micro-mobility options, convenient access to services and transit, and opportunities for local shopping.
Policy SC-P2.4	Provide functional civic space and well-maintained public amenities near high-volume transit hubs. Each hub area should project a positive visual image, a strong and unique identity, and a safe, inviting environment for pedestrians and passengers.
Policy SC-P2.5	Promote creation of community focal points and gathering places.



Policy SC-P2.6	Leverage community-specific natural features, such as creeks, shorelines, and trails, to strengthen community identity and connect residents to nature.
Policy SC-P2.7	Encourage land uses and activities that reflect and enrich the history and cultural heritage of each unincorporated community.
Policy SC-P2.8	Stimulate investment in communities by using CEQA infill exemptions to expedite environmental review and reduce project costs.
Policy SC-P2.9	Implement principles of universal and barrier-free design so that people of all physical abilities can enjoy mobility and accessibility in their communities.
Policy SC-P2.10	Empower residents of all ages and abilities to volunteer toward improving conditions in Contra Costa County and maintain a culture within County government that supports and celebrates such volunteerism.
Action SC-A2.1	Study the feasibility of implementing an amortization process to relocate or eliminate non-conforming land uses, with a focus on public nuisances and uses that pose threats to public health and safety.
Policy SC-P3.1	Provide all communities with sufficient and equitable access to adequate healthcare and behavioral health facilities and services.
Policy SC-P3.2	Pursue feasible opportunities to co-locate healthcare services with other County services within new or substantially renovated County facilities.
Policy SC-P3.3	Support and encourage provision of paratransit, public transit, and other transportation services to neighborhood and regional healthcare facilities to meet identified gaps in service.
Policy SC-P3.4	Welcome establishment of medical clinics, behavioral health facilities, and pharmacies in Impacted Communities.
Action SC-A3.1	Streamline permitting processes for healthcare facilities to reduce barriers to their establishment in Impacted Communities.
Action SC-A3.2	Continue collaborating with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services, especially in the West County region.
Policy SC-P4.1	Encourage planting of home gardens and food-producing plants and trees on private property in urban areas. Encourage partnerships between property owners and greening and stewardship programs to harvest and maintain edible plantings. NZE
Policy SC-P4.2	Encourage all new residential development to incorporate community gardens into the project design and require incorporation of community gardens for projects that meet the criteria established through Action SC-A4.2.
Policy SC-P4.3	Encourage urban agriculture, including urban farms and community gardens with collectively shared and managed plots, and demonstration and educational gardens operated by community organizations and educational institutions. Allow associated, limited on-site sales, processing of value-added products, and complementary agricultural activities when compatible with adjacent uses.



Policy SC-P4.4	Support programs administered by water or wastewater service providers that increase the availability of recycled water for urban agriculture and landscaping through self-fill stations and similar facilities.
Action SC-A4.1	Amend the urban agriculture provisions in County Ordinance Code Title 8 – Zoning to address the following: <ul style="list-style-type: none">(a) Zoning districts where urban agriculture is allowed.(b) Permitting requirements.(c) Development and performance standards.(d) Environmentally safe and sustainable practices.(e) Sale of crops and value-added products.(f) Animal husbandry.(g) Disposal of food waste and agricultural byproducts.
Action SC-A4.2	Amend County Ordinance Code Title 8 – Zoning to add a requirement for certain projects to incorporate community gardens into the project design. As part of this process, identify a threshold for triggering this requirement, considering project type, size, and location, and establish standards for garden size and design. Consider the unique needs of Impacted Communities when developing these regulations.
Action SC-A4.3	Amend County Ordinance Code Title 4 – Health and Safety to allow food trucks within certain designated areas and on private property with special permits under Title 8.
Policy SC-P5.1	Increase access to fresh food in Impacted Communities by encouraging grocery stores, and urban agriculture, farmers’ markets, and neighborhood kitchens on vacant or underutilized lands. Treat such uses as community benefits in and of themselves.
Policy SC-P5.2	Maximize multimodal access to fresh food in Impacted Communities, prioritizing micro-mobility and pedestrian access, by encouraging grocery stores, healthy corner stores, community gardens, and outdoor markets at key transit nodes and within transit-oriented developments.
Policy SC-P5.3	Provide temporary, and possibly permanent, access to County facilities and land for farmers’ markets and community gardens, especially in Impacted Communities.
Action SC-A5.1	Inventory and map food deserts in the county. As part of the inventory, account for walking, micro-mobility, and transit access.
Action SC-A5.2	Amend the County Ordinance Code and/or procedures to streamline permitting processes for grocery stores and markets in Impacted Communities and food deserts.



- Action SC-A5.3 Develop incentives to attract grocery stores, markets, and establishments selling fresh produce, preferably locally grown, in areas with poor access to fresh food.
- Action SC-A5.4 Every five years beginning in 2025, review the Alcoholic Beverage Sales Commercial Activities Ordinance to ensure it protects Impacted Communities from experiencing disproportionate concentrations of, 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.
- Action SC-A5.5 Study the feasibility of preventing fast-food restaurants from locating near schools, parks, and other places where children normally gather.
- Policy SC-P6.1 Ensure that future improvements in Impacted Communities will not result in a net loss of affordable housing or significant preventable displacement of residents.
- Policy SC-P6.2 Prompt owners of substandard housing units in Impacted Communities to repair and rehabilitate their buildings.
- Policy SC-P6.3 Coordinate with residents of Impacted Communities, the Housing Authority of Contra Costa County, affordable housing developers, community land trusts, and housing advocates to transition vacant and underutilized land in Impacted Communities into affordable and transitional housing and shared equity models. This should include development of various types of innovative housing products and homeownership opportunities to help residents overcome past exclusionary practices and build intergenerational wealth.
- Policy SC-P6.4 Support voluntary removal of natural gas infrastructure and appliances from homes and replacement with electric appliances.
- Action SC-A6.1 Obtain additional funding for, and address barriers to participation in, the County’s Weatherization Program and similar programs like the Contra Costa Asthma Initiative and Neighborhood Preservation Program for extremely low-, very low-, and low-income homeowners, seniors, landlords, and renters. Focus these efforts on homes in Impacted Communities, particularly rental and multiple-family housing.
- Action SC-A6.2 Create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (air conditioners, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost, possibly with zero-percent interest financing, to increase energy efficiency and replace hazardous appliances. Work with volunteer groups that help people install and dispose of air conditioners and other electrical appliances if they are unable to do so themselves, focusing on Impacted Communities and other areas with high concentrations of vulnerable people. Consider augmenting energy-efficiency programs to reduce electricity use and help offset the cost of operating electrical appliances.
- Action SC-A6.3 Partner with local solar energy providers 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 that supply electricity to multiple consumers from a single photovoltaic solar location. The program should include an educational component to inform



	the community about the benefits and process of solar installation and give them the opportunity to enroll in the program at a discounted rate.
Action SC-A6.4	Expand the County’s first-time homebuyer program to provide more information and assistance, prioritizing outreach in Impacted Communities to spread awareness of the program.
Policy SC-P8.3	Welcome businesses, especially family-sustaining, locally hiring, sustainable businesses, that provide essential goods and services in Impacted Communities, including food stores with fresh produce, healthcare, childcare, pharmacies, and other retailers, while discouraging predatory lenders, liquor stores, tobacco and cannabis retail stores, dollar stores, and fast-food restaurants.
Policy SC-P8.5	Encourage more daycares, preschools, and early childhood development centers to make childcare more accessible and affordable for working families.
Action SC-A8.2	Partner with school districts, community colleges, community organizations, large employers, trade associations, unions, and job training centers to support enhanced job-skills training, recruitment programs and services, and childcare services to support the county’s workforce, especially workers in Impacted Communities. Work with experienced groups to ensure that programs will be properly staffed and funded. Training and intervention strategies should reduce barriers to employment for youth, formerly incarcerated residents, and residents with limited English proficiency, and should support a just transition from a fossil-fuel reliant economy by re-training displaced workers with skills for living-wage jobs in new, environmentally sustainable industries.
Action SC-A8.5	Explore use of existing federal and State government economic development programs, such as the “Opportunity Zone” program, “HUB Zone” program, and contracting designations, as a means to generate funding for transit, housing, and capital improvements, while attracting private investment.

LAND USE ELEMENT

Policy LU-P2.7	<p>In areas with a Residential land use designation, relate single-family residential density to the availability of utility services as follows:</p> <ul style="list-style-type: none">(a) Require a 5-acre minimum lot size where no public water or sanitary sewer service is available.(b) Require a 1-acre minimum lot size where either public water or sanitary sewer service is available, but not both. <p>Where public water and sanitary sewer services are available, allowable density will be based on the General Plan Land Use Map designation, as well as drainage, health, safety, and other applicable standards.</p>
Policy LU-P2.10	When considering development proposals and land use changes, treat susceptibility to hazards and threats to health and safety as primary considerations.



- Policy LU-P3.3 Encourage extremely high-density, mixed-use development that combines employment, housing, and services near major transit facilities. Such development should be planned and designed to encourage walking, micromobility, and transit use; shorter commutes; and reduced dependency on single-occupant vehicles.
- Action LU-A5.1 In 2025 and at least once every five years thereafter, evaluate the County’s off-street parking standards to ensure their continued applicability in light of changing conditions, trends, and technologies. Each evaluation should assess the appropriateness of reducing or eliminating parking minimums, taking off-site impacts and the variations in parking needs between communities into account, and recommend strategies for reducing parking demand.
- Policy LU-P7.4 Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety.
- Policy LU-P7.5 Require new residential development to be planned, designed, and constructed in a way that promotes health, minimizes hazard exposure for future residents, and mitigates potential adverse effects on natural resources and the environment.
- Policy LU-P7.7 Require new residential projects to provide convenient access/connections to public transit, local destinations, and multi-use trails.*
- Policy LU-P9.5 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.

TRANSPORTATION ELEMENT


- Policy TR-P1.2 Coordinate planning, construction, and maintenance of streets, transit infrastructure, non-motorized rights-of-way and associated facilities, the countywide bicycle network, and Pedestrian Priority Areas with neighboring jurisdictions and CCTA.*
- Action TR-A1.1 Coordinate with Caltrans, neighboring jurisdictions, CCTA, and the Regional Transportation Planning Committees to plan, design, and implement Complete Streets concepts on Routes of Regional Significance.
- Policy TR-P2.1 In addition to any required California Environmental Quality Act (CEQA) review, evaluate the traffic operations effects of proposed projects in accordance with the County’s Transportation Analysis Guidelines and other appropriate policy supplements and transportation plans, and best practices. When operational deficiencies are identified, the treatments to address those deficiencies should first prioritize reducing the project’s vehicular trips and collision risks, and may secondarily consider adding vehicular capacity so long as the safety and movement of active modes are not compromised. Exceptions to the level of service (LOS) operational standards presented in the Transportation Analysis Guidelines may be granted if the treatments necessary to address operational deficiencies would conflict with other priorities in this General Plan and if the project is otherwise consistent with this Plan.
- Policy TR-P2.2 Prioritize expansion of bicycle, micromobility, and pedestrian infrastructure (e.g., Class IV separated bikeways) to address the significant latent demand for these active transportation modes.



Policy TR-P2.3	Ensure emerging transportation technologies and travel options, such as autonomous and ZEVs and transportation network companies, support the County’s goals for reducing emissions, adapting to climate change, improving public safety, and increasing equitable mobility.
Policy TR-P2.4	Reduce single-occupant vehicle usage and VMT by significantly enhancing the availability and safety of other travel modes through infrastructure investment, policy support (Vision Zero, TDM Ordinance, and other best practices), and support for public transit.*
Policy TR-P2.8	Support improvement and expansion of passenger and commuter rail service countywide, with emphasis on transformative projects such as the Hercules Intermodal Transit Center and BART extensions in the I-80 corridor toward Crockett and SR 4 corridor toward Brentwood.
Policy TR-P2.9	Support public transit and encourage transit use by advocating for increased funding with enhanced governance, high-frequency service, and expansion of first-mile/last-mile programs.
Policy TR-P2.10	Enhance multimodal access to all transit stops, prioritizing stops which serve vulnerable and mobility-impaired populations.
Policy TR-P2.11	Support transitioning all on-road vehicles, including personal vehicles and business, government, and public transit fleets, to electric power from renewable sources or other emission-free fuels.
Policy TR-P2.12	Continue to improve ZEV charging/fueling infrastructure within new development and public rights-of-way, incorporating new technologies whenever possible.
Policy TR-P2.13	Require designs for new parking facilities to incorporate ZEV charging/fueling infrastructure and maximize opportunities for adaptive reuse.*
Action TR-A2.1	Develop and promote mobility alternatives to single-occupancy vehicles, including but not limited to public transit, micromobility, carbon-free rideshare strategies, and nonmotorized modes.
Action TR-A2.2	Review and update County Ordinance Code Chapter 82-32 – Transportation Demand Management and the County’s Transportation Demand Management Guidelines at least once every five years to incorporate current best practices.
Action TR-A2.4	Implement programs to encourage transit use, bicycling, walking, telecommuting, and use of alternative vehicle fuels by County employees.
Action TR-A2.5	Conduct a survey to identify gaps in public transit and the active transportation network within one mile of County offices and facilities, and pursue funding for projects and programs that will fill those gaps and improve the availability of alternative transportation options for County employees.
Action TR-A2.6	Partner with transit agencies and CCTA to develop “Safe Routes to Transit” guidance that could be applied in new development areas and existing neighborhoods.



