



# Agenda

## SUSTAINABILITY COMMITTEE

May 23, 2022  
1:00 P.M.

To slow the spread of COVID-19, in lieu of a public gathering, the meeting will be accessible via Zoom to all members of the public as permitted by Government Code section 54953(e).

Supervisor Federal D. Glover, Chair  
Supervisor John Gioia, Vice Chair

Agenda Items:	<p>Items may be taken out of order based on the business of the day and preference of the Committee.</p> <p>Please click the link below to join the meeting:  <a href="https://cccouny-us.zoom.us/j/88064903408">https://cccouny-us.zoom.us/j/88064903408</a>  Meeting ID: 880 6490 3408</p> <p>Or Telephone, dial: USA 214 765 0478 US Toll or USA 888 278 0254 US Toll-free  Conference code: 841892</p>
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1. Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).
3. **APPROVE Record of Action from March 28, 2022, Meeting of the Sustainability Committee.** (Jody London, Department of Conservation and Development)
4. **RECEIVE UPDATE and PROVIDE GUIDANCE on environmental justice and sustainability aspects of the draft General Plan.**(Will Nelson, Department of Conservation and Development)
5. **RECOMMEND APPROVAL by the Board of Supervisors of Participation Agreement in MCE Strategic Energy Management Program, as recommended by the Public Works Director.** (Brendan Havenar-Daughton, Department of Public Works)
6. **RECOMMEND APPROVAL by the Board of Supervisors of Participation Agreement in PG&E Demand Response Program, as recommended by the Public Works Director.** (Brendan Havenar-Daughton, Department of Public Works)
7. **RECOMMEND APPROVAL by the Board of Supervisors of County Participation in MCE’s PeakFLEX Program, as recommended by the Public Works Director.** (Brendan Havenar-Daughton, Department of Public Works)
8. **RECEIVE REPORT from Sustainability Commission Chair, or Designee.** (Mike Moore, Sustainability Commission Chair)
9. **RECEIVE REPORT from Sustainability Coordinator.** (Jody London, Department of Conservation and Development)
10. The next meeting is currently scheduled for July 11, 2022.
11. Adjourn

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*The Sustainability Committee will provide reasonable accommodations for persons with disabilities planning to attend Sustainability Committee meetings. Contact the staff person listed below at least 72 hours before the meeting.*

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*Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Sustainability Committee less than 96 hours prior to that meeting are available for public inspection at 651 Pine Street, 1st floor, during normal business hours.*

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*Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.*

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For Additional Information Contact:

Jody London, Sustainability Coordinator  
Phone: (925) 655-2815  
Jody.London@dcd.cccounty.us



# Contra Costa County Board of Supervisors

## Subcommittee Report

### SUSTAINABILITY COMMITTEE

**Meeting Date:** 05/23/2022

**Subject:** APPROVE Record of Action from March 28, 2022, Meeting of the Sustainability Committee.

**Submitted For:** Jody London, Sustainability Coordinator

**Department:** Conservation & Development

**Referral No.:** N/A

**Referral Name:** APPROVE Record of Action from March 28, 2022, Meeting of the Sustainability Committee.

**Presenter:** Jody London, DCD

**Contact:** Jody London (925)655-2815

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**Referral History:**

This is an ongoing item of the Committee.

**Referral Update:**

**Recommendation(s)/Next Step(s):**

**Fiscal Impact (if any):**

N/A

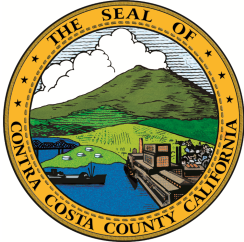
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**Attachments**

03-28-22 Minutes

Written Comments for 03-28-22 Mtg

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## SUSTAINABILITY COMMITTEE

RECORD OF ACTION FOR  
March 28, 2022

Supervisor Federal D. Glover, Chair  
Supervisor John Gioia, Vice Chair

Present: Federal D. Glover, Chair  
John Gioia, Vice Chair

Staff Present: John Kopchik, Director, Dept. of Conservation and Development; Monica Nino, County Administrator; Jody London, Sustainability Coordinator; Demian Hardman, Senior Planner; Will Nelson, Senior Planner; Steve Kowalewski, Chief Deputy Director, Dept. of Public Works; Joe Yee, Deputy Director, Dept. of Public Works; Matt Kauffman, Environmental Health; Susan Psara, Green Business Program Manager; Wade Finlinson, Integrated Pest Management Coordinator; Dan Peddycord, Climate and Health Policy Officer; Michael Kent, Hazardous Materials Ombudsman; Lisa Chow, Office of Supervisor Mitchoff; Nicole Shimizu, Planner; Robert Sarmiento, Planner; Savannah McCarthy, Climate Corps Fellow; Brendan Havenar-Daughton, Energy Manager, Dept of Public Works; Karen Adler, Dept of Agriculture

Attendees: Lou Plummer, Madeline Kronenberg, Marcia Liberson, Marti Roach, Ogie Strogatz, Samantha Moy, Shoshana Wechsler, 350 Contra Costa, Aimee Henry, Betty Lobos, Carol Weed, Charles Davidson, Fred Glueck, David Schoenthal, Denice Dennis, D. Hoffman, Emily Warming, Jan Callaghan, Jan Warren, Janet Pygeorge, Howdy Goudey, Marcia Kwarenberg, Marcia Gloarson, Tammy Seale, Eli Krispi, Mike Moore

1. Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).

**There was no public comment.**

3. APPROVE Record of Action from November 22, 2021, Meeting of the Sustainability Committee.

**Record approved.**

4. RECEIVE UPDATE and PROVIDE GUIDANCE on the proposed draft strategies and levels of participation and recommended targets, including direction on opportunities to achieve further GHG emission reductions should the Sustainability Committee suggest targets that exceed State guidance.



Jody London, Sustainability Coordinator, joined by Joined Tammy Steele and Eli Krispi from PlaceWorks, presented the proposed emissions reduction targets for the 2022 Climate Action Plan. Seale provided an overview of Envision Contra Costa 2040 the update to the County's General Plan, Zoning Code, and Climate Action Plan (CAP). PlaceWorks is the consultant on this project. Sections of the General Plan and CAP are being reviewed by the Sustainability Commission, the Sustainability Committee, and the Planning Commission as they are being developed. The official draft General Plan, CAP, and Zoning code will be released for public review later this year along with the environmental impact report (EIR). The CAP will help the General Plan meet California Environmental Quality Act (CEQA) requirements.

Seale explained the first objective of the CAP is to identify the County's contribution to global warming, of which the strategy is to mitigate climate change mitigation through greenhouse gas (GHG) reduction. The second part of the CAP is to employ adaptation to increase the County's resilience. London briefly explained State guidance for GHG reduction targets. Glover asked when the State needs to adopt this plan, to which London clarified is a voluntary action by the County to help with the General Plan under CEQA. London reviewed a forecast of GHG emissions in the County under various scenarios. London reminded the Committee that there are 8 Goal areas and 28 Strategies. The materials included in the agenda indicate that 10 of the 28 strategies have quantifiable emissions reductions.

Staff recommends the 2022 CAP should include GHG reduction emission targets that are consistent with State guidance and for which there are demonstrable paths to achieving the necessary reductions. These recommended targets should be no greater Additionally, staff recommends the 2022 CAP include an aspirational target of achieving net carbon neutrality by 2040 or 2045, consistent with the State's aspirational target.

Committee comments included concern with the business-as-usual scenario, as it assumes no intervention or regulatory action is taken. Instead, the Committee recommended forecasting emission reductions by showing State and regional actions that are currently in place, specifically policies that are going to have an impact on these reductions. Additionally, the Committee recommended updating the chart on slide 13 to reflect this forecasting, as well as adding an appendix to see where the forecast is considered. In terms of State's targets, the Committee requested more information about the cost associated with these targets and the Bay Area Air Quality Management District's aggressive regulation and funding capacity.

Public Comment included concern with absolute versus per capita emissions reduction strategies. Some spoke in favor of absolute emission reduction strategies so as to not allow an increase of GHG emissions over time due to population increase, while others spoke in favor of per capita targets that are in line with the State's goals. Other comments included the need for a clearer connection between the CAP and the General Plan, GHG reduction strategies in regionally specific areas of the County, more actionable CAP goals and strategies, absolute emission reductions by 2040 rather than 2050, an annual emissions inventory, and climate justice concerns.

Staff responded that reductions per capita are still tremendous. Krispi clarified that per capita considers expected growth under Envision Contra Costa Plan (housing and employment included) and is consistent with most recent guidance from the State. The 2017 California Climate Change Scoping Plan takes projected statewide emissions reductions and translates those into per capita reductions for local government. Thus, translated from absolute to per capita, even with the County's expected population growth, is a significant reduction.

The Committee noted that the California Air Resources Board is in the process of updating

its Scoping Plan, and suggested that might provide useful guidance and information The Committee asked to this topic at its July meeting, if the updated Scoping Plan is available by that time.

5. RECEIVE REPORT from Sustainability Commission Chair, or Designee.

Mike Moore, Sustainability Commission Chair, provided a summary of the December and February meetings. The December meeting included presentations from the Bay Conservation and Development Commission (BCDC) and the Delta Stewardship Council on their projects to address rising water levels. These studies look at the impact rising tides will have on infrastructure, buildings, and people in the County. Commission members participated in a Jamboard activity to provide input and concerns to the two agencies.

The February meeting included a presentation followed by a discussion about the definition of sustainability. More research needs to be done before adopting a working definition.

The Commission was provided with an update from its Green Building Working Group on low carbon concrete. The Commission voted to move forward to suggest the Board of Supervisors study the low carbon concrete standards.

The Commission discussed working on the Adapting to Rising Tides effort. The Commission noted that the Board of Supervisors supported Bay Adapts in February. The Commission voted to recommend the Board of Supervisors follow the guidance for moving forward data from the Adapting to Rising Tides data in line with Berkeley Goldman School of Public Policy recommendations.