- Action TR-A2.7 Partner with transit providers, cities, and CCTA to develop a countywide transit stop program that takes a holistic approach to transit stop planning and construction. Encourage the program to address right-of-way adequacy (i.e., sufficient space for bus pullouts and amenities), amenities (e.g., shelters, seating, bicycle racks and lockers), and improvements around stops to increase accessibility (e.g., curb ramps, sidewalk widening).
- Action TR-A2.8 Work with transit agencies to provide convenient ways for residents to report transit shelters and other amenities (e.g., lighting, seating) that are in disrepair. Encourage and promote reporting countywide, especially in Impacted Communities.
- Action TR-A2.9 Pursue funding and other resources to implement the Accessible Transportation Services Strategic Plan and similar plans and 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.
- Action TR-A2.10 Support establishment of a Bay Area-wide transit fare equity program that includes free or means-based transit passes for qualifying residents of Impacted Communities.
- Action TR-A2.11 Coordinate with CCTA and other local and regional agencies to implement the Contra Costa Electric Vehicle Readiness Blueprint and related policies and apply best practices in ZEV charging/fueling infrastructure requirements.
- Action TR-A2.12 Update the County Ordinance Code as necessary to support advances in ZEV charging/fueling infrastructure.
- Policy TR-P3.1 Pursue the priorities identified in the County’s Vision Zero and other safety programs, through prioritization of safety projects and incorporation of safety considerations into all transportation planning efforts.
- Policy TR-P3.2 Minimize conflicts between vehicles and people who walk, bike, or use micromobility through careful site planning, paying particular attention to driveway locations and internal pedestrian circulation, and prioritizing safety for active modes of travel.
- Policy TR-P3.3 Provide or require new projects to install energy-efficient street lighting to improve public safety and comfort in urbanized areas. Prioritize installation in Impacted Communities, particularly at parks, transit stops, alleyways, bike and pedestrian paths, trails, and other high-need areas, consistent with community preferences.
- Action TR-A3.1 Maintain a Vision Zero Working Group to regularly review collision data and evaluate the effectiveness of Vision Zero and other safety strategies.
- Action TR-A3.2 Identify and address neighborhood-specific issues and needs in Impacted Communities, prioritizing installation of sidewalks, enhanced crosswalks, street lighting, street trees, bicycling infrastructure, transit stop amenities, traffic calming, and other safety and comfort improvements, especially in residential areas and near schools, libraries, and recreational facilities. Explore innovative methods to ensure these facilities are maintained. Engage school districts, neighborhood groups, and the local Safe Routes to School Program in implementing this action.



Policy TR-P4.1	Plan, design, and maintain improvement projects involving County roadways in accordance with the County’s adopted Complete Streets Policy, other applicable policies (e.g., Vision Zero and other safety initiatives), planning documents such as the County ATP and CCTA Countywide Bicycle and Pedestrian Plan, and best practices (e.g., Caltrans, American Association of State and Highway Transportation Officials, and National Association of City Transportation Officials guidance).*
Policy TR-P4.2	Require transportation infrastructure serving new development to be designed using best practices, contemplating existing and planned land uses, roadways, bicycle and pedestrian facilities, transit facilities, and connections to adjoining areas.*
Policy TR-P4.3	Create connections between unincorporated communities and neighborhoods and adjacent jurisdictions to improve multimodal access to local destinations, such as schools, parks, shopping, health services, and workplaces.
Policy TR-P4.4	Manage access points along arterial and collector roadways to minimize the number of new driveway or street-type intersections. Consolidate existing street and driveway intersections to limit conflict points as opportunities arise.
Policy TR-P4.6	Enhance streetscapes in nonresidential areas, making them more pedestrian-friendly and inviting by reducing setback and off-street parking requirements and augmenting traffic-calming measures.
Policy TR-P4.7	Encourage walkability and safety by streamlining implementation of traffic-calming measures through the Neighborhood Traffic Management Program.
Policy TR-P4.10	Design roadway infrastructure, including traffic-calming and Complete Streets features, to accommodate emergency response vehicles while maintaining the safety of vulnerable road users.*
Action TR-A4.3	Develop guidance for managing curb space in ways that are sensitive to the land use context, with considerations for active transportation use, users with limited mobility, transportation network companies, outdoor dining, freight deliveries, parking, and other curb uses that may emerge.
Policy TR-P5.1	Plan, design, construct, and maintain facilities for walking, bicycling, and rolling to serve people of all ages, abilities, and income levels, including children, seniors, families, and people with limited mobility.
Policy TR-P5.2	Coordinate with Caltrans to provide safe and comfortable highway interchange crossings for people of all ages and abilities who walk, bike, or use micromobility.
Policy TR-P5.3	Prioritize construction of capital improvement projects identified in the County’s ATP.
Policy TR-P5.5	Maintain pedestrian and active transportation facilities to the same standard as roads and other transportation infrastructure, including repair and cleanup of all bikeway types and shared-use pathways.
Policy TR-P5.7	Encourage walking, bicycling, and micromobility as the travel modes of choice for short to medium-length trips, such as trips to schools, parks, transit stops, local shopping areas, and neighborhood services.



Policy TR-P5.8	Partner with neighboring jurisdictions, transit agencies, community members, and business organizations to plan and construct sustainable streets in business and commercial areas. Consider forming community facilities districts or business improvement districts to help fund and maintain improvements.
Policy TR-P5.9	Consider proposals for temporary and permanent reorientation of public space towards increased outdoor activity, such as walking, bicycling, rolling, dining, and other social uses.
Policy TR-P5.10	Support micromobility options such as bike-, e-bike-, and e-scooter-share.
Policy TR-P5.11	Require generous parking for bicycles and other mobility devices at key destinations, such as shopping centers, parks, schools, employment centers, transit stations, and multiple-family housing. This parking should be conveniently located near entrances, include charging infrastructure, and accommodate cargo bikes when appropriate for the land use.
Action TR-A5.1	Partner with CCTA and neighboring jurisdictions to build out the countywide bicycle and pedestrian network, prioritizing completion of the Low-Stress Countywide Bicycle Network and pedestrian safety improvement projects in the County’s Pedestrian Priority Areas, as described in the Countywide Bicycle and Pedestrian Plan.
Action TR-A5.2	Construct innovative bicycle and pedestrian facilities, including Class IV separated and protected bikeways, bicycle superhighways, and other low-stress facility types, as described in the Countywide Bicycle and Pedestrian Plan and in contemporary, best-practice transportation planning and engineering guidance. Use contextually appropriate green infrastructure and landscaping to separate vehicular lanes from bicycle and pedestrian facilities whenever feasible.
Action TR-A5.3	Partner with CCTA, neighboring jurisdictions, and transit agencies to implement the Richmond Area and Pittsburg/Bay Point CBTPs.
Action TR-A5.4	Review the scoring formula for active transportation projects at least once every five years to ensure continued prioritization of projects in Impacted Communities.
Action TR-A5.5	Partner with the cities, EBRPD, and CCTA to develop uniform guidance to manage active micromobility services.
Action TR-A5.6	Evaluate the feasibility and appropriateness of the following when updating the ATP and CRIPP: <ul style="list-style-type: none">(a) Installing bikeways along all segments of Routes of Regional Significance within the County’s jurisdiction.(b) Restriping arterials and collectors to include bikeways whenever major maintenance occurs.(c) Installing bikeways and sidewalks along arterials and collectors to the limits of adjacent jurisdictions.(d) Installing bicycle detection systems, bicycle signals, bicycle boxes, and pavement markings at new and retrofitted traffic signals.(e) Installing crosswalks at all legs of signalized intersections.



- Policy TR-P6.1 Partner with neighboring jurisdictions, CCTA, and the MTC to manage regional movement of goods through unincorporated areas, minimizing impacts on residents and other sensitive receptors.
- Policy TR-P6.4 Use all available policy tools to ensure that trucks use designated truck routes.
- Policy TR-P6.5 Work with railroads to preserve non-operational contiguous railroad rights-of-way, and highly encourage construction of grade-separated railroad crossings along active lines to support current and future rail operations and ensure the long-term viability of these rail corridors. When no longer in operation, maintain options for future use of the corridors for trails or other public purposes.
- Policy TR-P6.6 Support development of short-line railroad infrastructure and operations in industrial areas to facilitate rail access to Class I railroad lines, attract potential businesses seeking rail-served properties, ease traffic congestion caused by goods movement on regional highways, and reduce GHG emissions.
- Action TR-A6.1 Develop a program to establish and maintain truck routes, with the goal of minimizing impacts on residents and other sensitive receptors. This program will provide engineering and policy solutions to divert trucks from Impacted Communities and establish criteria for designating weight limits on certain routes and installing physical barriers and signage.
- Action TR-A6.2 Facilitate enforcement of idling restrictions by promoting community-based reporting to enforcement agencies.
- Action TR-A6.4 Develop regulations responding to technological advancements in freight movement, such as autonomous vehicles, robotics, and drone deliveries, while supporting the County’s goals for reducing emissions, adapting to climate change, improving public safety, and increasing equitable mobility.
- Policy TR-P7.2 Work with the Federal Aviation Administration and aviation operators to minimize conflicts with residential areas and other sensitive receptors.
- Policy TR-P7.3 Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and sensitive receptors.*
- Policy TR-P7.4 Protect the County’s airports from encroachment by incompatible uses and minimize the public’s exposure to safety hazards and excessive noise by ensuring that all future development within each Airport Influence Area is consistent with the Contra Costa County ALUCP.*

CONSERVATION, OPEN SPACE, AND WORKING LANDS ELEMENT

- Policy COS-P1.2 Pursue opportunities for permanent open space dedication for habitat, scenic, or passive recreation benefits as part of future development approvals and major capital improvement projects.



Policy COS-P1.3	Discourage conversion of land designated Resource Conservation or Parks and Recreation to urban uses. If such conversion is to occur, require mitigation through permanent protection of other open space or park lands for habitat, scenic, or recreation benefits at a ratio to be determined based on the biological, scenic, or recreational value of the land, but not less than 3:1.*
Policy COS-P2.14	Encourage IPM practices that reduce the use of agricultural pesticides and minimize pesticide drift, and discourage farming practices that may expose residents, water resources, and the environment to fine particulates and harmful chemicals.
Policy COS-P5.1	Support protection, restoration, and enhancement of wetlands, marshes, sloughs, tidelands, natural watercourses, and riparian corridors, and emphasize the role of these features in climate change resilience, air and water quality, and wildlife habitat.
Policy COS-P5.10	Allow encroachments into required setback areas along natural watercourses and wetlands for the purpose of constructing low-impact public improvements or public-serving amenities, such as footbridges, trails, and nature viewing areas, provided a qualified biologist confirms that the improvements/amenities are compatible with protection of ecological values.
Policy COS-P7.3	For projects in areas without a water service provider, require proof of adequate on-site groundwater during the development review process. 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.*
Policy COS-P7.8	Promote installation of drought-tolerant green infrastructure, including street trees, in landscaped public areas.
Action COS-A7.2	For areas that are not covered by an adopted GSP, amend the County Ordinance Code to include sustainability indicators, defined by the SGMA, as a guide for development to maintain and protect the quality and quantity of groundwater supplies within the county.*
Policy COS-P8.1	Protect public water supplies by denying applications for projects that would introduce significant new pollution sources in groundwater basins and watersheds feeding major reservoirs, and support efforts to acquire and permanently protect reservoir watersheds.*
Policy COS-P8.2	Coordinate with other agencies to control point and non-point sources of water pollution and maintain water quality standards.*
Policy COS-P8.3	Support development and implementation of a long-term, area-wide integrated vegetation management program to control invasive weeds in a way that reduces pesticide use and preserves water quality.
Policy COS-P8.4	Require new development to retain natural vegetation and topography whenever feasible and require projects involving erosion-inducing activities to use best management practices to minimize erosion.*
Policy COS-P8.5	Require groundwater monitoring programs for all large-scale commercial and industrial facilities that use wells and prohibit discharge of hazardous materials through injection wells.*
Policy COS-P8.6	Support ongoing remediation of the Mount Diablo Mercury Mine.



Policy COS-P9.6

Support efforts to expand and enhance public access to the Bay shoreline and Delta.

Action COS-A9.1

Amend County Ordinance Code Title 8 – Zoning to incorporate the following requirements for new or expanded marinas and docks:

- (a) Adequate channel width and depth, as defined by the State Harbors and Navigation Code.
- (b) Adequate public fire protection services.
- (c) Adequate public vehicular access.
- (d) Adequate supply of potable water.
- (e) Adequate on-site facilities for sewage and solid waste disposal.
- (f) Compatibility with nearby agricultural uses.
- (g) Compatibility with nearby conservation/habitat lands.
- (h) Designed to avoid inundation from projected sea level rise, as shown on Figures HS-6 through HS-9 (Sea Level Rise Projection Maps) in the Health and Safety Element.*

Action COS-A14.1

Amend County Ordinance Code Chapter 88-14 – Oil and Gas Drilling and Production to:

- (a) Prohibit new and expanded oil and gas production wells in the following:
 - i. Sensitive ecological areas, such as wetlands and habitat for rare, threatened, endangered, or special-status species.
 - ii. Areas subject to 100-year flood hazards or sea level rise, as shown in Figures HS-2 and HS-6 through HS-9.
 - iii. Areas within 3,200 feet of sensitive receptors or urban land use designations unless project-specific exceptions are granted by the California Department of Conservation, Geologic Energy Management Division.
- (b) Restrict oil and gas drilling operations to agricultural zoning districts only.
- (c) Require a land use permit for all new and expanded oil and gas wells.
- (d) Require a reclamation plan for oil and gas well sites that includes bonding for site clean-up.
- (e) Include performance standards related to surface water and groundwater quality and quantity, air quality, odors, noise, and aesthetics.



In parallel, study the feasibility of amending the County Ordinance Code to prohibit development of new oil and gas wells and phase out existing oil and gas well operations.

PUBLIC FACILITIES AND SERVICES ELEMENT


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| Policy PFS-P1.1 | Consider potential effects on the physical, social, cultural, and recreational needs of the surrounding community when developing new County facilities. |
| Policy PFS-P1.2 | Locate new County facilities that involve regular community access in places that are easily accessible by public transit, walking, and micromobility, to the greatest extent possible. |
| Policy PFS-P2.1 | Ensure County facilities and services meet the needs of all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status. |
| Policy PFS-P2.5 | Continue to prioritize and adequately fund code enforcement and clean-up of illegal dumping on public and private property in Impacted Communities. |
| Action PFS-A2.3 | Implement and maintain urban greening and green infrastructure, such as sustainable/green street projects, in Impacted Communities. |
| Action PFS-A2.4 | Regularly assess Code Enforcement responses and Public Works maintenance practices to ensure equitable implementation. Prioritize resources to keep Impacted Communities safe and clean, emphasizing enforcement actions on issues identified in Community Profiles. |
| Policy PFS-P4.5 | Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity.* |
| Policy PFS-P4.6 | Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound wastewater treatment system with adequate capacity.* |
| Policy 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, and 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.* |
| Policy 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.* |



Policy PFS-P5.9	Work with developers of properties along transit corridors or in commercial or mixed-use areas to combine required C.3/stormwater treatment facilities with green infrastructure on the adjoining public right-of-way to enhance the value and sizing of these facilities.
Action PFS-A5.2	<p>Coordinate with responsible parties, public and private, to develop a flood risk management plan for the levee systems protecting the unincorporated county that:</p> <ul style="list-style-type: none">(a) Identifies the entities responsible for operation and maintenance of the levees.(b) Determines the anticipated flood levels in the adjacent 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 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 multipurpose 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) Considers flood and tidal impacts to existing brownfields, especially adjacent to shorelines.(j) Includes provisions for updates to reflect future State- or federally mandated levels of flood protection.
Action 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.*
Action PFS-A5.5	Coordinate with the Contra Costa County Mosquito and Vector Control District to identify and remedy areas with ongoing drainage problems to reduce disease risk from stagnant water.
Policy PFS-P7.8	Consistently use a multiprong approach (i.e., educate, prevent, clean up, enforce) to combat illegal dumping.