Public comment included support for concern over rising tides, especially as it pertains to railroads along the coastline.

6. RECEIVE report from Sustainability Coordinator.

Jody London provided an update on sustainability work by County staff. The All-Electric ordinance was submitted to the California Energy Commission (CEC) and is on track to go into effect on June 1. Sustainability staff are working with building staff on how to handle this. The Climate Action Task Force is launching the G3 Champion Program, which is backed by the County Administrator with an internally broadcasted message and video. The Public Works department filled the Energy Manager position, which is a great addition to the sustainability team in general. Staff has applied for a second round of community projects funding for the Just Transition work, as well as funding to pilot all-electric retrofits for existing residential buildings in Impacted Communities, through Congressman DeSaulnier's office. Other highlights include the Board approved the Vision Zero and Active Transportation plans, and electric vehicles are now the default for new County vehicles.

7. The next meeting is currently scheduled for May 23, 2022.

8. Adjourn

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For Additional Information Contact:

Jody London, Sustainability Coordinator  
Phone (925) 674-7871  
Jody.London@dcd.cccounty.us

East County Community Leaders Network

March 28, 2022

To: Supervisor John Gioia- Chair, and Supervisor Federal Glover,  
Sustainability Committee of the Contra Costa Board of Supervisors

Cc: Jody London, Sustainability Coordinator

Re Comments and Recommendations on the Draft Climate Action Plan to be discussed at the Sustainability Committee Meeting, 3/28/2022

Dear Supervisors John Gioia and Federal Glover,

Thank you for sending out the Draft Climate Action Plan two weeks ahead of the March 28 meeting. The East County Community Leaders Network (CLN) worked with 350 Contra Costa to focus on the Climate Equity section of the CAP.

Contra Costa County is leading the way in Climate Change Solutions by declaring a Climate Emergency, creating an Office of Racial Justice and Equity and working to align the Climate Action Plan with the General Plan. The County has also shown leadership with reach codes and other Ordinances that expedite State climate reduction implementation.

The East Antarctica Conger Ice Shelf recently collapsed due to an episode of 40 degrees warmer than normal temperatures. Climate impacts continue to happen faster, sooner, and with increasing severity.

CLN supports:

- Aggressive, ambitious goals to reduce greenhouse gas emissions, and reach carbon neutrality.
- Prioritizing funding focused on communities that have been underfunded.
- Continued engagement with impacted communities at the table, offering leadership and solutions.

We offer **Pogo Park in Richmond** as an example of how to create safer, accessible parks in areas that either lack parks or with parks that are unsafe, inaccessible, or lacking the ability to relieve trauma.

We offer the non-profit **Fresh Approach** as a model to bring healthy, fresh fruits and vegetables within reach and affordability to all residents.

The Climate Action Strategy Matrix as presented, is difficult to follow when you have to keep scrolling back up to the top to review the column headings. We suggest you freeze the column headings, and increase the font to make the wording easier to read, without losing the topic.

We also echo the need for goals to be measurable, with timelines for action items, and departments who are the lead. It is also important to reflect how often these goals will be reviewed.

### **Climate Equity**

6.1 – We suggest stronger language to define the word 'mitigate' to add meaning such as the following: *No permit approval in already impacted communities will be approved unless areas in DEIR that are deemed to have a significant impact are mitigated.*

Under Implementation add: the number of homes impacted, by a specific year, or so many homes per year. Please add **Habitat for Humanity** as a Partner.

6.2 – Add dollars in the General Budget that are dedicated to investment solutions that are mentioned in this strategy goal. Find funding to hire a dedicated person to work on implementation of this stated climate initiative; particularly in impacted communities. Grow the funding every year by a stated percentage.

6.3 – Change distance from within a ½ mile distance to a park or green space to ¼ mile. Inventory the number and locations of parks, the areas lacking parks, and prioritize the parks that need increased safety, “facelift”, or a renovation. After identifying the parks that need renovation, engage the neighborhood. Allow residents an opportunity to help envision what they want /need, and how they can help. Use local artists to incorporate their skills and talents. Make sure there is safe access to the park, with adequate lighting. Set specific targets.

6.4 – Similarly, inventory the number and kind of fresh food (not prepared) establishments available, and where the gaps exist. Make fresh fruit and vegetables available at community centers, or faith based organizations. Determine if transit is available, to easily and safely reach these distribution sites. Investigate ways for the community to deliver fresh fruits and vegetables to those with mobility issues. We encourage you to value people's lived experiences, and pay stipends for creative answers and helpful suggestions by local residents..

6.5 - Notification to new residents (homeowners and renters) of their proximity to toxic or hazardous materials used and/or stored.

Thank you for your consideration of our recommendations.

William Goodwin, on behalf of East Bay Community Leaders Network (CLN)

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**From:** Denice A Dennis <deniceadennismph@gmail.com>  
**Sent:** Monday, March 28, 2022 8:27 AM  
**To:** John Gioia; District5  
**Cc:** Jody London; wsullens@usgbc.org; DCD Sustainability  
**Subject:** Re: Sustainability Committee 3.28 Mtg Comment

Good morning Supervisor Gioia and Supervisor Glover,  
We wanted to add one additional comment on the Climate Action Plan considerations.

Buildings and Transportation together account for the vast majority of greenhouse gases in the county and the state. Please consider prioritizing these areas for deep decarbonization over the next 8-10 years.

Toward health for all,  
Denice Dennis and Marinell Daniels  
1000 Grandmothers for Future Generations

On Thu, Mar 24, 2022 at 6:42 PM Denice A Dennis <[deniceadennismph@gmail.com](mailto:deniceadennismph@gmail.com)> wrote:

To: Supervisor John Gioia, Chair, and Supervisor Federal Glover,  
Sustainability Committee of the Contra Costa Board of Supervisors

cc: Jody London, Sustainability Coordinator  
Wes Sullens, Chair, Sustainability Commission

Re: The Draft Climate Action Plan, for discussion at the Sustainability Committee on 3/28/22

Dear Chair Gioia and Supervisor Glover,

Thank you for the opportunity to comment on the latest draft of the 2022 County's Climate Action Plan.

The recent IPCC Report (1,2) is clear – we must act quickly and decisively to make system changes over the next 6-8 years to lessen the possibilities of the worst impacts of climate change both locally and in the world. This is achievable if we make the hard decisions to get to a 50% reduction from 2005 greenhouse gas emissions by 2030, phase out fossil fuel consumption, and center activities in climate justice.

1000 Grandmothers for Future Generations is a group of elder women dedicated to action to address climate change. We have the following overarching comments on the Draft Strategy Matrix and Implementation Details document (Attachment 3) and the Draft Greenhouse Gas Forecast, Existing Reductions, and Target Setting (Attachment 2).

- The Draft *Strategy Matrix and Implementation Details* Document (Att. 3) covers key areas for emissions reductions and includes a list of possible implementation actions for each strategy. We were pleased to see the inclusion of strategies and actions to address the Built Environment, transportation, climate equity, and defunding fossil fuels in County investments. **The Matrix document, however, needs measurable goals, objectives, and timelines for completion.** This would provide clarity, focus and accountability.
- **It is critical that the CAP includes bold target goals with timelines in order to get us where we need to be by 2030 and 2040.** Indeed, the City of Oakland's CAP is solely focused on goals and objectives to be completed no later than 2030, a crucial deadline according to the IPCC, and San Francisco's CAP provides for bold GHG emissions by 2030, as well as 2040. Since the majority of

GHG emissions come from the Built Environment and Transportation sectors, this is a good place to both take local action and advocate for further action at the regional, state and federal levels.

- **We need to CLOSE THE GAP on the reduction targets that are contained in the Target Setting document.** The Draft *Greenhouse Gas Forecast, Existing Reductions, and Target Setting* document (Attachment 2), contains *Figure 7: Absolute GHG Emission Levels and Reduction Targets with 2022 CAP* on page 19. The Gap to reaching the target (and more) is created by not having bold reduction strategies implemented by 2030, which in turn creates more greenhouse gas emissions for the future.
- The same document confirms that **greater reductions are possible if bolder action is taken:** “These GHG emission reduction potentials are intended to be a starting point. They are based on best available information and known resources and capabilities. It is possible to achieve greater reductions if there is increased confidence in higher levels of participation or development of additional programs. Through discussions with County staff and members of the Board of Supervisors, PlaceWorks anticipates that these reductions will be revised to better reflect County and community priorities and to achieve the County’s preferred targets.” (pg 16)
- It is also clear that we cannot depend on state and federal leaders to take action quickly, and that **localities can provide leadership and develop momentum to reduce emissions** at the regional and state level. The emissions targets referenced in the plan, based on 1990 baselines, are based on dated California targets going to 2050. Current climate action plans around the state are updating their emissions reduction ambition to match the accelerated pace of human caused climate change.
- **Priorities for action for the next 6-8 years need to be based on goals that take climate justice into consideration and get us to at least a 50% reduction in GHG emissions by 2030.** The Climate Equity Strategy, as with the rest of the plan, needs measurable objectives, and should be considered with each strategy.
- **Please consider “Absolute targets” instead of “Per-Capita Targets”.** Attachment 2 defines “Types of Targets” for Emission Reductions (page 11). Absolute targets are fixed and specific targets for community emissions reductions, and reflect the urgency of the current situation. Other jurisdictions in CA are also opting for Absolute targets in their Climate Action Plans.
- “Carbon-Neutral Targets” are also described in that section as a community’s commitment to “net-zero” emissions, and that in practice, these target policies all involve carbon sequestration, offsets, or similar carbon removal practices. **None of these policies actually phase out fossil fuel use, and as such are not real solutions to reducing fossil fuel emissions.** (3). While *carbon sequestration* is a wonder of nature that handles carbon cycles between our planet, the oceans, soils and atmosphere, fossil fuels emissions cannot be endlessly absorbed. *Carbon offsets* allow polluters to continue to pollute, and usually impact local poor communities and communities of color with ongoing or more pollution. **We strongly request that the CAP focus on actual, rapid reductions in emissions and systems phase out of fossil fuel use.**

Thank you for your commitment to moving a solid Climate Action Plan forward. We look forward to discussions at the Sustainability Committee meeting Monday, March 28th. Our children and our grandchildren are depending on us to do the right thing NOW.