Policy 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 feeder transfer stations; grading to blend the landfill disturbance area with surrounding topography; covering refuse daily; and mitigating noise, odor, litter, and visual impacts.*
Policy PFS-P7.10	Require that new landfills provide the following: <ul style="list-style-type: none">(a) An appropriate leachate collection and recovery system.(b) An approved erosion-control and drainage plan.(c) Geotechnical studies, including stability analysis, to determine the most appropriate engineering design.(d) A habitat enhancement plan that provides for at least a 3:1 replacement for lost significant habitat.*
Policy PFS-P7.11	Require new landfills to be designed and operated so that upon decommissioning they can be repurposed for other uses, such as renewable energy facilities, recycling and organics recovery operations, outdoor recreation facilities, and open space.
Action 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 whenever possible.
Action PFS-A7.4	Work with other counties, cities, and community members to establish public/private partnerships to combat illegal dumping.
Action PFS-A7.5	Install signage and increase education, monitoring, enforcement, and rapid cleanup to discourage illegal dumping, especially in Impacted Communities and rural areas.
Action PFS-A7.6	Use the County’s legislative platform process and partner with other public agencies throughout the state to propose and support legislation to combat illegal dumping.
Policy PFS-P8.1	Support development of a variety of local amenities that meet a diverse range of recreational needs, such as ballfields, all-abilities playgrounds, tot lots, spraygrounds, adult fitness courses, gymnasiums, swimming pools, sport courts, passive parks, pocket parks, urban gardens, and trails.
Policy PFS-P8.2	Provide a local park within a safe 10-minute walk for all residents in urban communities or within a 5-minute drive for residents in suburban communities, as indicated in Figures PFS-9 and PFS-10.*



Policy PFS-P8.3	Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for residents of Impacted Communities, including by facilitating multiple transportation modes. Partner with other agencies and non-governmental organizations to obtain funding, and design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.
Policy PFS-P8.4	Prioritize and promote recreational activity programs and opportunities in Impacted Communities.
Policy PFS-P8.5	Require projects subject to the Park Dedication or Park Impact Fee Ordinances to develop parks and recreation amenities identified in, or proposed for addition to, the County’s Park Capital Improvement Plan. Park Impact fees or in-lieu fees should be assessed only when the County determines developer improvements are not feasible.*
Policy PFS-P8.6	Support expanded access to recreation opportunities by working with other agencies to co-locate parks and trails with public facilities, such as schools and utility easements, prioritizing Impacted Communities.
Policy PFS-P8.7	Design recreational facilities to complement the natural features of the area, including topography and vegetation, whenever appropriate.
Policy PFS-P8.8	Support expanded public access to the waterfront and development of water-related recreational opportunities, such as fishing and boating.
Policy PFS-P8.9	Support development of a comprehensive and interconnected network of trails, including intra- and inter-regional trails like the San Francisco Bay Trail, Carquinez Strait Scenic Loop Trail, Great California Delta Trail, and Marsh Creek Corridor 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 other recreational facilities.
Policy PFS-P8.10	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.
Policy PFS-P8.11	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.
Action PFS-A8.1	Create an internal County entity that works across departments and non-County agencies to coordinate planning and funding of unincorporated local parks, recreational facilities, and trails.
Action PFS-A8.2	Coordinate with recreation and park 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 a Parks Master Plan and the Parks Capital Improvement Program and implement improvements that address barriers to outdoor physical activity, such as inadequate infrastructure and safety concerns.



- Action PFS-A8.3 Annually update park dedication and in-lieu fee requirements based on the Consumer Price Index for All Customers, All Items for the San Francisco-Oakland-San Jose Metropolitan Area to accommodate for increases or decreases in development costs. Conduct a fee study at least once every 10 years to reflect changes in the cost of land, local park and recreational needs, and development conditions.*
- Action PFS-A8.4 Maintain up-to-date maps showing quarter-mile and half-mile walking distances and five-minute driving times to public parks.
- Policy PFS-P9.3 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.
- Policy PFS-P10.2 Locate and design library facilities to provide access to the greatest number of people. Ensure they are sited in areas with broadband internet and close to public transit.

HEALTH AND SAFETY ELEMENT

- Policy HS-P1.1 Coordinate air quality planning efforts with State and regional agencies, such as CARB, BAAQMD, and ABAG/MTC.
- Policy HS-P1.2 Prioritize participation in emission and exposure reduction, public education, engagement, outreach, and other programs that promote improved air quality, focusing on Impacted Communities.
- Policy HS-P1.3 Require new development to adhere to BAAQMD’s Planning Healthy Places guidance when local conditions warrant.*
- Policy HS-P1.4 Require new industrial development to locate significant pollution sources at the maximum distance possible from sensitive receptors.*
- Policy HS-P1.5 Require new sources of air pollution that will generate significant new air quality impacts or expose sensitive receptors to substantial increases in harmful emissions of TACs to prepare a Health Risk Assessment that identifies appropriate mitigation consistent with BAAQMD California Environmental Quality Act (CEQA) Air Quality Guidelines, based on the findings of the Health Risk Assessment.*
- Policy HS-P1.6 Require that any mitigation of air quality impacts occur on-site to the extent feasible to provide the greatest benefit to residents in neighboring communities most impacted. For mitigation that relies on offsets, require that the offsets be obtained from sources as near to the project site as possible or from sources that would improve air quality in an Impacted Community. If the project site is within or adjacent to an Impacted Community, require offsets/mitigation within that community unless determined infeasible by the County.*
- Policy HS-P1.8 Require new or expanded commercial and industrial projects resulting in 25,000 square feet or more of gross habitable floor area, such as warehouses and other large enclosed buildings, to be near zero-emission operations, including the facilities themselves and the associated fleets. Require all necessary measures, such as the following, to achieve near zero emissions:
- (a) Reduce on-site energy consumption and increase on-site energy generation and energy storage.




- (b) Provide adequate on-site zero-emission-vehicle parking for all anticipated truck traffic to prevent idling and off-site queuing.
- (c) Provide electrified loading docks with receptacles allowing plug-in of refrigerated trailers.
- (d) Use heavy-duty trucks that are model year 2014 or later and expedite a transition to zero-emission trucks by establishing a clear timeline for electrification of trucks as they become commercially available. Ensure contracts with motor carriers include air quality incentives or requirements, such as providing incentives to fleets that meet United States Environmental Protection Agency (EPA) SmartWay standards or requiring use of zero-emission or near-zero-emission trucks.
- (e) Use a “clean fleet” of delivery vehicles as they become commercially available, but no later than 2025.
- (f) Use zero-emission yard equipment, such as forklifts, pallet trucks and jacks, and stackers.
- (g) Implement practices to control and remove fugitive dust and other contaminants from paved areas.

Uses with fewer than five vehicles domiciled on-site are exempt from this policy.*

Policy HS-P1.9	Require construction activities that involve large grading operations to implement additional construction measures identified in BAAQMD’s CEQA Guidelines to reduce air pollutant emissions.*
Policy HS-P1.10	Prohibit nonessential diesel engine idling countywide and nonessential idling of all vehicles within 100 feet of sensitive receptors.*
Policy HS-P1.11	Support efforts to provide HVAC upgrades and portable clean air filters to persons who live in Impacted Communities and other areas burdened by disproportionate exposure to poor air quality.
Policy HS-P1.12	Encourage installation of upgraded HVAC systems at schools, childcare centers, and similar uses located proximate to industrial facilities.
Action HS-A1.1	Consult with BAAQMD and community stakeholders and prepare an Air Quality Community Risk Reduction Plan that applies to areas with high levels of cancer risk, providing a comprehensive strategy to protect community members from the negative health effects of air pollution.
Action HS-A1.2	Consult with BAAQMD and community stakeholders and amend County Ordinance Code Title 8 – Zoning to create an Air Pollution Exposure Overlay Zone around freeways that requires new construction in these areas to install enhanced ventilation systems and other strategies to protect people from respiratory, heart, and other health effects associated with breathing polluted air.
Action HS-A1.3	Consult with BAAQMD and community stakeholders and amend County Ordinance Code Title 8 – Zoning to include an Industrial-Sensitive Receptor Interface Overlay Zone applied to areas where residential land uses and other sensitive receptors interface or directly abut heavy industrial land uses. In the overlay zone, require industrial uses to reduce pollution and employ strategies to mitigate air quality, noise, vibration, odor, light, visual, and safety impacts on nearby sensitive receptors. In addition, require new



	sensitive receptors to install enhanced ventilation systems and implement other strategies, paid for by neighboring sources of pollution to the extent possible, to protect residents from health and quality of life impacts.
Action HS-A1.4	Consult with BAAQMD and community stakeholders and amend County Ordinance Code Title 7 – Building Regulations to include a clean construction ordinance that requires projects to implement extra measures to reduce emissions at construction sites in or near places that are already overburdened by air pollution, such as Impacted Communities.
Action HS-A1.5	Adopt an ordinance at least as stringent as the State’s maximum idling law, and coordinate with CARB and law enforcement to achieve compliance.
Action HS-A1.6	Develop a plan to provide convenient and accessible clean air refuges during times when outdoor air quality is deemed unhealthy.
Policy HS-P2.1	When evaluating health risk impacts of projects in Impacted Communities, use an excess cancer risk of 6.0 per million and a non-cancer (acute and chronic) hazard index greater than 1.0 as thresholds for finding that the project could cause a cumulatively considerable contribution and a significant impact.*
Policy HS-P2.2	Increase the tree canopy on public property, especially in Impacted Communities and areas with a high heat index, by prioritizing funding for new street tree planting and maintenance.
Policy HS-P2.3	Support protection, restoration, and enhancement of natural landscapes in and near Impacted Communities to improve air quality and community health.
Action HS-A2.1	Partner with community members and regulatory agencies such as BAAQMD to conduct data collection and monitoring of pollution exposure, prepare a community-scale plan for reducing and mitigating air pollutant emissions and industrial hazards, such as pipeline risks, accidents, potential water or soil contamination, and impacts to sensitive ecological resources for each Impacted Community, or group of Impacted Communities, as appropriate. Require future projects to demonstrate consistency with those plans.
Action HS-A2.2	Coordinate with community members, BAAQMD, and other regulatory agencies to facilitate AB 617 citizen-led programs, including data collection, monitoring of pollution exposure, and identification and implementation of solutions in Impacted Communities. Consider future General Plan and Zoning Code amendments as needed to support BAAQMD in meeting AB 617 objectives.
Action HS-A2.3	Conduct a housing condition survey in Impacted Communities to identify units likely requiring upgrades to provide adequate protection from toxic releases. Based on the survey’s findings, target outreach to provide information about weatherization and similar improvement programs.
Action HS-A2.4	Coordinate with BAAQMD to determine where to focus a targeted permit inspection program in Impacted Communities to help ensure enforcement of air quality permits.



Action HS-A2.5	Prepare a tree master plan for the county that emphasizes planting of low-maintenance native tree species and includes quantified goals and tracking methods, including mapping the tree canopy, and prioritizes planting in Impacted Communities and along safe routes to schools.
Policy HS-P3.2	Facilitate carbon-neutral development projects and communities that support a circular economy, zero-emission modes of transportation, reliable and renewable energy resources, energy-efficient buildings, zero waste, water efficiency and conservation, green infrastructure, soil conservation, and a system of natural and working lands that support natural carbon sequestration and climate resilience.
Policy HS-P4.4	As climate conditions change, evaluate the feasibility of implementing adaptive land use strategies to help avoid repetitive threats to life and property.
Action HS-A7.7	Pursue grants and other funding mechanisms to retrofit ventilation systems at County buildings to provide refuge for residents during periods of unhealthy air quality caused by excessive wildfire smoke.
Policy HS-P8.1	Coordinate with public agencies, utilities, and community-based organizations to provide community resilience centers in all regions of the county during extreme heat events, severe weather events, and other highly hazardous conditions. Work to ensure that these facilities are in highly accessible areas and that information about their availability is widely distributed, especially to vulnerable populations.
Policy HS-P8.3	Require new commercial parking lots with 50 or more spaces to mitigate heat gain through installation of shade trees, solar arrays, or other emerging cooling technologies. Prioritize the use of solar arrays where feasible and appropriate.
Policy HS-P8.4	Support efforts by East Bay Regional Park District and other local recreation agencies to provide outdoor recreation facilities with adequate shading and refillable water stations where appropriate.
Policy HS-P8.5	Provide shade trees or shade structures at parks, plazas, and other outdoor spaces.
Action HS-A8.1	Amend County Ordinance Code Chapter 82-16 – Off-Street Parking to achieve consistency with Policy HS-P8.3.
Policy HS-P9.1	Provide equitable inspection and enforcement of hazardous material and hazardous waste regulations throughout the county.
Policy HS-P9.3	Require new industrial development to reduce generation and disposal of hazardous materials to the maximum extent feasible by (listed in order of importance): <ul style="list-style-type: none"> (a) Implementing operational source reduction strategies and replacing hazardous materials with less hazardous materials. (b) Reducing generation of those wastes not amenable to source reduction or recycling.