Toward Health for All,

Denice A. Dennis, MPH  
and Marinell Daniels  
**1000 Grandmothers for Future Generations**

- (1) <https://www.washingtonpost.com/climate-environment/2022/02/28/ipcc-united-nations-climate-change-adaptation/>
  - (2) <https://www.wri.org/insights/ipcc-report-2022-climate-impacts-adaptation-vulnerability>
  - (3) [climatefalsesolutions.org](https://climatefalsesolutions.org)
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Virus-free. [www.avast.com](https://www.avast.com)

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**From:** Fred Bialy <fred.bialy@sonic.net>  
**Sent:** Sunday, March 27, 2022 8:50 PM  
**To:** Jody London; John\_Gioia; District5  
**Subject:** CAP update for the Sustainability Committee

Dear Jody London and Supervisors Gioia and Glover,

Thank you for the recent mailing of supportive materials for the CAP update that will be the matter of business for the Sustainability Committee on Monday, March 28.

I am writing with respect to one issue: whether GHG emission reduction targets should be based on absolute emissions or per capita emissions.

I think it is imperative that Contra Costa County choose targets based on absolute GHG emissions. The most recent IPCC reports make clear that the world's GHG emissions need to be reduced at least 50% by 2030 to have any chance of meeting the Paris Agreement goal of limiting global temperature rise to 1.5°C. If the county chooses per capita emissions reduction targets, the projected rise in population will result in Contra Costa County not being able to meet this absolute emissions reduction goal.

I would make other comments, but have limited time as I am in the middle of a an out-of-town trip. I do support the detailed recommendations of [350.org](https://350.org) Contra Costa County as communicated by Marti Roach.

Sincerely,

Fred Bialy  
Co-Leader of the Climate Reality Project's Contra Costa County Climate Policy Action Squad



Dear Supervisors Gioia and Glover,

Thank you for the opportunity to review the draft Contra Costa Climate Action Plan 2 weeks in advance. This was extremely helpful to provide time to review the policies in depth. Overall, this is shaping up to be a great document and we look forward to working with the County to implement many parts of the CAP.

We were very pleased with the goals in this draft but would like to urge the county to produce policies and actions in the Climate Action Plan that are actionable and implementable with clear and transparent goals. These recommendations were articulated in our November 2021 letter jointly submitted with 350 Contra Costa. Below are a few recommended actions from existing Climate Action Plans in other Bay Area cities as found in the [Resilience Playbook](#).

### Recommendations

#### Connect CAP to GP

- In “Resilient Communities and Natural Infrastructure” section, there's an implementing action to Establish requirements for new development to locate habitable areas of buildings above the highest water level expected for the lifetime of the project, or to construct a levee to provide adequate protection during the lifetime of the project. This is an example of an action that could benefit with a connection to the General Plan.

**Set clear, measurable goals with dates.** Example: By X year, require the planting of street trees throughout the City to define and enhance the character of the street and the adjacent development. OR Plant X number of street trees (~25% increase) in the sidewalk tree wells to complete the street tree network by 2040.

#### Recommended Actions to add to the Resilient Communities and Natural Infrastructure Section

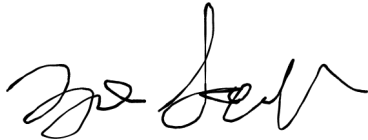
- Require new development to plan for and protect against 100-year storm events (42 inches total water level) plus an additional 36 inches of sea level rise. Ensure that the design of future developments incorporate flood protection measures to protect improvements from a 100-year storm event and anticipated sea level rise (SF CAP)
- Preserve on-site natural elements in new development, when feasible, that contribute to the community’s native plant and wildlife species value and to its aesthetic character (Alameda CAP).
- Adopt a retrofit program to encourage or require installation of water conservation measures in existing businesses and homes (Tiburon CAP)
- Managed Retreat: is relocated, modified, or removed. Identify thresholds or events that trigger a managed retreat action or new accommodation strategy. Actions may include the relocation or removal of vulnerable structures including the incremental relocation of

structures on large lots, of structures off constrained lots, or the removal of structures and foundations. (Santa Cruz CAP)

- Allow construction that alters natural shoreline processes only when required to serve coastal-dependent uses or to protect existing structures or public beaches from erosion, and when designated to eliminate or mitigate adverse impacts on local shoreline sand supply. (Santa Cruz CAP)

Thank you for your consideration of these recommendations. We look forward to meeting with you at the Sustainability Committee meeting Monday, March 28th and supporting the implementation of the Climate Action Plan for Contra Costa County.

Regards,



Zoe Siegel  
Director of Climate Resilience  
Greenbelt Alliance

**From:** [Denice A Dennis](#)  
**To:** [John Gioia](#); [District5](#)  
**Cc:** [Jody London](#); [wsullens@usgbc.org](mailto:wsullens@usgbc.org); [DCD Sustainability](#)  
**Subject:** Re: Sustainability Committee 3.28 Mtg Comment  
**Date:** Monday, March 28, 2022 8:27:40 AM

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Thank you for your commitment to moving a solid Climate Action Plan forward. We look forward to discussions at the Sustainability Committee meeting Monday, March 28th. Our children and our grandchildren are depending on us to do the right thing NOW.

Toward Health for All,

Denice A. Dennis, MPH  
and Marinell Daniels

**1000 Grandmothers for Future Generations**

- (1) <https://www.washingtonpost.com/climate-environment/2022/02/28/ipcc-united-nations-climate-change-adaptation/>
- (2) <https://www.wri.org/insights/ipcc-report-2022-climate-impacts-adaptation-vulnerability>
- (3) [climatefalsesolutions.org](https://climatefalsesolutions.org)



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## Jody London

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**From:** Gary Farber <gary.f8642@gmail.com>  
**Sent:** Friday, March 25, 2022 4:30 PM  
**To:** Jody London  
**Subject:** Farber Comments on Draft CAP Strategy Matrix  
**Attachments:** CCC CAP 3-22 Strategy Matrix - Farber notes 3-25-22.pdf

Members of the Sustainability Committee, c/o Jody London,

I have reviewed the draft CAP Strategy Matrix, and offer comments in the attached document.

Please feel free to contact me should you have any questions or comments.

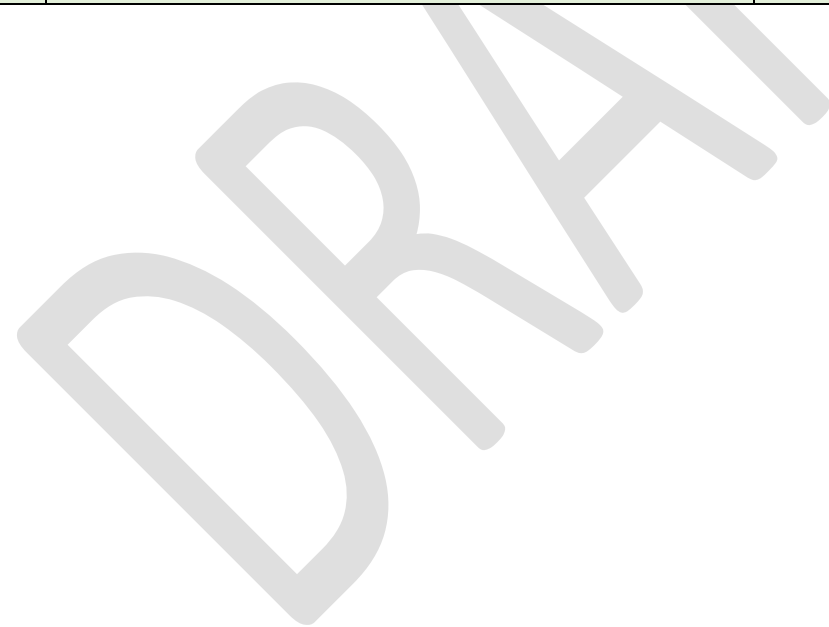
Gary Farber  
Walnut Creek  
(925) 944-5930

Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Clean and Efficient Built Environment: Homes, workplaces, and businesses in unincorporated Contra Costa County run efficiently on clean energy.</b>									
<b>Clean and Efficient Built Environment</b>  <i>Homes, workplaces, and businesses in unincorporated Contra Costa County run efficiently on clean energy.</i>	1.1	Require new buildings or additions built in unincorporated Contra Costa County, on or after January 1, 2023, to be low-carbon or carbon neutral.	There are more new carbon-neutral and low-carbon buildings in Contra Costa County. Efforts to achieve this include electrification, energy efficiency and weatherization, and carbon-neutral/low-carbon County buildings.	<ul style="list-style-type: none"> <li>Establish, publicize, and enforce a County building code requiring new single-family, multifamily, affordable housing, hotels, offices, retail, and County facilities to be all-electric, along with other building types as appropriate.</li> <li>Partner with community groups and MCE to establish an induction cooktop loaner program for county residents as a way to build familiarity with the technology.</li> <li>Explore establishing a low-carbon concrete requirement for all new construction and retrofit activities and consider additional strategies to reduce embedded carbon in construction materials. This requirement shall support or exceed State requirements for net-zero emissions for cement use by 2045.</li> <li>Encourage project applicants to incorporate passive solar design features into new developments and significant reconstructions.</li> <li>Promote additional sustainable building strategies and designs, including small and “tiny homes”, to project applicants as site-appropriate. Consider requiring additional sustainable features as a condition of approval, including reuse of materials to minimize embedded carbon.</li> </ul>	<ul style="list-style-type: none"> <li>Conservation and Development</li> <li>Public Works</li> </ul>	<ul style="list-style-type: none"> <li>County operations</li> <li>New development</li> <li>Residents in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>BayREN</li> <li>Local contractors, developers, architects, and Contra Costa County Building Trades Council</li> <li>MCE</li> <li>PG&amp;E</li> <li>Building Industry Association</li> <li>BAAQMD</li> </ul>	<ul style="list-style-type: none"> <li>Implement ordinance requiring new buildings to be all electric.</li> <li>Participation in energy efficiency and weatherization programs by residential and commercial buildings (including County facilities), with attention to participation in Impacted Communities.</li> <li>Number of buildings with energy storage systems, including County facilities.</li> <li>Energy efficient lighting and other appliances and mechanical systems in County buildings.</li> <li>Number of public and private buildings that achieve green building certifications.</li> <li>Completed report on requirements for low-carbon concrete in new construction.</li> </ul>	<ul style="list-style-type: none"> <li>Cost savings</li> <li>Improved air quality</li> <li>Improved community equity</li> <li>Improved public health</li> <li>Increased economic opportunities</li> <li>Increased resilience to pests</li> <li>Reduced resource use</li> </ul>

Change to "Require all new buildings, as well as certain additions and alterations ..."