- (c) Recovering and recycling the remaining waste for reuse.
- (d) Properly disposing of hazardous wastes and residuals generated from treatment of hazardous waste.*

Policy HS-P9.4	Support development of alternative hazardous waste management technologies and methodologies that reduce the relative risk to human health and the environment.
Policy HS-P9.5	Require industrial projects involving use, management, or generation of hazardous materials or waste, particularly those utilizing stationary or fixed storage tanks, in areas at risk from sea level rise, surface or emergent groundwater flooding, or tsunami to incorporate best management practices to reduce risk and prepare plans for prevention and remediation of hazardous materials/waste releases resulting from inundation. Remediation plans must meet regulatory standards for protection of people and the environment in the event of permanent inundation and include financial assurances to guarantee implementation.*
Policy HS-P9.8	Require applicants for projects that involve hazardous materials or hazardous waste to provide clear information in plain language about potential hazards their projects pose to nearby communities at the beginning of the review process. Review and verify this information, make it available to residents, and encourage project applicants to host at least one community meeting to discuss potential hazards.
Policy HS-P9.9	Deny entitlements for construction of new large-scale facilities that treat, store, or dispose of hazardous waste from off-site sources and negatively impact Impacted Communities.
Policy HS-P9.10	Prohibit new hazardous waste facilities in the following areas: <ul style="list-style-type: none">(a) Watersheds of an existing or planned drinking water reservoir.(b) Ecologically significant resource areas.(c) Within 200 feet of an active or potentially active fault.(d) Within a 100-year floodplain.(e) Within a setback distance determined in accordance with DTSC guidance under SB 673, once final.*
Policy HS-P9.11	Require design and operation of new or expanded hazardous waste facilities to adhere to the following criteria, as well as the permitting criteria established by the DTSC for vulnerable communities and cumulative impacts pursuant to SB 673, once final: <ul style="list-style-type: none">(a) Minimize risk to the surrounding area in the case of a hazardous waste accident or spill.




- (b) Ensure spills of waste will not reach the Bay, Delta, streams, creeks, reservoirs, or other bodies of water or environmentally sensitive resources by incorporating buffers as appropriate and/or using engineered structural design features (e.g., spill containment and monitoring devices).
- (c) Avoid known or suspected groundwater recharge areas or areas where residential uses rely on wells. If located in such areas, facilities must provide properly engineered spill containment features, inspection measures, and other environmental protection controls.
- (d) In areas with unstable soils, such as steep slopes and areas subject to liquefaction or subsidence, ensure structural stability through engineered design features.
- (e) Use access roads leading to major transportation routes that:
 - Do not traverse residential neighborhoods.
 - Minimize, buffer, or employ physical barriers to residential frontages.
 - Demonstrate road network safety through road design, construction, accident rates, and traffic flow.
- (f) Minimize noise impacts on the surrounding area.*

Policy HS-P9.12	Require hazardous waste facilities to prepare a cumulative risk assessment that analyzes, characterizes, and quantifies the combined risks to human health and the environment from the facility, in combination with other off-site hazardous materials risks. The assessment must consider risks in the absence of actions to control or mitigate a potential release and determine whether buffers or other mitigation is necessary to protect residential uses, immobile populations (e.g., schools, hospitals, behavioral health facilities, convalescent homes, and prisons), other places where people gather, environmentally sensitive resources, and other sensitive areas from adverse emissions or contamination. The assessment must also be guided by DTSC guidance for vulnerable communities and cumulative impacts pursuant to SB 673, once final. Require that project applicants fund the needed technical review for the assessment.*
Policy HS-P9.14	Encourage and facilitate establishment of adequate sites for collection of household hazardous waste (HHW), unused pharmaceuticals, and universal wastes, along with provisions for residents who are physically unable to deliver materials to a collection site.
Action HS-A9.1	Provide technical assistance to hazardous waste generators to encourage them to reduce their hazardous waste to the maximum extent feasible.
Action HS-A9.3	Provide information to county residents about less toxic alternatives to household products containing universal wastes and the safe handling, storage, and disposal of such products, including pharmaceuticals.



Policy HS-P10.1	Coordinate with other agencies in efforts to remediate or treat contaminated surface water, groundwater, and soils in or affecting Impacted Communities.
Policy HS-P10.2	Require development of contaminated sites to comply with all clean-up plans, land use covenants, and deed restrictions imposed by the DTSC or Regional Water Quality Control Board (RWQCB).*
Policy HS-P10.3	Require new, modified, or expanded industrial uses involving hazardous materials or wastes to provide sufficient funds, in the form of a financial instrument acceptable to the County, to guarantee site remediation, including removal of facilities, equipment, and structures, and ensure community safety and site reusability.
Action HS-A10.1	Support public access to the inventory of contaminated sites published by the DTSC and SWRCB by posting links to this information on the County’s website.
Policy HS-P12.3	Coordinate with cities, school districts, recreation and park districts, and community-based organizations to ensure adequate emergency shelters, community resilience centers, and alternate care sites are available when natural disasters and other highly hazardous conditions, such as industrial accidents, occur.
Policy HS-P12.4	Ensure there are adequate identified locations for alternate care sites, especially in Impacted Communities.
Action HS-A12.6	Establish standardized triggers (temperature, air quality, etc.) for opening County-operated community resilience centers.
Action HS-A12.9	Coordinate with transit providers to identify and advertise ways for individuals with restricted mobility to reach resilience centers, cooling centers, and alternate care sites.
Policy HS-P14.1	Require projects that would locate noise-sensitive land uses in areas where the projected ambient noise level is greater than the “normally acceptable” noise level indicated in Table HS-3 to provide an acoustical analysis that recommends appropriate mitigation to meet the noise compatibility standards.*
Policy HS-P14.2	Require new housing developments, hotels, and motels exposed to a DNL of 60 dB or greater to provide a detailed acoustical analysis describing how the project will provide an interior DNL of 45 dB or less.*
Policy HS-P14.3	Require new nonresidential uses exposed to a DNL of 65 dB or greater to provide a detailed acoustical analysis describing how the project will provide an interior sound level of 50 Leq (1-hr).*
Policy HS-P14.4	Require new residential development in areas exposed to a DNL in excess of 65 dB due to single events, such as train operation, to provide an acoustical analysis describing how indoor noise levels from these single events will not exceed a maximum A-weighted noise level of 35 dB in bedrooms and 55 dB in other habitable rooms. In areas exposed to a DNL in excess of 65 dB, use an indoor residential noise-level threshold of 45 dB CNEL.*



Policy HS-P14.5	Protect noise-sensitive land uses listed in Table HS-3 from adverse noise impacts by requiring mitigation to the degree feasible for projects that would increase long-term noise in excess of the following thresholds, when measured at the sensitive use’s property line: <ul style="list-style-type: none"> (a) Greater than 1.5 dBA DNL increase for ambient noise environments of 65 dBA DNL and higher. (b) Greater than 3 dBA DNL increase for ambient noise environments of 60 to 64 DNL. (c) Greater than 5 dBA DNL increase for ambient noise environments of less than 60 dBA DNL.*
Policy HS-P14.6	Design County projects to minimize long-term noise impacts on existing residents and follow best practices to minimize short-term impacts from construction noise.*
Policy HS-P14.7	Condition entitlements to limit noise-generating construction activities to the following: <ul style="list-style-type: none"> (a) Weekdays and non-holidays unless site-specific conditions warrant exceptions. (b) Within 1,000 feet of noise-sensitive uses: 7:30 a.m. to 5:00 p.m. (c) Over 1,000 feet from noise-sensitive uses: 7:00 a.m. to 6:00 p.m.*
Policy HS-P14.8	Require a traffic noise analysis for development projects where the project would generate more than 40 percent of daily trips over existing average daily traffic (ADT) on impacted roadway segments. Projects below this threshold are assumed to have no significant traffic noise impact because they would increase noise levels by less than 1.5 dBA DNL, which is the most restrictive threshold for determining a significant traffic noise impact. This screening policy does not apply to projects involving a substantial number of new operational truck trips (e.g., warehouses).*
Policy HS-P14.9	Require effective measures along major transportation facilities/corridors to reduce impacts on adjacent noise-sensitive land uses.*
Policy HS-P14.11	When reviewing proposals for new vibration-sensitive uses near an existing railroad or Bay Area Rapid Transit (BART) line, use Table HS-4 to evaluate whether the sensitive uses could be exposed to excessive groundborne vibration. Projects with sensitive uses within the screening distances identified in the table will require preparation of a groundborne vibration and noise evaluation that is consistent with Federal Transit Administration-approved methodologies.
Action HS-A14.1	Study the feasibility of adopting a noise ordinance establishing maximum exterior noise levels at sensitive receptors for noise generated by permanent and temporary stationary, non-transportation sources and construction sources.
Action HS-A14.2	Pursue federal Quiet Zone status for rail crossings that are a noise nuisance to nearby residential areas and other noise-sensitive land uses.



ECONOMIC DEVELOPMENT



STRONGER COMMUNITIES ELEMENT


- Policy SC-P1.1 In partnership with residents of Impacted Communities, affected workers, business/industry, environmental and environmental justice advocates, community colleges, workforce development and training entities, local government, and other involved agencies, support transition from highly polluting industries to a net-zero emission economy based on renewable and sustainable industries that provide living-wage jobs.
- Policy SC-P1.2 Streamline permitting for new development, redevelopment, and rehabilitation projects that promote community objectives in Impacted Communities, especially as identified in the Community Profiles.
- Policy SC-P1.3 Support creation of walkable districts by facilitating development of a range of neighborhood-serving retail and service uses, public amenities, and essential infrastructure (such as lighting) for residents of Impacted Communities within walking distance of their homes.
- Action SC-A1.1 Partner with the stakeholders identified in Policy SC-P1.1 to develop and implement a plan to transition from highly polluting industries to renewable, sustainable, and clean industries that provide living-wage jobs. The plan should address site remediation responsibilities along with timelines and strategies to improve health, safety, infrastructure, job opportunities, and revenue opportunities during the transition toward a net-zero-emission economy, paying special attention to developing new opportunities for Impacted Communities to realize economic, health, educational, and other benefits, without placing a disproportionate economic burden on those with the least means.
- Action SC-A1.3 With input from residents of Impacted Communities, amend County Ordinance Code Title 8 – Zoning to create an Impacted Communities Overlay Zone that applies to areas within and adjacent to Impacted Communities. Heavy industrial projects and commercial and light industrial projects resulting in 25,000 square feet or more of gross habitable floor area within the overlay zone will be required to satisfy additional discretionary permit findings that promote environmental justice, health, safety, and economic prosperity. Projects able to satisfy the required findings will:
- (a) Provide benefits that support the community objectives, such as those identified in the Community Profile.
 - (b) Provide economic benefits, including jobs, for residents of the community.
 - (c) Avoid unwelcome permanent displacement of existing residents or businesses.
 - (d) Support community resiliency, cohesion, and safety.
 - (e) Positively impact health and quality of life within the community.



	Create guidance for demonstrating consistency with these findings as part of the process to develop this ordinance.
Action SC-A1.5	Establish a process for the County to assist community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as murals, vegetative buffers, and planting strips in Impacted Communities.
Policy SC-P2.8	Stimulate investment in communities by using CEQA infill exemptions to expedite environmental review and reduce project costs.
Action SC-A4.1	Amend the urban agriculture provisions in County Ordinance Code Title 8 – Zoning to address the following: <ul style="list-style-type: none">(a) Zoning districts where urban agriculture is allowed.(b) Permitting requirements.(c) Development and performance standards.(d) Environmentally safe and sustainable practices.(e) Sale of crops and value-added products.(f) Animal husbandry.(g) Disposal of food waste and agricultural byproducts.
Policy SC-P5.1	Increase access to fresh food in Impacted Communities by encouraging grocery stores, and urban agriculture, farmers’ markets, and neighborhood kitchens on vacant or underutilized lands. Treat such uses as community benefits in and of themselves.
Policy SC-P5.2	Maximize multimodal access to fresh food in Impacted Communities, prioritizing micro-mobility and pedestrian access, by encouraging grocery stores, healthy corner stores, community gardens, and outdoor markets at key transit nodes and within transit-oriented developments.
Policy SC-P5.3	Provide temporary, and possibly permanent, access to County facilities and land for farmers’ markets and community gardens, especially in Impacted Communities.
Action SC-A5.2	Amend the County Ordinance Code and/or procedures to streamline permitting processes for grocery stores and markets in Impacted Communities and food deserts.
Action SC-A5.3	Develop incentives to attract grocery stores, markets, and establishments selling fresh produce, preferably locally grown, in areas with poor access to fresh food.
Policy SC-P7.2	Pursue arts and cultural investments as a tool for economic development, especially in Impacted Communities.



- Policy SC-P8.1 Support schools, training programs, the WDB, and other institutions whose mission is to develop and enhance local workforce skills, including training and apprenticeship programs.
- Policy SC-P8.2 Leverage opportunities to pursue workforce development, job training and re-training programs, and public-private partnerships that support economic growth. Support career pathway programs hosted by various County departments and encourage County staff to participate as mentors.
- Policy SC-P8.3 Welcome businesses, especially family-sustaining, locally hiring, sustainable businesses, that provide essential goods and services in Impacted Communities, including food stores with fresh produce, healthcare, childcare, pharmacies, and other retailers, while discouraging predatory lenders, liquor stores, tobacco and cannabis retail stores, dollar stores, and fast-food restaurants.
- Policy SC-P8.4 Promote entrepreneurship, innovation, and locally owned businesses and enterprises, especially ethnic, immigrant, and Black, Indigenous, and people of color (BIPOC) entrepreneurship, for the purpose of improving economic self-sufficiency and stability, including through outreach efforts to local small business owners while minimizing permitting barriers.
- Policy SC-P8.5 Encourage more daycares, preschools, and early childhood development centers to make childcare more accessible and affordable for working families.
- Action SC-A8.1 Establish a First Source Hiring Program encouraging developers, contractors, and employers to make good-faith efforts toward employing the local workforce to construct and operate their facilities, with emphasis on residents of Impacted Communities and those who are economically disadvantaged.
- Action SC-A8.2 Partner with school districts, community colleges, community organizations, large employers, trade associations, unions, and job training centers to support enhanced job-skills training, recruitment programs and services, and childcare services to support the county's workforce, especially workers in Impacted Communities. Work with experienced groups to ensure that programs will be properly staffed and funded. Training and intervention strategies should reduce barriers to employment for youth, formerly incarcerated residents, and residents with limited English proficiency, and should support a just transition from a fossil-fuel reliant economy by re-training displaced workers with skills for living-wage jobs in new, environmentally sustainable industries.
- Action SC-A8.3 Explore the feasibility of establishing a revolving loan fund, grant program, or business incubator that supports small business formation and expansion in Impacted Communities. Connect to industries such as advanced manufacturing, biomedical/biotech, food, transportation technology, and clean technology that support an economic transition from fossil fuels.
- Action SC-A8.4 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 and other forms of financing, access to innovation, access to emerging industries and markets, and mentorship.