For additions, new heating equipment that serves the addition must be electric.

For alterations, require that new heating equipment, except where it replaces existing equipment in the same location, be electric.



Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Clean and Efficient Built Environment cont'd</b>	1.2	Retrofit existing buildings and facilities in unincorporated county, and County infrastructure, to reduce energy use and convert to low-carbon or carbon-neutral fuels.	The existing built environment in Contra Costa County includes more carbon-neutral and low-carbon buildings through electrification, energy efficiency and weatherization retrofits, and upgrades to existing buildings, including County-owned and operated buildings and facilities.	<ul style="list-style-type: none"> <li>– Create and implement a County policy or program, with building code revisions as needed to support implementation, to ensure existing residential and non-residential buildings are efficient and powered by carbon free energy.</li> <li>– Ensure all County-led and supported energy efficiency and weatherization, renewable energy, and electrification programs incentivize and prioritize conversion of buildings built before 1980 and are targeted to owners of properties that are home to very low-, low-, and moderate- income residents and/or located in Impacted Communities.</li> <li>– Require replacement water heaters and heat pumps to be electric if the building electric panel has sufficient capacity.</li> <li>– Evaluate options to require additions and alterations to existing buildings to be all-electric, including upgrades to the building electric panel.</li> <li>– Require homes and businesses to enact energy-efficient retrofits and electric appliance conversions at time of sale, lease, or retrofits requiring a building permit if retrofits or replacements have not occurred for at least 10 years.</li> <li>– Create a detailed roadmap for electrification of existing homes and businesses by 2024 that includes equitable requirements for electrification, financial incentives for community members with additional compensation for Impacted Communities, and allows for a methodical conversion that does not create a risk of displacement or significant disruptions.</li> <li>– Create and implement a program to provide reduced-cost or free retrofits to local small business and households earning less than the area median income, in support of the Contra Costa County Asthma Initiative and other non-profit partners, as well as other health equity efforts for Impacted Communities. Support the use of low-emitting materials, including paints and carpeting, in retrofits to improve indoor air quality.</li> <li>– In partnership with MCE and BayREN, continue to support voluntary home and business energy efficiency retrofits, including electrification measures.</li> <li>– Facilitate participation by homes and businesses to participate in demand response programs.</li> <li>– Continue to conduct energy and water tracking, audits, and upgrades of County facilities, including conversion of all feasible County facilities to all-electric space and water heating.</li> <li>– Advocate for modifications to the federal Weatherization Assistance Program that expands eligible measures to include whole building clean energy improvements, such as wall insulation, duct sealing, electric panel upgrades, electric heat pumps, and related measures. Advocate for an increase to the income eligibility limits for the Weatherization Assistance Program.</li> <li>– Establish requirements for cool roofs and light-colored, permeable paving materials as part of retrofit, repair, and replacement activities, using recycled materials or other materials with low embedded carbon as feasible.</li> </ul>	<ul style="list-style-type: none"> <li>– Conservation and Development</li> <li>– Public Works</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Existing development</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– BayREN</li> <li>– Local contractors, architects, and Contra Costa County Trades Council</li> <li>– MCE</li> <li>– Neighborhood Preservation Program</li> <li>– Contra Costa County Asthma Initiative</li> </ul>	<ul style="list-style-type: none"> <li>– Participation in energy efficiency and weatherization programs, including retrofits and site rehabilitation, by residential and commercial buildings (including County facilities), with attention to participation in Impacted Communities.</li> <li>– Number of buildings with energy storage systems, including County facilities.</li> <li>– Energy efficient lighting and other appliances and mechanical systems.</li> <li>– Creation of low-cost retrofit and weatherization programs for County residents</li> </ul>	<ul style="list-style-type: none"> <li>– Cost savings</li> <li>– Improved air quality</li> <li>– Improved community equity</li> <li>– Improved public health</li> <li>– Increased economic opportunities</li> <li>– Reduced resource use</li> </ul>

This table should add a general building sites category, where the following issue can be addressed:  
 Energy used for landscape maintenance. The CARB says that fossil fuel gardening equipment is a large source of air pollution. CA decided to ban the sale of new gasoline powered gardening equipment starting in 2024, but that law does not ban the use of that equipment. The County ought to ban the use of fossil fuel using gardening equipment within two years.

Energy-efficiency audits & retrofits should concentrate on buildings built prior to 1979 (when state energy code rules started).

In addition to converting nat. gas systems to electric systems, solar electric and solar thermal systems ought to be considered.

error: Should be "water heaters and space heaters".

Consider Berkeley's BESO residential and nonresidential audit and energy benchmarking program as a possible model for the County.



Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Clean and Efficient Built Environment cont'd</b>  <div style="border: 1px solid blue; padding: 5px; width: fit-content;">                     We don't want to increase electricity demand. Alt. wording: "Increase the percentage of electricity demand that is satisfied with renewable generated electricity"                 </div>	1.3	Increase the amount of electricity used and generated from renewable sources in the county.	Electricity from fossil fuels is replaced with electricity from renewable and other carbon-free sources, including through increased local renewable energy generation, support for MCE clean energy programs, including Deep Green and Local Sol tiers, and improved energy independence and resilience through battery storage systems for renewable electricity.	<ul style="list-style-type: none"> <li>Require all new parking lots developed as part of projects with at least 5,000 square feet of conditioned space to include shade structures with solar panels.</li> <li>Encourage property owners to pursue financial incentives for solar installations and energy storage on new and existing buildings.</li> <li>Work with MCE to increase enrollment, especially in 100% renewable energy tiers.</li> <li>Continue to enroll all eligible County facility electricity accounts in MCE territory in the Deep Green tier.</li> <li>Work with the Contra Costa County Fire Protection District and other organizations that provide fire protection services to promote the Self-Generation Incentive Program and related efforts to provide education and incentives for battery storage programs.</li> <li>Provide information about battery storage systems to all applications for new home construction and solar panel installations.</li> <li>Implement recommendations of the 2018 Renewable Resource Potential Study.</li> </ul>	<ul style="list-style-type: none"> <li>Conservation and Development</li> <li>Public Works</li> </ul>	<ul style="list-style-type: none"> <li>County operations</li> <li>Existing development</li> <li>New development</li> <li>Residents in unincorporated areas</li> <li>Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>BayREN</li> <li>Contra Costa County Fire Protection District</li> <li>Kensington Fire Protection District</li> <li>Moraga-Orinda Fire District</li> <li>Rodeo-Hercules Fire Protection District</li> <li>San Ramon Valley Fire Protection District</li> <li>Local contractors, architects, and Contra Costa County Building Trades Council</li> <li>MCE</li> <li>PG&amp;E</li> <li>BAAQMD</li> </ul>	<ul style="list-style-type: none"> <li>Number and percent of County and community accounts enrolled in MCE Deep Green</li> <li>Megawatts rooftop and parking lot solar installed in unincorporated county, including County facilities and Impacted Communities.</li> <li>Megawatts wind installed in unincorporated county.</li> <li>Total megawatts of installed renewable energy capacity in the unincorporated county.</li> <li>Megawatt-hours of installed battery storage capacity at public and private buildings.</li> <li>Percent of electricity supplied by PG&amp;E and MCE from renewable sources.</li> </ul>	<ul style="list-style-type: none"> <li>Greater energy independence</li> <li>Improved air quality</li> <li>Improved community equity</li> <li>Improved public health</li> <li>Increased economic opportunities</li> </ul>
	<b>No Waste Contra Costa: Contra Costa County generates no more solid waste than 2.25 pounds per person per day (PPD)</b>								
<b>No Waste Contra Costa</b> <i>Contra Costa County generates no more solid waste than 2.25 pounds per person per day (PPD)</i>	2.1	Increase composting of organic waste.	Organic waste is diverted from landfills to composting or other opportunities for reuse in accordance with SB 1383 and other applicable requirements. This includes establishment of composting collection programs for all franchise waste customers, encouraging and supporting wastewater agencies to accept food waste or other acceptable organic materials for processing in on-site anaerobic digesters, and allowing for creative opportunities to reuse or reprocess organic waste material.	<ul style="list-style-type: none"> <li>Establish a source-separated organics collection service for all residential and commercial customers in County-controlled franchise areas.</li> <li>Use franchise negotiations to encourage organics collection service providers to use composting systems that capture most methane produced, as feasible.</li> <li>Work with wastewater providers to explore the use of organic waste as feedstock for anaerobic digesters to produce electricity or fuel.</li> <li>Support the siting of composting facilities in the county as appropriate with community characteristics.</li> <li>Encourage local restaurants, grocery stores, and other entities that process large quantities of food to partner with food rescue organizations to divert food that would be otherwise thrown away to non-profit organizations for distribution to those in need.</li> <li>Leverage Food recovery programs and the Community Wellness &amp; Prevent Program nutrition program to decrease food waste and address hunger.</li> </ul>	<ul style="list-style-type: none"> <li>Conservation and Development</li> <li>Health Services Department: Environmental Health</li> <li>Public Works</li> </ul>	<ul style="list-style-type: none"> <li>Residents in unincorporated areas</li> <li>Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>Environmental justice organizations</li> <li>Food rescue organizations</li> <li>Major generators of organic waste (schools, restaurants, event spaces, grocery stores, etc.)</li> <li>Waste haulers</li> <li>Wastewater service providers</li> <li>Health Services, Environmental Health, CWPP</li> <li>Jail meal service</li> <li>Schools</li> <li>Hospitals</li> </ul>	<ul style="list-style-type: none"> <li>Percent of County controlled Franchise areas with source separated organics collection for residential customers.</li> <li>Number of county facilities with 3-stream recycling</li> <li>Tonnage of compost collected.</li> <li>Number of commercial edible food generators participating in edible food recovery program.</li> <li>Number of projects complying with the Model Water Efficient Landscaping Ordinance (MWELO) required to use compost.</li> </ul>	<ul style="list-style-type: none"> <li>Increased economic opportunities</li> <li>Increased resilience to pests</li> <li>Reduced resource use</li> <li>Reduced landfill waste</li> </ul>

Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
No-Waste Contra Costa cont'd	2.2	Reduce waste from County operations.	Waste from County government operations, including from contracts for services and products, is reduced. Efforts to achieve this include updating and implementing the County's environmentally preferable purchasing policy, ensuring all County facilities have and use composting and recycling options, and specifying the use of low-carbon content building and paving materials for all County projects as feasible.	<ul style="list-style-type: none"> <li>– Establish a source-separated organics collection service at all County facilities.</li> <li>– Implement 3-stream recycling (trash, recycling, and compost) at all County facilities.</li> <li>– Conduct regular waste audits of County facilities, including assessing the volume and composition of all waste streams, to identify challenges with waste activities and develop educational or operational changes to address issues and reduce waste generation.</li> <li>– Source material for capital projects from local and low-carbon sources to the greatest extent feasible, including allocating additional funds to allow for such materials, and integrate appropriate standards into the County's Environmentally Preferred Purchasing (EPP) program.</li> <li>– Require vendors to comply with updated Environmentally Preferable Purchasing Program (EPP program) and associated recovery organic material requirements, including requirements under SB 1383.</li> <li>– Continue to reduce paper use in County operations.</li> <li>– Encourage medical facilities and medical waste recycling companies to enhance their ability to increase the amount of medical waste recycled or reprocessed.</li> <li>– Enact Bay-friendly landscaping practices at County facilities.</li> <li>– Explore opportunities to reuse wood from County tree maintenance activities as an alternative to chipping.</li> </ul>	<ul style="list-style-type: none"> <li>– Conservation and Development</li> <li>– Public Works</li> <li>– Health Services</li> </ul>	– County operations	– Waste haulers	<ul style="list-style-type: none"> <li>– Recycled content of County purchases consistent with applicable requirements of SB 1383.</li> <li>– Enforcement of requirements for County vendors and contractors to adopt and implement environmentally preferable purchasing policies.</li> <li>– Food waste, recycling, composting at County facilities</li> <li>– Number of County facilities with Bay-friendly landscaping practices.</li> <li>– Tonnage of recycled and composted materials, by type, collected at County facilities</li> </ul>	<ul style="list-style-type: none"> <li>– Increased economic opportunities</li> <li>– Increased resilience to pests</li> <li>– Reduced resource use</li> </ul>
No-Waste Contra Costa cont'd	2.3	Increase community-wide recycling and waste minimization programs.	The amount of waste sent to landfills from community members is reduced through extensive diversion and waste minimization programs. The County explores and implements all feasible opportunities to minimize landfill waste, including through recycling of additional materials, prohibitions or limitations on materials that cannot be recycled/composted, education around conscious consumption, and opportunities to divert waste materials for reuse.	<ul style="list-style-type: none"> <li>– Create a source-reduction program in partnership with regional agencies to promote the rethinking, refusing, reducing, reusing, regenerating, recycling, and recovering of materials.</li> <li>– Improve educational efforts to promote better waste sorting among community members.</li> <li>– Work with waste haulers to expand the types of materials accepted by recycling programs as economic conditions allow.</li> <li>– Work with waste haulers to expand availability of curbside pickup recycling services.</li> <li>– Ban single-use plastics and encourage the use of reusable items over disposable materials.</li> </ul>	– Conservation and Development	<ul style="list-style-type: none"> <li>– New development</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– Major waste generators</li> <li>– Waste haulers</li> <li>– Recycling centers</li> </ul>	<ul style="list-style-type: none"> <li>– Volume of waste generated.</li> <li>– Proportion of recyclable waste that is successfully recycled.</li> <li>– Number of households and businesses participating in recycling programs.</li> <li>– Actual disposed pounds per person per day (PPD) numbers year over year.</li> </ul>	<ul style="list-style-type: none"> <li>– Increased economic opportunities</li> <li>– Increased resilience to pests</li> <li>– Reduced resource use</li> </ul>

Establish a "Deconstruction" requirement (maximizing the recovery of useful materials when remodeling or demolishing buildings), as done in Portland, OR. This is discussed in the Oakland ECAP, July 2020, page 73.



Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Reduce Water Use and Increase Drought Resilience: Contra Costa County uses less water and communities are prepared for drought</b>									
<b>Reduce Water Use and Increase Drought Resilience</b> <i>Contra Costa County uses less water and communities are prepared for drought</i>	3.1	Reduce indoor and outdoor water use.	Water use in the community and in County facilities is reduced. This includes efforts to promote water conservation, increase the acreage of drought tolerant landscaping including at County facilities, encouraging greywater/rainwater catchment systems and supportive infrastructure (including at County facilities), and providing incentives to reduce water use as appropriate.	<ul style="list-style-type: none"> <li>– Offer BayREN water bill savings programs through community water providers.</li> <li>– Encourage the installation of greywater and rainwater catchment systems, particularly for new construction, as feasible for wastewater infrastructure. Reduce regulatory barriers for these systems and explore creating incentives to install these systems in new and existing buildings.</li> <li>– Continue to enforce the Water Efficient Landscaping Ordinance and encourage the use of drought-tolerant landscaping for exempt residential and commercial landscapes through partnership with EBMUD and other organizations.</li> <li>– Require homes and businesses to install water-efficient fixtures at time of retrofit activities.</li> <li>– Update the Model Water Efficient Landscaping Ordinance (MWELO) to be specific to Contra Costa County.</li> <li>– Identify opportunities for greywater use in public spaces and implement as feasible</li> <li>– Promote the installation of composting toilets at appropriate County facilities in locations without wastewater service.</li> </ul>	<ul style="list-style-type: none"> <li>– Conservation and Development</li> <li>– Public Works</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Existing development</li> <li>– New development</li> </ul>	<ul style="list-style-type: none"> <li>– Central Contra Costa Sanitary District</li> <li>– Contra Costa Water District</li> <li>– East Bay Municipal Utility District</li> <li>– West County Wastewater District</li> <li>– Other water and wastewater service providers</li> <li>– Health Services</li> <li>– UC Master Gardeners</li> <li>– Nurseries</li> <li>– Property managers</li> </ul>	<ul style="list-style-type: none"> <li>– Water use, specifically reduction in overall water use in the unincorporated county as reported by water companies.</li> <li>– Water use, specifically reduction in water use at County facilities.</li> <li>– Square footage of drought tolerant projects at County facilities.</li> <li>– Number of participants in Contra Costa Water District Lawn to Garden program.</li> <li>– Number water districts participating in BayREN water savings program.</li> <li>– Number of customers participating in program, as reported by water companies.</li> </ul>	<ul style="list-style-type: none"> <li>– Cost savings-</li> <li>– Increased resilience to pests</li> <li>– Reduced resource use</li> </ul>

Note that in addition to the issue of adequate potable water, the provision of potable water requires large amounts of energy for processing and pumping.



Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Reduce Water Use and Increase Drought Resilience cont'd</b>	3.2	Ensure sustainable and diverse water supplies.	Contra Costa County's water supplies draw on diverse sources at a sustainable rate to ensure supplies are viable for the long-term.	<ul style="list-style-type: none"> <li>– Work with groundwater sustainability agencies to ensure that new and existing wells pump water at or below sustainable levels.</li> <li>– Discourage new development that may reasonably lead to groundwater overdraft, subsidence, or other negative impacts, or which may reasonably depend on the import of unsustainable quantities of water from location outside the county.</li> <li>– Require the use of permeable surfaces for new or reconstructed hardscaped areas.</li> <li>– In coordination with Groundwater Sustainability Agencies, expand opportunities for groundwater recharge.</li> <li>– Work with water suppliers to expand recycled water systems as feasible, including considering additional treatment to allow for additional recycled water uses.</li> </ul>	Conservation and Development Public Works	<ul style="list-style-type: none"> <li>– Existing development</li> <li>– New development</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– Central Contra Costa Sanitary District</li> <li>– Contra Costa Water District</li> <li>– East Bay Municipal Utility District</li> <li>– Groundwater Sustainability Agencies (GSAs):</li> <li>– City of Antioch GSA</li> <li>– City of Brentwood GSA</li> <li>– Byron-Bethany Irrigation District GSA</li> <li>– Contra Costa County GSA</li> <li>– Diablo Water District GSA</li> <li>– Discovery Bay GSA</li> <li>– East Contra Costa Irrigation District GSA</li> <li>– EBMUD GSA</li> <li>– Zone 7 GSA</li> <li>– West County Wastewater District</li> <li>– Other water and wastewater service providers</li> <li>– Integrated Pest Management Program</li> </ul>	<ul style="list-style-type: none"> <li>– Groundwater sustainability indicators: Chronic lowering of groundwater levels; Reduction in storage; Seawater intrusion; Degraded quality; Land subsidence; Surface water depletion.</li> <li>– Amount of recycled water used.</li> </ul>	<ul style="list-style-type: none"> <li>– Greater community resilience</li> <li>– Reduced resource use</li> </ul>

Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Clean Transportation Network: Contra Costa County's transportation network provides safe and accessible options for walking, biking, and transit. If residents and workers are driving, they are in zero-emission vehicles</b>									
<b>Clean Transportation Network</b> <i>Contra Costa County's transportation network provides safe and accessible options for walking, biking, and transit. If residents and workers are driving, they are in zero-emission vehicles.</i>	4.1	Improve the viability of walking, biking, zero carbon commuting, and using public transit for travel within, to, and from the county.	Vehicle miles traveled in Contra Costa County is reduced by increasing the viability for people to bike, walk, and take public transit. The County implements Complete Streets and Vision Zero policies, sites new development to minimize car dependency, Support legislation that enhances accessibility to quality transit and protects vulnerable road users, increases transit service and ensures transit is safe and affordable, and identifies strategies and funding to implement recommendations in 2019 Employee Commute Survey for County employees.	<ul style="list-style-type: none"> <li>– Continue to implement strategies to support Complete Streets, Vision Zero commitments, and the Active Transportation Plan.</li> <li>– Work with CCTA to establish and expand a countywide bicycle network connecting incorporated and unincorporated communities, including providing access for Impacted Communities.</li> <li>– Explore establishing or joining a bikeshare program that provides access to both conventional bikes and e-bikes.</li> <li>– Support efforts to expand the service area and frequency of regional transit agencies, including AC Transit, BART, County Connection, Tri Delta Transit, the San Francisco Bay Ferry, and WestCAT.</li> <li>– Maximize development of jobs and housing, supportive of achieving a jobs-housing balance, near high-quality transit service.</li> <li>– Require large nonresidential and mixed-use developments to participate in Transportation Demand Management strategies, including providing shuttle services between employment centers and key transit centers, offering telecommuting, and encouraging use of pre-tax commute benefits.</li> <li>– Explore adopting a Vulnerable Road User Law.</li> <li>– Develop and adopt through the Capital Road Improvement and Preservation Plan (CRIPP) process an updated list of transportation projects that reduce vehicle miles traveled.</li> <li>– Secure additional funding for the maintenance and expansion of bicycle, pedestrian, and public transit infrastructure.</li> <li>– Improve safety and comfort of bicycle, pedestrian, and public transit facilities.</li> <li>– Work with local and regional transit agencies to provide “last mile” transportation connections and options.</li> <li>– Encourage and support increased regional integration of transit systems to promote more equitable fare structures, easier transfers, and improved information sharing.</li> </ul>	<ul style="list-style-type: none"> <li>– County Administrator's Office</li> <li>– Conservation and Development</li> <li>– Employment and Human Services</li> <li>– Human Resources</li> <li>– Public Works</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Existing development</li> <li>– New development</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– 511 Contra Costa</li> <li>– BAAQMD</li> <li>– Contra Costa Transportation Authority</li> <li>– Environmental justice groups</li> <li>– MTC/ABAG</li> <li>– Transit providers</li> <li>– Local communities</li> <li>– California State Association of Counties</li> <li>– MTC</li> <li>– Advocacy organizations</li> <li>– East Bay Leadership Council</li> </ul>	<ul style="list-style-type: none"> <li>– Identify percentage complete of countywide bike network.</li> <li>– Measure progress on Active Transportation Plan.</li> <li>– Miles of bike lane installed annually in unincorporated county, for all Classes and by Class.</li> <li>– Number of new units (residential and commercial) located in transit priority areas.</li> <li>– Ridership on shuttles, other forms of public transit from BART to County offices and other large employment centers.</li> <li>– <u>For County Operations:</u></li> <li>– Number of employees participating in the County remote work policy.</li> <li>– Number and percentage of County employees using pretax commute benefit.</li> <li>– Administrative Bulletin supporting videoconference and conference calls, where appropriate.</li> <li>– Ridership on County-sponsored employee shuttles.</li> <li>– Updated CRIPP Project list</li> <li>– Grant awards (number and amount).</li> </ul>	<ul style="list-style-type: none"> <li>– Cost savings</li> <li>– Enhanced mobility</li> <li>– Greater community resilience</li> <li>– Improved air quality</li> <li>– Improved community equity</li> <li>– Improved public health</li> <li>– Reduced resource use</li> </ul>
<div style="border: 1px solid blue; padding: 5px; margin-bottom: 10px;">                     Increasing the quantity (density) of dwelling units near major transit corridors will incentivize the development of more commercial, cultural and recreational activity nodes within walking distance, and will increase the viability of public transit systems, thus creating more dwellings close to needed services and amenities, and reducing private auto dependence and use.                 </div> <div style="border: 1px solid blue; padding: 5px; margin-bottom: 10px; width: fit-content;">                     Ban new gas stations.                 </div> <div style="border: 1px solid blue; padding: 5px; margin-bottom: 10px; width: fit-content;">                     Provide incentives for gas stations to convert to EV charging stations                 </div> <div style="border: 1px solid blue; padding: 5px; width: fit-content;">                     Public EV charging stations should be encouraged to include PV and batteries in order to decrease grid impacts and increase resiliency.                 </div>									



Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Clean Transportation Network cont'd</b>	4.2	Increase the use of zero-emissions vehicles. Transition to a zero-emission County fleet by 2030 and a community fleet that is at least 50% zero-emission by 2030.	Zero-emission vehicles are a much greater share of vehicles on the road. The County encourages zero-emission vehicle adoption by County residents and businesses (including heavy-duty vehicle operators), enforces County vehicle purchasing policy, and ensures adequate electric vehicle charging infrastructure in new and existing development.	<ul style="list-style-type: none"> <li>Require new County vehicles to be zero-emission to the extent a viable vehicle is available on the market, with a goal of all County vehicles to be zero-emission by 2030.</li> <li>Provide incentives for zero-emission vehicles, in partnership with MCE, BAAQMD, and other agencies.</li> <li>Work with property owners to install electric vehicle charging stations in and near multifamily dwelling units.</li> <li>Increase installation of electric vehicle charging stations at public facilities, emphasizing increased installation in Impacted Communities.</li> <li>In partnership with regional agencies, explore providing subsidies for households making below the area median income to purchase or lease zero-emission vehicles.</li> <li>Pursue fees and regulatory efforts to convert TNC, taxi, and similar car-hire services to zero-emission vehicles.</li> <li>Work with the BAAQMD and other regional agencies to convert off-road equipment to zero-emission clean fuels.</li> <li>Work with contractors, fleet operations, logistics companies, and other operators of heavy-duty vehicles to accelerate the transition to zero-emission heavy-duty vehicles.</li> <li>Continue to require all new and significantly retrofitted logistics facilities to install charging stations for heavy-duty electric vehicles at loading docks and staging areas.</li> <li>Work with Public Works to use renewable natural gas (sourced from recovered organic waste) for transportation fuel, electricity, or heating applications in cases where battery-electric, hybrid-electric, and sustainably sourced hydrogen fuel-cell sources are not available.</li> <li>Encourage efforts to maximize EV charging during solar peak hours.</li> </ul>	<ul style="list-style-type: none"> <li>Conservation and Development</li> <li>Public Works</li> </ul>	<ul style="list-style-type: none"> <li>County operations</li> <li>Existing development</li> <li>New development</li> <li>Residents in unincorporated areas</li> <li>Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>BAAQMD</li> <li>Contra Costa Transit Authority</li> <li>Environmental justice groups</li> <li>MCE</li> <li>Multifamily and rental property owners</li> <li>TNC and taxi providers</li> <li>BART</li> <li>Caltrans</li> <li>East Bay Leadership Council</li> </ul>	<ul style="list-style-type: none"> <li>Number of zero-emission registered in unincorporated county.</li> <li>Number of zero-emission purchased annually for County fleet.</li> <li>Percentage of County fleet that is zero-emission.</li> <li>Number of EV chargers installed at County facilities, both for County fleet and public use.</li> <li>Number of public EV chargers installed throughout the unincorporated county.</li> <li>Number of zero-emission vehicles purchased for personal, government, and business/construction use.</li> </ul>	<ul style="list-style-type: none"> <li>Cost savings</li> <li>Improved air quality</li> <li>Improved community equity</li> <li>Improved public health</li> <li>Reduced resource use</li> </ul>
<b>Resilient Communities and Natural Infrastructure: Contra Costa County will increase resilience to climate hazards and foster community health</b>									
<b>Resilient Communities and Natural Infrastructure</b> <i>Contra Costa County will increase resilience to climate hazards and foster community health</i>	5.1	Protect against and adapt to changes in sea levels and other shoreline flooding conditions.	The community is protected against permanent and temporary inundation from rising sea levels and shoreline flooding through green infrastructure, effective building siting and retrofits, and informed land use decisions.	<ul style="list-style-type: none"> <li>Establish requirements for new development to locate habitable areas of buildings above the highest water level expected for the lifetime of the project, or to construct a levee to provide adequate protection during the lifetime of the project.</li> <li>Support the use of natural infrastructure, including ecosystem restoration, to protect against sea level rise and associated shoreline flooding.</li> <li>Coordinate with state and regional agencies, neighboring jurisdictions, property owners, utilities, and others to prepare a Sea Level Rise Adaptation Plan and fund and implement wetland restoration and other sea level rise adaptation efforts.</li> <li>Convene a working group of local shoreline communities and community-based organizations to collaborate on shoreline flooding.</li> <li>Consider employing land banks as buffers against rising sea levels.</li> </ul>	<ul style="list-style-type: none"> <li>Conservation and Development</li> <li>Public Works</li> </ul>	<ul style="list-style-type: none"> <li>Existing development</li> <li>New development</li> </ul>	<ul style="list-style-type: none"> <li>Bay Area Conservation and Development Commission</li> <li>Delta Stewardship Council</li> <li>Shoreline communities</li> <li>Irrigation districts</li> <li>Community-based organizations</li> <li>Land trusts</li> </ul>	<ul style="list-style-type: none"> <li>Whether a shoreline flooding working group has been established.</li> <li>Value of grant funding received to address shoreline flooding issues.</li> <li>Additional effective tracking metrics to be developed.</li> </ul>	<ul style="list-style-type: none"> <li>Greater community resilience</li> <li>Reduced disaster impacts</li> </ul>

Where currently-available for purchase EVs do not meet cost and/or functional requirements, new county vehicles should be plug-in hybrids where these meet functional requirements, in order to start transitioning to cleaner vehicles as soon as possible.