Action SC-A8.5	Explore use of existing federal and State government economic development programs, such as the “Opportunity Zone” program, “HUB Zone” program, and contracting designations, as a means to generate funding for transit, housing, and capital improvements, while attracting private investment.
Policy SC-P9.1	Work collaboratively with cities and other local agencies to leverage Contra Costa County’s competitive assets and elevate the county’s role in the economic and cultural growth of the Bay Area and California.
Policy SC-P9.2	Position Contra Costa County to be a hub of production and employment for industries that spur economic growth and innovation in the transition toward a zero-emission economy.
Policy SC-P9.3	Support business retention, expansion, and attraction efforts that diversify and strengthen the economy with special emphasis on businesses and industries that provide living-wage jobs, invest in the community, hire from the local workforce, and embrace sustainability.
Policy SC-P9.4	Maintain a well-balanced regulatory environment that facilitates business investment and expansion while addressing community concerns about potential impacts.
Policy SC-P9.5	Continue to support and expand local tourism. Emphasize memorable experiences available in Contra Costa County, such as agritourism, and recreational opportunities offered by unique natural features such as the Delta and Mount Diablo.
Policy SC-P9.6	Recognize agriculture as an important part of the County’s economy and maintain conditions that support its ongoing economic viability.
Policy SC-P9.7	Strengthen the viability of the Northern Waterfront as a dynamic economic asset and destination recreational area. Work with partner agencies to support beneficial, environmentally sustainable investment in this area.
Policy SC-P9.8	Support formation of the Green Empowerment Zone for the Northern Waterfront area and development of designated PPAs.
Policy SC-P9.9	Maximize Byron Airport’s potential as a hub of aviation technology and innovation.
Action SC-A9.1	Adopt an Economic Development Strategy. The strategy should define a vision for the county’s economy, identify and target suitable growth industries, and facilitate different types of economic development and employment growth in targeted areas.
Action SC-A9.2	Implement the Northern Waterfront Economic Development Initiative, including business attraction efforts aimed at biomedical and life science businesses, food and beverage processing, advanced materials and diversified manufacturing, advanced transportation technology, and clean technology.
Action SC-A9.4	Evaluate commercial and industrial regulations and permitting practices on an ongoing basis to ensure that they: <ul style="list-style-type: none"> (a) Address contemporary uses and activities.



- (b) Promote compatibility between new and existing uses.
- (c) Avoid creating unnecessary barriers that hinder economic prosperity, investment, and sustainable growth.

- Action SC-A9.5 Expand the Small Business Assistance Program, working collaboratively with technical assistance service providers.
- Action SC-A9.6 Explore the feasibility of establishing a small and micro-business fee-waiver program.
- Action SC-A9.7 Expand the County’s participation in the State’s Green Business Program.

LAND USE ELEMENT

- Policy LU-P3.1 Support regional efforts to achieve a jobs-housing balance within the county and within subregions of the county by maintaining an adequate supply of developable land designated for job-generating uses. For any General Plan amendment proposing to convert commercial, industrial, or office land uses to residential or non-urban land uses, evaluate the project’s effect on the local and countywide jobs-housing balance.
- Policy LU-P3.2 Encourage residential development in or near existing employment centers, and development of 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.
- Policy LU-P3.5 Encourage development of housing that meets the needs of the local workforce and living-wage jobs that maximize the education, skills, and talents of county residents.
- Policy LU-P3.5 Encourage development of housing that meets the needs of the local workforce and living-wage jobs that maximize the education, skills, and talents of county residents.
- Action LU-A3.1 Evaluate financial strategies and tools, such as Enhanced Infrastructure Financing Districts, to attract housing to employment areas and create new employment centers near residential areas.
- Policy LU-P8.1 Plan for a sufficient quantity, variety, and distribution of commercial uses to meet the basic daily needs of residents in communities throughout the county.
- Policy LU-P8.2 Support development of neighborhood-serving commercial services in and adjacent to residential areas where they can be accessed easily using multiple modes of transportation.
- Policy LU-P8.4 Support rehabilitation of commercial centers, encouraging improvements that enhance appearance, sustainability, and non-motorized (pedestrian, bicycle, etc.) access and safety.



Policy LU-P8.7	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.
Policy LU-P8.8	Accommodate a variety of land uses at Buchanan Field and Byron Airports, consistent with the master plan for each facility. A range of commercial aviation functions, including fixed-base operators, aviation businesses, and passenger facilities and services, should be allowed, as well as ancillary uses that support the economic viability of each airport.
Policy LU-P8.9	Plan land uses and activities in the vicinity of harbors to optimize their use for commerce and recreation while accounting for forecasted sea level rise by 2100 under a medium-high risk aversion scenario, subsidence, and groundwater threats.
Action LU-A8.1	Monitor shifts in the office and retail markets to determine whether General Plan, zoning, and other regulatory changes that facilitate conversion of vacant or obsolete space to new uses are warranted.
Policy LU-P9.1	Actively seek out industries that create living-wage jobs and career advancement opportunities for county residents while minimizing environmental degradation, pollution exposure, hazardous conditions, and adverse public health impacts.
Policy LU-P9.2	Welcome new businesses that improve supply chains for core local industries, including agriculture and food.
Policy LU-P9.4	Prioritize industrial land along the Bay and Delta 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. Continue partnering with regional agencies to ensure reliable deep-water access to industrial sites.
Action LU-A9.1	Maintain formal “Priority Production Areas” designation of key industrial areas by ABAG/ MTC, confirming their long-term importance to the region and facilitating future investment. Pursue coordinated economic development funding for these areas.
Action LU-A9.2	Monitor shifts in industrial markets resulting from the transition from fossil fuels and evaluate the County’s industrial land supply for opportunity zones or innovation districts that can accommodate industries such as advanced manufacturing, prefabricated housing production, biomedical/biotech, logistics and mobility hubs and transportation technology, clean technology, and maker spaces. Consider General Plan, zoning, and other regulatory changes that facilitate conversion of vacant or obsolete space to new uses as warranted.
Action LU-A9.3	Amend the County Ordinance Code and/or procedures to streamline the permitting process for businesses and industries that provide living-wage jobs, invest in the community, hire from the local workforce, and embrace sustainability.



TRANSPORTATION ELEMENT

- Policy TR-P6.2 Support roadway improvements that facilitate regional goods movement, such as construction of SR 239 and the Vasco Road-Byron Highway Connector near Byron, and replacement of the Old River Bridge near Discovery Bay.
- Policy TR-P6.3 Work with ABAG/MTC to improve resilience, speed, and reliability of goods movement through expansion of smaller ports-of-entry which will increase redundancy, thereby limiting exposure to disruptive events at larger congested ports.
- Policy TR-P6.6 Support development of short-line railroad infrastructure and operations in industrial areas to facilitate rail access to Class I railroad lines, attract potential businesses seeking rail-served properties, ease traffic congestion caused by goods movement on regional highways, and reduce GHG emissions.
- Policy TR-P6.7 Support deepening and ongoing maintenance of the deep-water ship channels between San Francisco Bay and Stockton and continued deep-water access to the county's Northern Waterfront.
- Policy TR-P6.8 Support continued operation, maintenance, and further development of ports and terminals consistent with federal, State, and County environmental policies and economic priorities.
- Action TR-A6.4 Develop regulations responding to technological advancements in freight movement, such as autonomous vehicles, robotics, and drone deliveries, while supporting the County's goals for reducing emissions, adapting to climate change, improving public safety, and increasing equitable mobility.
- Policy TR-P7.1 Partner with other agencies to obtain funding for planning, development, improvement, operation, and maintenance of general and commercial aviation facilities.
- Policy TR-P7.5 Partner with the cities of Concord and Pleasant Hill in making land use decisions that support Buchanan Field Airport's ongoing viability while protecting public safety, consistent with the Airport Master Plan and ALUCP.
- Policy TR-P7.6 Enhance Byron Airport's viability by protecting it from incompatible urban encroachment, such as large-scale residential development, and providing infrastructure that supports existing and planned airport activities, consistent with the Airport Master Plan and ALUCP.
- Policy TR-P7.7 Embrace emerging aviation-related technologies, such as drones, electric-powered aviation, and vertical takeoff and landing aircraft, to promote economic development and support the County's goals for reducing emissions, adapting to climate change, improving public safety, and increasing equitable mobility.
- Action TR-A7.1 Update the ALUCP every 5 to 10 years to maintain consistency with applicable federal and State requirements, regional plans, and this General Plan, and to achieve the County's goals for Buchanan Field Airport and Byron Airport.



CONSERVATION, OPEN SPACE, AND WORKING LANDS ELEMENT

Policy COS-P2.1	Preserve large, contiguous areas of the county for agricultural production. Deny applications for projects that would lead to fragmentation of agricultural areas.*
Policy COS-P2.5	Require new projects adjacent to agriculture to establish buffers on their properties as necessary to minimize conflicts and protect agriculture. Determine appropriate buffers in consultation with the County Agricultural Commissioner.*
Policy COS-P2.6	When resolving conflicts between agricultural uses and urban uses, prioritize maintaining the viability of the agricultural uses.
Policy COS-P2.7	Require deed disclosures for new residential development in or adjacent to areas designated or zoned for agricultural use. The disclosures must explain the potential disturbances associated with agricultural operations (e.g., dust, noise, odors, and use of pesticides) and reference the Right-to-Farm Ordinance, which protects agricultural operations from nuisance complaints and unreasonable restrictions.*
Policy COS-P2.8	Encourage owners of qualifying agricultural land to participate in the Williamson Act (Agricultural Preserve) Program.
Policy COS-P2.9	Support public infrastructure projects and programs that will increase, enhance, and protect agricultural land and its production capabilities.
Policy COS-P2.10	Coordinate with Byron-Bethany Irrigation District and East Contra Costa Irrigation District to facilitate water conservation, efficient use of agricultural irrigation water, and implementation of emerging water reuse technologies and practices.
Policy COS-P2.13	Partner with the agricultural community and University of California Cooperative Extension (UCCE) to support regenerative agriculture practices that maintain agricultural viability.
Action COS-A2.4	Amend County Ordinance Code Title 8 – Zoning to include development standards, and possibly adopt accompanying design guidelines, for urban land uses that interface with agricultural uses, addressing, at minimum: <ul style="list-style-type: none">(a) Setbacks on urban properties to provide a buffer for agricultural uses.(b) Location and arrangement of buildings, structures, and uses on urban properties.(c) Lighting, fencing, screening, and appropriate landscaping/vegetation.
Policy COS-P3.1	Support development of public and private infrastructure and services needed to support agriculture.
Policy COS-P3.2	Support efforts to promote and market locally grown and value-added agricultural products.



Policy COS-P3.3	Enable farmers to showcase farm products grown on-site and elsewhere within the county and offer on-site farm experiences, such as culinary classes, farm-to-table meals, tastings, and special events, while maintaining the character and integrity of the surrounding agricultural landscape.
Policy COS-P3.4	Enable farmers and ranchers to provide small-scale, short-term guest accommodations in a manner that is non-disruptive to the rural setting.
Policy COS-P3.5	Assist the agricultural community through the County's economic development programs.
Policy COS-P3.7	Support rural property owners who apply to the Contra Costa LAFCO to detach agricultural land outside the Urban Limit Line (ULL) from special districts that provide urban services.
Action COS-A3.2	Partner with the agricultural community and agencies such as the Delta Protection Commission to obtain funding for design, installation, and ongoing maintenance of proper signage promoting agriculture in the county, including wayfinding signage for agricultural tourism (e.g., U-pick, lodging, food service, winery) uses.
Action COS-A3.3	Designate a staff position in DCD to serve as a point of contact to guide members of the agricultural community in understanding the processes at DCD, help DCD staff understand the particular needs of the agricultural community, and coordinate with other agencies, such as the Contra Costa RCD, USDA NRCS, UCCE, County Department of Agriculture, Weights, and Measures, and County Environmental Health Division.
Action COS-A3.4	Work with the agricultural community and UCCE to promote education, training, information-sharing programs, and networking opportunities for farmers, ranchers, and agricultural agencies to increase agriculture's resilience to climate change hazards.
Action COS-A3.5	Coordinate with the Contra Costa RCD, USDA NRCS, UCCE, Contra Costa Mosquito and Vector Control District, County Department of Agriculture, Weights, and Measures, and County Environmental Health Division to support sustainable and resilient agricultural operations through vegetation and pest management programs, best management practices, technical assistance related to soil health, funding opportunities for efficient irrigation infrastructure, and information about alternative crop types that are drought-, heat-, and severe weather-resistant.
Policy COS-P13.1	Protect valuable mineral resources by prohibiting incompatible projects and land uses (i.e., those that would directly or indirectly interfere with extraction, processing, or transportation of mineral resources) within the MRAs identified in Figure COS-13.
Policy COS-P13.3	For residential subdivisions within one mile of the MRAs depicted in Figure COS-13, require deed disclosures indicating the presence of the mineral resource and explaining potential disturbances (e.g., noise, dust, heavy truck traffic) associated with mineral extraction activities.*
Action COS-A14.11	Support legislative efforts to establish a green bank able to equitably finance sustainability projects, including renewable energy, energy efficiency, and green infrastructure, for residential and commercial customers.



PUBLIC FACILITIES AND SERVICES ELEMENT

- Policy 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 individual project economics, housing supply, economic development, and the County’s broad goals and objectives related to overall community development. If gap funding can be identified, consider fee reductions or exemptions for projects in Impacted Communities that are consistent with the community objectives identified in their Community Profile.

HEALTH AND SAFETY ELEMENT

- Policy HS-P3.2 Facilitate carbon-neutral development projects and communities that support a circular economy, zero-emission modes of transportation, reliable and renewable energy resources, energy-efficient buildings, zero waste, water efficiency and conservation, green infrastructure, soil conservation, and a system of natural and working lands that support natural carbon sequestration and climate resilience.
- Policy HS-P10.3 Require new, modified, or expanded industrial uses involving hazardous materials or wastes to provide sufficient funds, in the form of a financial instrument acceptable to the County, to guarantee site remediation, including removal of facilities, equipment, and structures, and ensure community safety and site reusability.



SUSTAINABILITY



STRONGER COMMUNITIES ELEMENT

- Policy SC-P1.1 In partnership with residents of Impacted Communities, affected workers, business/industry, environmental and environmental justice advocates, community colleges, workforce development and training entities, local government, and other involved agencies, support transition from highly polluting industries to a net-zero emission economy based on renewable and sustainable industries that provide living-wage jobs.
- Policy SC-P1.3 Support creation of walkable districts by facilitating development of a range of neighborhood-serving retail and service uses, public amenities, and essential infrastructure (such as lighting) for residents of Impacted Communities within walking distance of their homes.
- Action SC-A1.1 Partner with the stakeholders identified in Policy SC-P1.1 to develop and implement a plan to transition from highly polluting industries to renewable, sustainable, and clean industries that provide living-wage jobs. The plan should address site remediation responsibilities along with timelines and strategies to improve health, safety, infrastructure, job opportunities, and revenue opportunities during the transition toward a net-zero-emission economy, paying special attention to developing new opportunities for Impacted Communities to realize economic, health, educational, and other benefits, without placing a disproportionate economic burden on those with the least means.
- Policy SC-P2.3 Within established communities, complete construction of sidewalks and crosswalks and encourage neighborhood design and development that supports safe walking, biking, and other micro-mobility options, convenient access to services and transit, and opportunities for local shopping.
- Policy SC-P2.4 Provide functional civic space and well-maintained public amenities near high-volume transit hubs. Each hub area should project a positive visual image, a strong and unique identity, and a safe, inviting environment for pedestrians and passengers.
- Policy SC-P2.6 Leverage community-specific natural features, such as creeks, shorelines, and trails, to strengthen community identity and connect residents to nature.
- Policy SC-P4.4 Support programs administered by water or wastewater service providers that increase the availability of recycled water for urban agriculture and landscaping through self-fill stations and similar facilities.
- Action SC-A6.1 Obtain additional funding for, and address barriers to participation in, the County’s Weatherization Program and similar programs like the Contra Costa Asthma Initiative and Neighborhood Preservation Program for extremely low-, very low-, and low-income homeowners, seniors, landlords, and renters. Focus these efforts on homes in Impacted Communities, particularly rental and multiple-family housing.



- Action SC-A6.2 Create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (air conditioners, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost, possibly with zero-percent interest financing, to increase energy efficiency and replace hazardous appliances. Work with volunteer groups that help people install and dispose of air conditioners and other electrical appliances if they are unable to do so themselves, focusing on Impacted Communities and other areas with high concentrations of vulnerable people. Consider augmenting energy-efficiency programs to reduce electricity use and help offset the cost of operating electrical appliances.
- Action SC-A6.3 Partner with local solar energy providers 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 that supply electricity to multiple consumers from a single photovoltaic solar location. The program should include an educational component to inform the community about the benefits and process of solar installation and give them the opportunity to enroll in the program at a discounted rate.
- Action SC-A7.2 Partner with recycling centers to establish artist-in-residence programs to support art education while encouraging residents to repurpose unwanted items and conserve natural resources.

LAND USE ELEMENT

- Policy LU-P2.5 Encourage infill development.
- Policy LU-P2.6 Encourage clustering of allowable densities to reduce development footprints; protect scenic resources, natural features, and open spaces; and avoid hazardous areas (e.g., floodplains).
- Policy LU-P3.3 Encourage extremely high-density, mixed-use development that combines employment, housing, and services near major transit facilities. Such development should be planned and designed to encourage walking, micromobility, and transit use; shorter commutes; and reduced dependency on single-occupant vehicles.
- Policy LU-P3.4 Encourage conversion of existing commercial areas to mixed-use nodes and corridors.
- Policy LU-P3.7 Welcome development that supports the countywide goal of reducing 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.
- Action LU-A3.1 Evaluate financial strategies and tools, such as Enhanced Infrastructure Financing Districts, to attract housing to employment areas and create new employment centers near residential areas.
- Policy LU-P4.1 Embrace the principles of a circular economy as they relate to development and encourage all projects to utilize ecologically sustainable practices and materials.



- Action LU-A4.1 Amend the County Ordinance Code to include requirements for Low Impact Development, use of low-carbon concrete, water and energy conservation, reclaimed water, renewable energy use, green building, and other measures that reduce the environmental impacts of development, based on the best available science.
- Policy LU-P7.5 Require new residential development to be planned, designed, and constructed in a way that promotes health, minimizes hazard exposure for future residents, and mitigates potential adverse effects on natural resources and the environment.
- Policy LU-P7.6 In hazard-prone areas, such as slopes exceeding 15 percent, mapped floodplains, High and Very High Fire Hazard Severity Zones, and Alquist-Priolo Earthquake Fault Zones, allow for decreased residential density, including below the minimum density requirement for the applicable land use designation, as the severity of risk increases.*
- Policy LU-P7.7 Require new residential projects to provide convenient access/connections to public transit, local destinations, and multi-use trails.*
- Policy LU-P8.2 Support development of neighborhood-serving commercial services in and adjacent to residential areas where they can be accessed easily using multiple modes of transportation.
- Policy LU-P8.3 Encourage adaptive reuse of aging commercial buildings and sites.
- Action LU-A9.2 Monitor shifts in industrial markets resulting from the transition from fossil fuels and evaluate the County’s industrial land supply for opportunity zones or innovation districts that can accommodate industries such as advanced manufacturing, prefabricated housing production, biomedical/biotech, logistics and mobility hubs and transportation technology, clean technology, and maker spaces. Consider General Plan, zoning, and other regulatory changes that facilitate conversion of vacant or obsolete space to new uses as warranted.
- Action LU-A9.3 Amend the County Ordinance Code and/or procedures to streamline the permitting process for businesses and industries that provide living-wage jobs, invest in the community, hire from the local workforce, and embrace sustainability.

TRANSPORTATION ELEMENT

- Policy TR-P1.2 Coordinate planning, construction, and maintenance of streets, transit infrastructure, non-motorized rights-of-way and associated facilities, the countywide bicycle network, and Pedestrian Priority Areas with neighboring jurisdictions and CCTA.*
- Policy TR-P1.3 Partner with cities, CCTA, and the San Francisco Bay Area Water Emergency Transportation Authority (WETA) to plan and implement ferry service that benefits unincorporated county residents.
- Action TR-A1.1 Coordinate with Caltrans, neighboring jurisdictions, CCTA, and the Regional Transportation Planning Committees to plan, design, and implement Complete Streets concepts on Routes of Regional Significance.



Policy TR-P2.2	Prioritize expansion of bicycle, micromobility, and pedestrian infrastructure (e.g., Class IV separated bikeways) to address the significant latent demand for these active transportation modes.
Policy TR-P2.3	Ensure emerging transportation technologies and travel options, such as autonomous and ZEVs and transportation network companies, support the County’s goals for reducing emissions, adapting to climate change, improving public safety, and increasing equitable mobility.
Policy TR-P2.4	Reduce single-occupant vehicle usage and VMT by significantly enhancing the availability and safety of other travel modes through infrastructure investment, policy support (Vision Zero, TDM Ordinance, and other best practices), and support for public transit.*
Policy TR-P2.7	Leverage the County’s position as a major employer to demonstrate leadership in enhancing workforce commute options.
Policy TR-P2.8	Support improvement and expansion of passenger and commuter rail service countywide, with emphasis on transformative projects such as the Hercules Intermodal Transit Center and BART extensions in the I-80 corridor toward Crockett and SR 4 corridor toward Brentwood.
Policy TR-P2.9	Support public transit and encourage transit use by advocating for increased funding with enhanced governance, high-frequency service, and expansion of first-mile/last-mile programs.
Policy TR-P2.10	Enhance multimodal access to all transit stops, prioritizing stops which serve vulnerable and mobility-impaired populations.
Policy TR-P2.11	Support transitioning all on-road vehicles, including personal vehicles and business, government, and public transit fleets, to electric power from renewable sources or other emission-free fuels.
Policy TR-P2.12	Continue to improve ZEV charging/fueling infrastructure within new development and public rights-of-way, incorporating new technologies whenever possible.
Policy TR-P2.13	Require designs for new parking facilities to incorporate ZEV charging/fueling infrastructure and maximize opportunities for adaptive reuse.*
Action TR-A2.4	Implement programs to encourage transit use, bicycling, walking, telecommuting, and use of alternative vehicle fuels by County employees.
Action TR-A2.5	Conduct a survey to identify gaps in public transit and the active transportation network within one mile of County offices and facilities, and pursue funding for projects and programs that will fill those gaps and improve the availability of alternative transportation options for County employees.
Action TR-A2.6	Partner with transit agencies and CCTA to develop “Safe Routes to Transit” guidance that could be applied in new development areas and existing neighborhoods.



- Action TR-A2.7 Partner with transit providers, cities, and CCTA to develop a countywide transit stop program that takes a holistic approach to transit stop planning and construction. Encourage the program to address right-of-way adequacy (i.e., sufficient space for bus pullouts and amenities), amenities (e.g., shelters, seating, bicycle racks and lockers), and improvements around stops to increase accessibility (e.g., curb ramps, sidewalk widening).
- Action TR-A2.11 Coordinate with CCTA and other local and regional agencies to implement the Contra Costa Electric Vehicle Readiness Blueprint and related policies and apply best practices in ZEV charging/fueling infrastructure requirements.
- Action TR-A2.12 Update the County Ordinance Code as necessary to support advances in ZEV charging/fueling infrastructure.
- Action TR-A3.2 Identify and address neighborhood-specific issues and needs in Impacted Communities, prioritizing installation of sidewalks, enhanced crosswalks, street lighting, street trees, bicycling infrastructure, transit stop amenities, traffic calming, and other safety and comfort improvements, especially in residential areas and near schools, libraries, and recreational facilities. Explore innovative methods to ensure these facilities are maintained. Engage school districts, neighborhood groups, and the local Safe Routes to School Program in implementing this action.
- Policy TR-P4.1 Plan, design, and maintain improvement projects involving County roadways in accordance with the County’s adopted Complete Streets Policy, other applicable policies (e.g., Vision Zero and other safety initiatives), planning documents such as the County ATP and CCTA Countywide Bicycle and Pedestrian Plan, and best practices (e.g., Caltrans, American Association of State and Highway Transportation Officials, and National Association of City Transportation Officials guidance).*
- Policy TR-P4.2 Require transportation infrastructure serving new development to be designed using best practices, contemplating existing and planned land uses, roadways, bicycle and pedestrian facilities, transit facilities, and connections to adjoining areas.*
- Policy TR-P4.3 Create connections between unincorporated communities and neighborhoods and adjacent jurisdictions to improve multimodal access to local destinations, such as schools, parks, shopping, health services, and workplaces.
- Policy TR-P4.6 Enhance streetscapes in nonresidential areas, making them more pedestrian-friendly and inviting by reducing setback and off-street parking requirements and augmenting traffic-calming measures.
- Policy TR-P4.7 Encourage walkability and safety by streamlining implementation of traffic-calming measures through the Neighborhood Traffic Management Program.
- Policy TR-P5.1 Plan, design, construct, and maintain facilities for walking, bicycling, and rolling to serve people of all ages, abilities, and income levels, including children, seniors, families, and people with limited mobility.
- Policy TR-P5.7 Encourage walking, bicycling, and micromobility as the travel modes of choice for short to medium-length trips, such as trips to schools, parks, transit stops, local shopping areas, and neighborhood services.




- Policy TR-P5.8 Partner with neighboring jurisdictions, transit agencies, community members, and business organizations to plan and construct sustainable streets in business and commercial areas. Consider forming community facilities districts or business improvement districts to help fund and maintain improvements.
- Policy TR-P5.10 Support micromobility options such as bike-, e-bike-, and e-scooter-share.
- Policy TR-P5.11 Require generous parking for bicycles and other mobility devices at key destinations, such as shopping centers, parks, schools, employment centers, transit stations, and multiple-family housing. This parking should be conveniently located near entrances, include charging infrastructure, and accommodate cargo bikes when appropriate for the land use.
- Action TR-A5.1 Partner with CCTA and neighboring jurisdictions to build out the countywide bicycle and pedestrian network, prioritizing completion of the Low-Stress Countywide Bicycle Network and pedestrian safety improvement projects in the County’s Pedestrian Priority Areas, as described in the Countywide Bicycle and Pedestrian Plan.
- Action TR-A5.2 Construct innovative bicycle and pedestrian facilities, including Class IV separated and protected bikeways, bicycle superhighways, and other low-stress facility types, as described in the Countywide Bicycle and Pedestrian Plan and in contemporary, best-practice transportation planning and engineering guidance. Use contextually appropriate green infrastructure and landscaping to separate vehicular lanes from bicycle and pedestrian facilities whenever feasible.
- Action TR-A5.3 Partner with CCTA, neighboring jurisdictions, and transit agencies to implement the Richmond Area and Pittsburg/Bay Point CBTPs.
- Action TR-A5.6 Evaluate the feasibility and appropriateness of the following when updating the ATP and CRIPP:
 - (a) Installing bikeways along all segments of Routes of Regional Significance within the County’s jurisdiction.
 - (b) Restriping arterials and collectors to include bikeways whenever major maintenance occurs.
 - (c) Installing bikeways and sidewalks along arterials and collectors to the limits of adjacent jurisdictions.
 - (d) Installing bicycle detection systems, bicycle signals, bicycle boxes, and pavement markings at new and retrofitted traffic signals.
 - (e) Installing crosswalks at all legs of signalized intersections.

CONSERVATION, OPEN SPACE, AND WORKING LANDS ELEMENT

- Policy COS-P1.1 Support efforts by public agencies and nonprofit organizations to acquire and permanently protect open space areas containing important ecological or scenic resources and areas that connect protected lands to form a cohesive system of open space. Plan infrastructure to avoid interfering with such acquisitions whenever possible.




Policy COS-P1.2	Pursue opportunities for permanent open space dedication for habitat, scenic, or passive recreation benefits as part of future development approvals and major capital improvement projects.
Policy COS-P1.3	Discourage conversion of land designated Resource Conservation or Parks and Recreation to urban uses. If such conversion is to occur, require mitigation through permanent protection of other open space or park lands for habitat, scenic, or recreation benefits at a ratio to be determined based on the biological, scenic, or recreational value of the land, but not less than 3:1.*
Policy COS-P1.4	Require new projects adjacent to protected open space areas, such as EBRPD lands, to establish buffers on their properties as necessary to minimize conflicts and protect the open space. If conflicts arise between protected open spaces and other uses, prioritize maintaining the viability of the open space functions.*
Policy COS-P2.10	Coordinate with Byron-Bethany Irrigation District and East Contra Costa Irrigation District to facilitate water conservation, efficient use of agricultural irrigation water, and implementation of emerging water reuse technologies and practices.
Policy COS-P2.11	Support soil conservation and restoration programs. Encourage agricultural landowners to work with agencies such as the USDA's NRCS and Contra Costa RCD to reduce erosion and soil loss.
Policy COS-P2.12	Support efforts to protect, maintain, and improve soil health as a carbon sequestration tool.
Policy COS-P2.13	Partner with the agricultural community and University of California Cooperative Extension (UCCE) to support regenerative agriculture practices that maintain agricultural viability.
Policy COS-P2.14	Encourage IPM practices that reduce the use of agricultural pesticides and minimize pesticide drift, and discourage farming practices that may expose residents, water resources, and the environment to fine particulates and harmful chemicals.
Action COS-A2.4	Amend County Ordinance Code Title 8 – Zoning to include development standards, and possibly adopt accompanying design guidelines, for urban land uses that interface with agricultural uses, addressing, at minimum: <ul style="list-style-type: none">(a) Setbacks on urban properties to provide a buffer for agricultural uses.(b) Location and arrangement of buildings, structures, and uses on urban properties.(c) Lighting, fencing, screening, and appropriate landscaping/vegetation.
Policy COS-P3.2	Support efforts to promote and market locally grown and value-added agricultural products.
Policy COS-P3.6	Support the Contra Costa RCD in carrying out its mission to assist farmers and ranchers through programs that conserve natural resources and build a strong farming community.



Policy COS-P3.7	Support rural property owners who apply to the Contra Costa LAFCO to detach agricultural land outside the Urban Limit Line (ULL) from special districts that provide urban services.
Policy COS-P3.8	Allow farmworker and farm family housing in agricultural areas to meet the needs of locally employed seasonal and permanent farmworkers.
Action COS-A3.4	Work with the agricultural community and UCCE to promote education, training, information-sharing programs, and networking opportunities for farmers, ranchers, and agricultural agencies to increase agriculture’s resilience to climate change hazards.
Action COS-A3.5	Coordinate with the Contra Costa RCD, USDA NRCS, UCCE, Contra Costa Mosquito and Vector Control District, County Department of Agriculture, Weights, and Measures, and County Environmental Health Division to support sustainable and resilient agricultural operations through vegetation and pest management programs, best management practices, technical assistance related to soil health, funding opportunities for efficient irrigation infrastructure, and information about alternative crop types that are drought-, heat-, and severe weather-resistant.
Policy COS-P4.1	Maintain ecologically significant resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically significant resource areas.*
Policy COS-P4.2	Support land conservation and restoration consistent with the HCP/NCCP and discourage development in areas where such conservation is planned, as shown on Figure COS-3. Support actions to preserve land and resources within PCAs mapped by ABAG, as shown on Figure COS-4.
Policy COS-P4.4	Protect wildlife migration corridors, including natural and channelized creeks providing habitat in urban settings, and support projects that enhance these areas.*
Policy COS-P4.5	Discourage use of fencing that poses risks to wildlife.*
Policy COS-P4.6	Require projects impacting Pacific Flyway habitat in the Delta Primary Zone to incorporate mitigation that ensures no net loss of habitat function, including temporal loss. Impacts to Pacific Flyway habitat will be determined based on best available information at the time of environmental review.
Policy COS-P4.7	Require projects near sensitive habitat areas to minimize lighting in general and mitigate light pollution by incorporating best practices for wildlife-friendly lighting.
Policy COS-P4.10	Require majority use of California native plant species in large landscaped areas in new developments, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting/decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings.*




- Action COS-A4.2 Amend County Ordinance Code Title 8 – Zoning to include development standards, and possibly adopt accompanying design guidelines, for urban land uses that interface with ecologically significant resource areas and other protected conservation lands, addressing, at minimum:
- (a) Setbacks on urban properties to provide a buffer for resource areas.
 - (b) Clustering of development to maximize ecological and conservation benefits.
 - (c) Lighting, fencing, screening, and landscaping/ vegetation that support, and do not interfere with, wildlife migration and other conservation purposes.*
- Action COS-A4.3 Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.
- Policy COS-P5.1 Support protection, restoration, and enhancement of wetlands, marshes, sloughs, tidelands, natural watercourses, and riparian corridors, and emphasize the role of these features in climate change resilience, air and water quality, and wildlife habitat.
- Policy COS-P5.2 Require public infrastructure and private development projects to preserve, and whenever possible restore and enhance, natural watercourses, floodplains, and riparian habitat.*
- Policy COS-P5.3 Require avoidance, minimization, and/or compensatory mitigation for development that would impact a wetland, wetland species, or adjacent upland habitat areas. Where feasible, compensation shall be in-kind (i.e., the same type of habitat), provided on-site, and based on a ratio that provides a margin of safety reflecting the expected degree of success and accounting for the relative functions and values of the lost and created wetlands.*
- Policy COS-P5.4 Require new buildings and structures on private property be set back at least 75 feet from the edge of any wetland area, unless a peer-reviewed, site-specific evaluation indicates that a different setback is appropriate for protecting the wetland and adjacent upland habitat areas. Allow encroachment into a required wetland setback area only when a parcel would otherwise be rendered unbuildable or impacts have been adequately mitigated.*
- Policy COS-P5.7 Work with conservation agencies and organizations to:
- (a) Increase public awareness about threats to water quality and prepare and implement watershed restoration plans throughout the county.
 - (b) Acquire, protect, restore, and maintain areas adjacent to natural watercourses and riparian corridors.
- Policy COS-P5.8 Discourage ornamental landscaping within setback areas along natural watercourses and require use of California native plant species when revegetating those areas.



Policy COS-P5.9	Require increased setbacks for animal-handling uses whenever necessary to protect natural watercourses, wetlands, riparian habitat, or erosion-prone soils. Setback increases can be applied to all components of the use, such as manure storage or parking areas, and are not limited to buildings and structures.*
Policy COS-P5.11	Prohibit direct runoff of pollutants and siltation into marsh, creek, and wetland areas from outfalls serving urban development.*
Action COS-A5.1	Inventory wetlands, floodplains, marshlands, natural watercourses, riparian corridors, and adjacent lands that could potentially support climate adaptation (through flood management, filtration, or other beneficial ecosystem services) and mitigation (e.g., carbon sequestration).*
Policy COS-P6.1	Preserve natural woodlands and significant trees, particularly mature native species, intact coastal scrub and chaparral, and grasslands, especially those with native grass and wildflower populations.*
Policy COS-P6.2	Encourage planting and propagation of California native trees and habitat-supporting native shrubs, forbs, and grasses throughout the county to enhance the natural landscape, provide shade (especially in riparian areas), sustain wildlife, absorb stormwater, and sequester carbon.
Policy COS-P6.3	Support protection of native trees, especially oaks, in foothill woodlands and agricultural areas by encouraging voluntary installation of fencing around individuals or clusters of trees to prevent grazing and promoting replanting of native species.
Policy COS-P6.4	Support removal of invasive, non-native trees, shrubs, and grassland weeds, especially those that are ecologically harmful or pose threats to public safety.
Policy COS-P6.5	Encourage revegetation with local or regional ecotypes of native species in areas that were previously converted for agriculture but are no longer in production.
Action COS-A6.1	Update County Ordinance Code Chapter 816-6 – Tree Protection and Preservation to enhance tree protections and strengthen mitigation requirements/restitution for removal commensurate with the benefits the tree provides.*
Action COS-A6.2	Develop an Oak Woodland Conservation Program that establishes special mitigation ratios for removal of oak trees, along with specific tree replacement and planting standards to ensure long-term growth and survival. Amend the County Ordinance Code as needed to implement the program.*
Policy COS-P7.1	Partner with water and wastewater service providers, GSAs, irrigation districts, and private well owners to increase participation in water conservation programs countywide.
Policy COS-P7.4	Prohibit new development that would create or significantly aggravate groundwater overdraft conditions, land subsidence, or other “undesirable results,” as defined in Section 354.26 of the California Water Code.*



Policy COS-P7.5	Support multipurpose water storage options that incorporate water supply, flood control, surface and groundwater storage, groundwater management, and ecosystem components.
Policy COS-P7.6	Require new development to reduce water consumption through use of water-efficient devices and technology, drought-tolerant landscaping strategies, and treated recycled water where available.*
Policy COS-P7.7	Require landscaping for new development to filter and retain runoff, and support flood management and groundwater recharge.*
Policy COS-P7.8	Promote installation of drought-tolerant green infrastructure, including street trees, in landscaped public areas.
Policy COS-P7.9	Support wastewater reclamation and reuse programs that maximize use of treated recycled water.
Action COS-A7.2	For areas that are not covered by an adopted GSP, amend the County Ordinance Code to include sustainability indicators, defined by the SGMA, as a guide for development to maintain and protect the quality and quantity of groundwater supplies within the county.*
Action COS-A7.3	Evaluate the feasibility and necessity of amending the County Ordinance Code to promote rainwater harvesting, installation of dual plumbing (purple pipe), and water reuse.
Action COS-A7.4	Publish information on the DCD website about alternative sources of water for irrigation and other non-potable needs, such as greywater, rainwater, air conditioning condensation, and foundation drainage.
Policy COS-P8.1	Protect public water supplies by denying applications for projects that would introduce significant new pollution sources in groundwater basins and watersheds feeding major reservoirs, and support efforts to acquire and permanently protect reservoir watersheds.*
Policy COS-P8.2	Coordinate with other agencies to control point and non-point sources of water pollution and maintain water quality standards.*
Policy COS-P8.3	Support development and implementation of a long-term, area-wide integrated vegetation management program to control invasive weeds in a way that reduces pesticide use and preserves water quality.
Policy COS-P8.4	Require new development to retain natural vegetation and topography whenever feasible and require projects involving erosion-inducing activities to use best management practices to minimize erosion.*
Policy COS-P9.2	Support continued maintenance and improvement of Delta levees to protect water quality, ecosystems, agricultural land, and at-risk communities.
Policy COS-P9.5	Plan for land uses along shorelines that do not pose a threat to Bay or Delta resources, including water quality and shoreline and marshland habitats.*
Policy COS-P14.1	Implement Climate Action and Adaptation Plan strategies to improve energy efficiency and conservation, promote carbon-free energy sources, and reduce energy-related GHG emissions.*



Policy COS-P14.2	Partner with State and regional agencies (e.g., California Public Utilities Commission, California Energy Commission, and ABAG/MTC) to support energy efficiency and renewable energy planning efforts.
Policy COS-P14.3	Support distributed electricity generation, including development of microgrids, renewable energy sources, storage capacity, and associated technologies. Encourage these throughout urban areas, and in nonurban areas when significant environmental impacts can be avoided or successfully mitigated.
Policy COS-P14.5	Support development of energy recovery projects (e.g., methane recovery from landfills and wastewater treatment plants).
Policy COS-P14.6	Support efforts to convert existing buildings to be low-carbon or carbon neutral.
Policy COS-P14.7	Encourage installation of battery storage systems in new and existing buildings, especially buildings with solar energy systems and buildings that provide essential community services.
Policy COS-P14.8	Design and construct new County facilities to be zero-net energy to the extent feasible.*
Policy COS-P14.9	Work with energy service providers and the Bay Area Regional Energy Network to encourage property owners to participate in weatherization, education, rate incentive, and other programs and measures to improve energy efficiency in existing buildings.
Action COS-A14.1	<p>Amend County Ordinance Code Chapter 88-14 – Oil and Gas Drilling and Production to:</p> <ul style="list-style-type: none"> (a) Prohibit new and expanded oil and gas production wells in the following: <ul style="list-style-type: none"> i. Sensitive ecological areas, such as wetlands and habitat for rare, threatened, endangered, or special-status species. ii. Areas subject to 100-year flood hazards or sea level rise, as shown in Figures HS-2 and HS-6 through HS-9. iii. Areas within 3,200 feet of sensitive receptors or urban land use designations unless project-specific exceptions are granted by the California Department of Conservation, Geologic Energy Management Division. (b) Restrict oil and gas drilling operations to agricultural zoning districts only. (c) Require a land use permit for all new and expanded oil and gas wells. (d) Require a reclamation plan for oil and gas well sites that includes bonding for site clean-up. (e) Include performance standards related to surface water and groundwater quality and quantity, air quality, odors, noise, and aesthetics. <p>In parallel, study the feasibility of amending the County Ordinance Code to prohibit development of new oil and gas wells and phase out existing oil and gas well operations.</p>



- Action COS-A14.3 Amend County Ordinance Code Chapter 88-3 – Wind Energy Conversion Systems to require that decommissioned wind farms be returned to a condition consistent with the natural environment in the area at the time of decommissioning, rather than a return to pre-project condition. The following issues must be specifically addressed:
- (a) Unnecessary and poorly constructed roads that are sources of erosion.
 - (b) Remaining turbine foundations/footings and underground conduit.
 - (c) Abandoned equipment yards, turbine components, and other debris.
- Action COS-A14.4 Adopt new or modified reach codes that exceed the California Building Standards Code, as the State updates the Building Code every three years, to require use of low-carbon intensive energy sources, achieve higher levels of energy performance, and achieve lower levels of GHG emissions.
- Action COS-A14.5 Maintain, update, and publicize County ordinances and programs requiring new residential buildings, hotels, offices, and retail to be more energy efficient, with low levels of GHG emissions. Evaluate the feasibility of including other building types as appropriate.
- Action COS-A14.6 Create a County policy or program to facilitate making existing residential and nonresidential buildings more energy-efficient and powered by carbon-free energy.
- Action COS-A14.7 Create a detailed County roadmap to convert existing homes and businesses to use low-carbon or carbon-free appliances. The roadmap should include steps to support converting buildings to rely on low-carbon or carbon-free energy using an equitable framework that minimizes the risk of displacement or significant disruptions to existing tenants.
- Action COS-A14.8 Evaluate options for incentivizing and requiring additions and alterations to be energy efficient and to achieve the lowest feasible levels of GHG emissions, including upgrades to the building electric panel as needed.
- Action COS-A14.9 Ensure County-led and supported retrofit programs incentivize and prioritize conversion of buildings built before 1980 and emphasize assistance to owners of properties that are home to very low-, low-, and moderate- income residents or located in Impacted Communities, as permitted by available funding.
- Action COS-A14.10 Provide educational and technical resources to advance the adoption of heat pump water heater and heat pump space heating in buildings in support of BAAQMD Regulation 9, Rule 4, and Regulation 9, Rule 6, which will mandate that replacement and new water heaters (2027 and 2031) and space heaters (2029) are zero NOx.
- Action COS-A14.11 Support legislative efforts to establish a green bank able to equitably finance sustainability projects, including renewable energy, energy efficiency, and green infrastructure, for residential and commercial customers.



PUBLIC FACILITIES AND SERVICES ELEMENT

Policy PFS-P1.2 Locate new County facilities that involve regular community access in places that are easily accessible by public transit, walking, and micromobility, to the greatest extent possible.

Action PFS-A2.3 Implement and maintain urban greening and green infrastructure, such as sustainable/green street projects, in Impacted Communities.

Policy PFS-P4.1 Support the goal of regional self-sufficiency as part of new water system planning efforts, where all regions in the state are required to implement a variety of local water supply options and institute conservation and reuse programs to reduce reliance on exports from the Delta.

Policy PFS-P4.2 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.

Policy 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, and 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.*

Policy 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.*

Policy PFS-P5.9 Work with developers of properties along transit corridors or in commercial or mixed-use areas to combine required C.3/stormwater treatment facilities with green infrastructure on the adjoining public right-of-way to enhance the value and sizing of these facilities.

Action 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.*

Action PFS-A5.4 Establish programs for development projects alongside natural watercourses that ensure regular maintenance of the waterway, including debris removal, erosion control, and conservation and restoration of native species.*

Policy PFS-P7.6 Encourage new technologies for organics processing consistent with SB 1383, the Short-Lived Climate Pollutants Reduction Strategy of 2016.



Policy PFS-P7.11	Require new landfills to be designed and operated so that upon decommissioning they can be repurposed for other uses, such as renewable energy facilities, recycling and organics recovery operations, outdoor recreation facilities, and open space.
Policy PFS-P7.12	Require that new and expanded landfill operations significantly reduce GHG emissions to meet or exceed State targets to the extent feasible, and work toward carbon-neutral landfills.
Policy PFS-P7.13	Extend the life of landfills by continually striving to: <ul style="list-style-type: none">(a) Reduce the amount of solid waste generated.(b) Reuse and recycle as much solid waste as possible.(c) Utilize the energy and nutrient value of solid waste (i.e., waste-to-energy and composting).(d) Properly dispose of remaining solid waste.*
Policy PFS-P7.15	Ensure transfer stations provide adequate capacity to accommodate recovery of recyclables and organic materials and encourage organics processing.*
Action PFS-A7.2	Streamline the permitting process for composting, organics processing, and repair/reuse facilities.
Policy PFS-P8.7	Design recreational facilities to complement the natural features of the area, including topography and vegetation, whenever appropriate.

HEALTH AND SAFETY ELEMENT

Policy HS-P1.8	Require new or expanded commercial and industrial projects resulting in 25,000 square feet or more of gross habitable floor area, such as warehouses and other large enclosed buildings, to be near zero-emission operations, including the facilities themselves and the associated fleets. Require all necessary measures, such as the following, to achieve near zero emissions: <ul style="list-style-type: none">(a) Reduce on-site energy consumption and increase on-site energy generation and energy storage.(b) Provide adequate on-site zero-emission-vehicle parking for all anticipated truck traffic to prevent idling and off-site queuing.(c) Provide electrified loading docks with receptacles allowing plug-in of refrigerated trailers.(d) Use heavy-duty trucks that are model year 2014 or later and expedite a transition to zero-emission trucks by establishing a clear timeline for electrification of trucks as they become commercially available. Ensure contracts with motor carriers include air quality incentives or requirements, such as providing incentives to fleets that meet United States Environmental Protection Agency (EPA) SmartWay standards or requiring use of zero-emission or near-zero-emission trucks.
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- (e) Use a “clean fleet” of delivery vehicles as they become commercially available, but no later than 2025.
- (f) Use zero-emission yard equipment, such as forklifts, pallet trucks and jacks, and stackers.
- (g) Implement practices to control and remove fugitive dust and other contaminants from paved areas.

Uses with fewer than five vehicles domiciled on-site are exempt from this policy.*

Action HS-A1.5	Adopt an ordinance at least as stringent as the State’s maximum idling law, and coordinate with CARB and law enforcement to achieve compliance.
Policy HS-P2.2	Increase the tree canopy on public property, especially in Impacted Communities and areas with a high heat index, by prioritizing funding for new street tree planting and maintenance.
Policy HS-P2.3	Support protection, restoration, and enhancement of natural landscapes in and near Impacted Communities to improve air quality and community health.
Action HS-A2.1	Partner with community members and regulatory agencies such as BAAQMD to conduct data collection and monitoring of pollution exposure, prepare a community-scale plan for reducing and mitigating air pollutant emissions and industrial hazards, such as pipeline risks, accidents, potential water or soil contamination, and impacts to sensitive ecological resources for each Impacted Community, or group of Impacted Communities, as appropriate. Require future projects to demonstrate consistency with those plans.
Action HS-A2.5	Prepare a tree master plan for the county that emphasizes planting of low-maintenance native tree species and includes quantified goals and tracking methods, including mapping the tree canopy, and prioritizes planting in Impacted Communities and along safe routes to schools.
Policy HS-P3.1	Prioritize implementation of the Contra Costa County Climate Action and Adaptation Plan to reduce GHG emissions from community-wide sources and adapt to changing climate conditions.
Policy HS-P3.2	Facilitate carbon-neutral development projects and communities that support a circular economy, zero-emission modes of transportation, reliable and renewable energy resources, energy-efficient buildings, zero waste, water efficiency and conservation, green infrastructure, soil conservation, and a system of natural and working lands that support natural carbon sequestration and climate resilience.
Policy HS-P3.3	Require new development projects using the Contra Costa County Climate Action and Adaptation Plan to streamline their environmental review of GHG emissions, as permitted by CEQA Guidelines Section 15183.5, to demonstrate consistency with the Climate Action and Adaptation Plan and incorporate applicable GHG reduction and climate change adaptation measures.*



- Action HS-A3.1 Update the Contra Costa County Climate Action and Adaptation Plan as needed to maintain consistency with CEQA Guidelines Section 15183.5(b), other State and regional guidance, and best practices. Future updates must include:
- (a) Inventories of GHG emissions in the unincorporated county.
 - (b) GHG reduction targets for 2030 and 2045 at a minimum.
 - (c) Forecasts of GHG emissions for the unincorporated county consistent with growth assumptions of this General Plan.
 - (d) GHG reduction strategies with quantifiable outcomes.
 - (e) Climate adaptation and resilience strategies to ensure the county’s communities can respond to changing climate conditions.
 - (f) An implementation and monitoring program to track the County’s progress toward achievement of the GHG reduction targets.
 - (g) A community and stakeholder engagement program for Climate Action and Adaptation Plan preparation and implementation.
- Action HS-A3.2 Study the feasibility of establishing a low-carbon concrete requirement for all new construction and retrofit activities and consider additional strategies to reduce embedded carbon in construction materials. The intent is to determine what the County can and should do to support or exceed State requirements for net-zero emissions for cement use by 2045.
- Action HS-A3.3 Regularly review and revise the County’s purchasing and contracting programs as necessary to ensure consistency with the County’s sustainability and GHG reduction goals.
- Policy HS-P4.1 Address the effects of climate change, particularly the increased frequency and intensity of hazards, during review of new development applications.
- Action HS-A4.1 Update the capital project planning and budgeting processes to account for anticipated effects of climate change hazards on County capital investments, including buildings and infrastructure, by integrating either the Contra Costa County Vulnerability Assessment or the best-available climate science data related to impacts, risks, sensitivities, adaptive capacities, and vulnerabilities.
- Policy HS-P5.6 Prohibit construction of critical infrastructure in areas subject to flooding or sea level rise unless no feasible alternative exists.
- Action HS-A5.2 Establish countywide protection priorities for vulnerable communities and their populations identified to be at high risk of displacement from future flooding and sea level rise in the Contra Costa County Vulnerability Assessment or the best-available climate science data and use regional funding mechanisms to plan and implement protection measures in these locations or for these populations.



Policy HS-P6.1	Require new development to locate habitable areas of buildings above the highest water level expected, based on Figures HS-6 through HS-9, accounting for sea level rise and other changes in flood conditions, or construct natural and nature-based features, or a levee if necessary, adequately designed to protect the project for its expected life.*
Policy HS-P6.2	Support tidal wetland restoration projects in a manner consistent with community needs of flood-risk reduction, habitat and biodiversity conservation, and water quality protection.
Policy HS-P6.3	Work with transportation agencies and infrastructure owners, such as railroads, to increase the resilience of transportation networks against sea level rise and increases in flooding intensity, including emergent groundwater flooding.
Action HS-A6.2	Adopt a Sea Level Rise Overlay Zone with associated land use regulations for site planning and minimum construction elevations that reflects sea level rise data under at least a medium-high risk aversion scenario by 2100. Refer to BCDC policy guidance when developing this overlay zone.
Action HS-A6.3	<p>Coordinate with BCDC, Delta Stewardship Council, Caltrans, cities, and other affected agencies, organizations, and stakeholders to prepare and adopt a community-driven countywide sea level rise adaptation and resilience plan addressing increased flooding and sea level rise that provides unique adaptation options for the entire county shoreline and identifies funding mechanisms for implementation. Use Figures HS-6 through HS-9 or the best-available climate science data to identify where sea level rise hazards are likely to occur and lead efforts to:</p> <ul style="list-style-type: none"> (a) Maximize awareness and disclosure to property owners and the public. (b) Assess and address impacts to future development, including promoting the Adaptation Pathways model to respond to uncertainty and evolving conditions. (c) Plan for resiliency projects and adaptation measures to protect existing development and infrastructure, emphasizing nature-based solutions. (d) Partner with the Adapting to Rising Tides Program, property owners, and community-based organizations to conduct a study of opportunities and costs for shifting development away from areas at risk from inundation. (e) Inform governance, funding, and financing decisions about short-term and long-term resiliency and adaptation projects. (f) Ensure that the disproportionate impacts on vulnerable populations and Impacted Communities are addressed.
Action HS-A6.4	Partner with cities and CCTA to develop and fund a countywide plan to increase the resiliency of roads that will be impacted by sea level rise and tsunamis to ensure emergency responders can get to those in need and that community members, including those that rely on public transit, can continue to reach services.



Action HS-A7.2	Support local fire protection agencies with efforts to seek funding for development and implementation of a continuous vegetation management program in fire hazard severity zones and WUI areas.
Action HS-A7.5	Following a large fire, evaluate the feasibility and resilience of redevelopment, and consider changes to building or development standards to improve resilience.
Policy HS-P8.2	Work with energy service providers to promote programs encouraging reduced energy use during extreme heat events.
Policy HS-P8.3	Require new commercial parking lots with 50 or more spaces to mitigate heat gain through installation of shade trees, solar arrays, or other emerging cooling technologies. Prioritize the use of solar arrays where feasible and appropriate.
Action HS-A8.1	Amend County Ordinance Code Chapter 82-16 – Off-Street Parking to achieve consistency with Policy HS-P8.3.
Policy HS-P9.3	Require new industrial development to reduce generation and disposal of hazardous materials to the maximum extent feasible by (listed in order of importance): <ul style="list-style-type: none">(a) Implementing operational source reduction strategies and replacing hazardous materials with less hazardous materials.(b) Reducing generation of those wastes not amenable to source reduction or recycling.(c) Recovering and recycling the remaining waste for reuse.(d) Properly disposing of hazardous wastes and residuals generated from treatment of hazardous waste.*
Policy HS-P9.4	Support development of alternative hazardous waste management technologies and methodologies that reduce the relative risk to human health and the environment.
Policy HS-P9.5	Require industrial projects involving use, management, or generation of hazardous materials or waste, particularly those utilizing stationary or fixed storage tanks, in areas at risk from sea level rise, surface or emergent groundwater flooding, or tsunami to incorporate best management practices to reduce risk and prepare plans for prevention and remediation of hazardous materials/waste releases resulting from inundation. Remediation plans must meet regulatory standards for protection of people and the environment in the event of permanent inundation and include financial assurances to guarantee implementation.*
Policy HS-P9.14	Encourage and facilitate establishment of adequate sites for collection of household hazardous waste (HHW), unused pharmaceuticals, and universal wastes, along with provisions for residents who are physically unable to deliver materials to a collection site.
Action HS-A9.2	Update the Oil Spill Contingency Plan to protect the Bay and Delta shoreline areas in the event of an oil or other hazardous materials spill.



- Action HS-A9.3 Provide information to county residents about less toxic alternatives to household products containing universal wastes and the safe handling, storage, and disposal of such products, including pharmaceuticals.
- Policy HS-P10.1 Coordinate with other agencies in efforts to remediate or treat contaminated surface water, groundwater, and soils in or affecting Impacted Communities.
- Action HS-A12.7 Conduct a comprehensive energy resilience needs assessment for critical County facilities and pursue funding opportunities to meet identified needs.
- Policy HS-P14.10 Require new development to evaluate noise impacts on the natural environment, including impacts on wildlife, whenever appropriate.



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