For new multi-family developments, each parking space should have access to at least a Level One (120V) receptacle. And a certain percentage of parking spaces ought to have Level Two 240V receptacles (additional studies may be necessary to determine the percentage of spaces that should have Level Two charging). Note that installation of charging "stations" may not be necessary, as some of the latest EVs are equipped with cords that do both 120V and 240V.

Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Resilient Communities and Natural Infrastructure cont'd</b>	5.2	Protect against and adapt to increases in the frequency and intensity of wildfire events.	The community is more resilient to the direct and indirect effects of wildfires, both locally and regionally. Public and private property is designed and maintained to minimize the risk of damage from wildfires, infrastructure systems are redundant and hardened, and emergency management plans and practices for wildfires are responsive to the needs of Impacted Communities.	<ul style="list-style-type: none"> <li>– Prohibit new residential subdivisions in Very High Fire Hazard Zones and limit development in High Fire Hazard Severity Zones.</li> <li>– Require any new development in a Very High Fire Hazard Severity Zone, Wildland-Urban Interface, or State Responsibility Area to include fire-safe designs and materials, and to prepare, maintain, and regularly implement a fire protection plan. Such development shall meet or exceed State requirements for developments in fire-prone areas, including for ingress and egress, water supply, and firefighting equipment access.</li> <li>– In coordination with property owners, establish and maintain fire breaks and defensible space, fuel-clearing activities, and firefighting infrastructure.</li> <li>– Support undergrounding of utility lines, especially in the Wildland-Urban interface and fire hazard severity zones.</li> <li>– Work with community organizations to ensure Impacted Communities have access to financing and other resources to reduce the fire risk on their property, prepare for wildfire events, and allow for a safe and speedy recovery.</li> </ul>	<ul style="list-style-type: none"> <li>– Conservation and Development</li> <li>– Public Works</li> </ul>	<ul style="list-style-type: none"> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> <li>– County operations</li> <li>– Existing development</li> <li>– New development</li> </ul>	<ul style="list-style-type: none"> <li>– Community-based organizations</li> <li>– Contra Costa County Fire Protection District</li> <li>– Facility operators (school districts, libraries, community centers, etc.)</li> <li>– Kensington Fire Protection District</li> <li>– Rodeo-Hercules Fire Protection District</li> <li>– Moraga-Orinda Fire District</li> <li>– San Ramon Valley Fire Protection District</li> <li>– Medical service providers</li> <li>– 211</li> <li>– Red Cross</li> </ul>	<ul style="list-style-type: none"> <li>– Number of properties conducting brush clearing activities</li> <li>– Amount of funds distributed for wildfire mitigation efforts.</li> <li>– Number of developments with fire protection plans.</li> <li>– Miles of power lines undergrounded.</li> </ul>	<ul style="list-style-type: none"> <li>– Greater community resilience</li> <li>– Improved community equity</li> <li>– Improved public health</li> <li>– Reduced disaster impacts</li> </ul>



Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Resilient Communities and Natural Infrastructure cont'd</b>	5.3	Establish and maintain community resilience hubs.	Establish and maintain community resilience hubs with microgrids, education, and training opportunities. The County develops feasibility analysis and implementation plan for siting community resilience hubs across the County, with attention to Impacted Communities, and identifies opportunities for battery storage projects at County facilities. County emergency planners ensure emergency response plans include climate change disasters such as wildfires, sea level rise/flooding, extreme heat, and drought. These efforts emphasize equitable recovery for Impacted Communities and those affected by environmental justice issues.	<ul style="list-style-type: none"> <li>– Identify existing community facilities that can serve as resilience hubs and support affected populations during hazard events. Such facilities shall be distributed equitably throughout the county, with an emphasis on easy access for Impacted Communities. Where appropriate existing facilities are not present, develop plans for construction of new resilience hubs.</li> <li>– Retrofit selected facilities to act as resilience hubs, including adding solar panels, battery backup systems, water resources, and supplies to meet basic community and emergency medical needs.</li> <li>– Create a virtual resilience hub that connects County resources to the community through virtual community networks to provide detailed, up-to-date information about preparing for natural disasters, notifications and alerts related to public safety, space for virtual gathering and information-sharing, and other appropriate uses. Materials shall be accessible in multiple languages.</li> <li>– Coordinate resilience hub activities with PSPS and wildfire smoke resiliency planning efforts.</li> </ul>	<ul style="list-style-type: none"> <li>– Conservation and Development</li> <li>– Office of the Sheriff</li> <li>– Public Works</li> <li>– Health</li> <li>– Health, Housing, and Homeless Services</li> <li>– Employment and Human Services Department</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Residents in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– Community-based organizations</li> <li>– Contra Costa County Fire Protection District</li> <li>– Employment and Human Services</li> <li>– Environmental justice organizations</li> <li>– Facility operators (school districts, libraries, community centers, etc.)</li> <li>– Kensington Fire Protection District</li> <li>– Rodeo-Hercules Fire Protection District</li> <li>– Moraga-Orinda Fire District</li> <li>– San Ramon Valley Fire Protection District</li> <li>– Homeless Providers</li> <li>– Medical service providers</li> <li>– 211</li> <li>– County Office of Education</li> <li>– Local school districts</li> <li>– Red Cross</li> </ul>	<ul style="list-style-type: none"> <li>– Adopted plan for community resilience hubs</li> <li>– Number of community resilience hubs</li> <li>– Number of permits issued for battery storage projects</li> <li>– Number of battery storage projects at County facilities</li> <li>– Updated emergency response plans</li> </ul>	<ul style="list-style-type: none"> <li>– Greater community resilience</li> <li>– Improved community equity</li> <li>– Increased resilience to pests</li> </ul>



Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Resilient Communities and Natural Infrastructure cont'd</b>	5.4	Sequester carbon on natural and working lands in Contra Costa County.	There are increased opportunities to store carbon on local natural and working lands through carbon sequestration on public and private lands, increased tree planting by County and public and private partners, installation of green infrastructure, and increased use of pervious paving.	<ul style="list-style-type: none"> <li>– Implement recommendations from ongoing carbon sequestration feasibility study, <i>Healthy Lands, Healthy People</i>.</li> <li>– Establish pilot programs for carbon sequestration on agricultural land.</li> <li>– Explore ways to increase carbon sequestration on County-owned facilities.</li> <li>– Partner with regional landowners and agencies to establish carbon sequestration programs and incentives.</li> <li>– Use offset protocols and guidance to promote sequestration on natural and developed lands.</li> <li>– Require any carbon sequestration program that the County provide benefits to communities that face environmental justice issues and actively and meaningfully engages with impacted communities.</li> <li>– Explore the potential for citizen scientists to support tree inventories, tree planting, and maintenance of existing trees.</li> <li>– Establish a fund to support expanded tree planting and maintenance activities.</li> <li>– Continue to ensure that natural lands and other open space, including wetlands, native grasslands, and riparian areas, remain protected and are restored as needed.</li> <li>– Explore opportunities to integrate traditional fire management practices into forest management policies and programs.</li> <li>– Coordinate with farming groups, ranchers, and the University of California Cooperative Extension to identify and promote varieties of feedstock, livestock, and crops that are resilient to rising temperatures and changing precipitation patterns and increase carbon sequestration.</li> </ul>	<ul style="list-style-type: none"> <li>– Agriculture</li> <li>– Conservation and Development</li> <li>– CC Health (IPM)</li> <li>– Public Works</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Natural and working lands</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– Agricultural groups</li> <li>– Community gardening groups</li> <li>– Community-based organizations</li> <li>– Contra Costa Resource Conservation District</li> <li>– East Bay Regional Park District</li> <li>– Environmental justice organizations</li> <li>– Organizations that support regenerative landscaping and agriculture</li> <li>– Regional landowners</li> <li>– UC Cooperative Extension</li> <li>– Safe Routes to Schools programs</li> </ul>	<ul style="list-style-type: none"> <li>– Completed feasibility study for carbon sequestration in Contra Costa County</li> <li>– Number of completed pilot carbon farming project(s)</li> <li>– Number of trees planted on County property</li> <li>– Progress report on implementation of County's green infrastructure plan for County facilities</li> <li>– Installation of green infrastructure on private property</li> <li>– Quantity of SB1383-compliant compost procured and utilized by the County directly or on the County's behalf</li> </ul>	<ul style="list-style-type: none"> <li>– Enhanced recreation opportunities</li> <li>– Improved air quality</li> <li>– Increased economic opportunities</li> <li>– Increased resilience to pests</li> </ul>
<b>Resilient Communities and Natural Infrastructure cont'd</b>	5.5	Minimize heat island effects through the use of cool roofs and green infrastructure	Impacts of heat islands are addressed and minimized through construction practices for buildings and structures, including through ample shading opportunity and other green infrastructure improvements.	<ul style="list-style-type: none"> <li>– Require new and retrofitted large hardscaped areas to include mature trees, swales, native and drought-tolerant landscaping, and other green infrastructure features consistent with current and future climate conditions and other guidelines.</li> <li>– Increase tree planting in urbanized areas and open spaces, emphasizing areas with limited existing tree cover and using low-maintenance native tree species.</li> <li>– Prepare and implement a Tree Master Plan for the unincorporated county.</li> <li>– Provide shade trees or shade structures at parks, transit stops, plazas, and other outdoor spaces.</li> <li>– Support efforts to develop incentive programs for home and business owners, school districts, and other local and regional property owners to increase the adoption of cool roofs and green infrastructure on private property.</li> </ul>	<ul style="list-style-type: none"> <li>– Conservation and Development</li> <li>– Public Works</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Existing development</li> <li>– New development</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– Community-based organizations</li> <li>– Community gardening group</li> <li>– Environmental justice organizations</li> <li>– Organizations that support regenerative landscaping and agriculture</li> <li>– Water and wastewater service providers</li> <li>– Health Services and related partners.</li> <li>– East Bay Regional Park District</li> </ul>	<ul style="list-style-type: none"> <li>– Number of permits for cool roofs, both private and County facilities</li> <li>– Adoption of a Tree Master Plan</li> <li>– Percent of heat-vulnerable communities with tree cover / number of new tree plantings</li> <li>– Number of ER visits, deaths and associated clinical care related to extreme heat events</li> <li>– Equity measure rankings on the Healthy Places Index.</li> </ul>	<ul style="list-style-type: none"> <li>– Improved air quality</li> <li>– Improved community equity</li> <li>– Improved public health</li> <li>– Reduced disaster impacts</li> <li>– Reduced resource use</li> <li>– Increased economic opportunities</li> </ul>

Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Resilient Communities and Natural Infrastructure cont'd</b>	5.6	Protect the community against additional hazards created or exacerbated by climate change	Impacts from other climate-related hazards, including drought, flooding, landslides, and severe weather, are reduced. Development projects are located and designed to reduce exposure to hazardous conditions and community members receive the support and assistance needed to prepare for and recover from natural disasters.	<ul style="list-style-type: none"> <li>– Require all new below market-rate housing to be located outside of mapped hazardous areas to the great extent possible, and require all development located in hazard zones that is not otherwise prohibited to be sited and designed to remain safe and habitable immediately following a natural disaster.</li> <li>– Treat susceptibility to hazards and threats to human health and life as primary considerations when reviewing all development proposals and changes to land uses.</li> <li>– Partner with community-based organizations to provide information to community members about how to prepare for projected climate change hazards.</li> <li>– Promote, and as necessary develop, available funding sources to incentivize residents and business to prepare for natural disasters, particularly members of Impacted Communities.</li> <li>– Consider projected impacts of climate change when siting, designing, and identifying the construction and maintenance costs of capital investment projects.</li> <li>– Actively promote and grow participation in Community Emergency Response Team (CERT) programs throughout the county.</li> </ul>	<ul style="list-style-type: none"> <li>– Conservation and Development</li> <li>– Public Works</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Existing development</li> <li>– New development</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– Community-based organizations</li> <li>– Contra Costa County Fire Protection District</li> <li>– Facility operators (school districts, libraries, community centers, etc.)</li> <li>– Kensington Fire Protection District</li> <li>– Rodeo-Hercules Fire Protection District</li> <li>– Moraga-Orinda Fire District</li> <li>– San Ramon Valley Fire Protection District</li> <li>– Medical service providers</li> <li>– Health Services and related partners.</li> <li>– 211</li> <li>– Red Cross</li> <li>– Contra Costa County Sheriff</li> </ul>	<ul style="list-style-type: none"> <li>– New residential units and square footage of nonresidential developments in hazard-prone areas.</li> <li>– Amount of funding distributed for resilience.</li> <li>– Number of active Community Emergency Response Team (CERT) volunteers</li> </ul>	<ul style="list-style-type: none"> <li>– Cost savings</li> <li>– Greater community resilience</li> <li>– Greater energy independence</li> <li>– Improved community equity</li> <li>– Improved public health</li> <li>– Increased resilience to pests</li> <li>– Reduced disaster impacts</li> </ul>
<b>Climate Equity: The Climate Action Plan will mitigate environmental factors leading to health disparities, promote safe and livable communities, and promote investments that improve neighborhood accessibility.</b>									
<b>Climate Equity</b> <i>The Climate Action Plan will mitigate environmental factors leading to health disparities, promote safe and livable communities, and promote investments that improve neighborhood accessibility.</i>	6.1	Provide access to affordable, clean, safe, and healthy housing and jobs.	All residents live in clean, healthy homes and neighborhoods, have access to parks, open space, and fresh food, and have easy access to safe and affordable mobility options. The County evaluates CAP strategies for equitable benefits for Impacted Communities, ensures every County department is integrating climate issues and climate-related effects in services to residents, and meaningfully and continuously engages communities most affected by climate change in developing and implementing appropriate solutions.	<ul style="list-style-type: none"> <li>– In partnership with community-based organizations, work to reverse community deterioration and blight, and improve person and property safety, in neighborhoods throughout Contra Costa County.</li> <li>– Require that new housing for households making less than Area Median Income or other impacted Communities be located outside of hazard-prone areas, including wildfires, landslides, floods, and sea-level level rise.</li> <li>– Establish a program to provide low-cost or free air conditioning and filtration, improved insulation, low emitting materials, and indoor ventilation in homes, emphasizing buildings that are home to Impacted populations.</li> <li>– Partner with schools, community-based organizations, labor unions, Workforce Development Board and other appropriate groups to provide green jobs training for residents. Prioritize training for people currently or recently working in polluting or extractive activities.</li> <li>– Provide support for state and federal green jobs programs, efforts to support organized labor, and living wage labor standards.</li> <li>– Include environmental justice and climate issues in County Racial Equity Action Plan.</li> </ul>	<ul style="list-style-type: none"> <li>– County Administrator's Office</li> <li>– Conservation and Development</li> <li>– Employment and Human Services</li> <li>– Health Services</li> <li>– Office of Racial Equity and Social Justice (still in development)</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Existing development</li> <li>– New development</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– Community-based organizations</li> <li>– Environmental justice groups</li> <li>– Local grocery stores and food banks</li> <li>– Housing developers and contractors</li> <li>– Community colleges, schools, labor unions, and local career skills training programs</li> <li>– Workforce development programs</li> </ul>	<ul style="list-style-type: none"> <li>– Inclusion of environmental justice and climate issues in County Racial Equity Action Plan.</li> <li>– Funds spent by County departments on energy efficiency and other services in disadvantaged communities compared to non-disadvantaged communities.</li> <li>– Measures of health and social impacts of climate change that reveal significant disparities and inequities across groups.</li> </ul>	<ul style="list-style-type: none"> <li>– Enhanced recreation opportunities</li> <li>– Greater community resilience</li> <li>– Improved community equity</li> <li>– Increased economic opportunities</li> <li>– Increased resilience to pests</li> </ul>

Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
Climate Equity cont'd	6.2	Invest in solutions to support climate equity.	County investments support climate equity. The County implements best practices in Environmental, Social, and Governance considerations as CAP is implemented.	<ul style="list-style-type: none"> <li>Evaluate and adjust County budgeting and spending as needed to ensure equitable investment in Impacted Communities. Incorporate addressing climate change, providing climate solutions, and enhancing community equity into the mission of all County departments.</li> <li>Include environmental justice and climate issues in the County Racial Equity Action Plan and in the responsibilities of the County Office of Racial Equity and Social Justice.</li> <li>As part of CAP and General Plan implementation, consider whether the strategy provides equitable benefits for Impacted Communities as a criterion for prioritization.</li> <li>Continually engage communities most affected by climate change in developing and implementing climate solutions and ensure that such solutions provide benefits to Impacted Communities.</li> <li>Advocate for the Contra Costa Employees Retirement Association to use Environmental, Social, and Governance criteria in its investment policies, and to offer socially responsible investment options for its members.</li> <li>Amend the County investment policy to divest from fossil fuels, require the use of Environmental, Social, and Governance criteria, and prohibit investment in all securities issued by fossil fuel companies.</li> <li>Work with schools, county library, and community-based organizations to provide environmental education.</li> </ul>	<ul style="list-style-type: none"> <li>County Administrator's Office</li> <li>Conservation and Development</li> <li>Employment and Human Services</li> <li>Health Services</li> <li>Office of Racial Equity and Social Justice</li> <li>Public Works (Parks and Recreation)</li> <li>Treasurer/Tax Collector</li> </ul>	<ul style="list-style-type: none"> <li>Impacted Communities</li> <li>Residents in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>Community-based organizations</li> <li>Contra Costa Employees Retirement Association</li> <li>Environmental justice groups</li> <li>School and college districts</li> <li>Library</li> <li>Youth groups</li> </ul>	<ul style="list-style-type: none"> <li>Adopted guidance on best practices.</li> <li>Advocate for Contra Costa Employees Retirement Association to use Environmental Sustainability Governance (ESG) in its investment priorities and to offer environmentally and socially responsible investment choices for members.</li> <li>Modify County investment policy to use ESG and to prohibit investment in all securities issued by fossil fuel companies.</li> </ul>	<ul style="list-style-type: none"> <li>Improved community equity</li> <li>Increased economic opportunities</li> </ul>
Climate Equity cont'd	6.3	Increase access to parks and open space.	All County residents have easy access to parks and open space. The County has an easily accessible and integrated system of high-quality, safe, and well-maintained parks and trails for all residents of unincorporated county, including Impacted Communities.	<ul style="list-style-type: none"> <li>Establish a target of all residents being located within a half-mile of a park or other green space.</li> <li>In partnership with regional agencies, support land acquisition for new parks and open space areas and protect such lands through conservation easements.</li> </ul>	<ul style="list-style-type: none"> <li>Conservation and Development</li> <li>Public Works (Parks and Recreation)</li> </ul>	<ul style="list-style-type: none"> <li>New development</li> <li>Residents in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture</li> <li>Agricultural groups</li> <li>Contra Costa Resource Conservation District</li> <li>East Bay Regional Park District</li> <li>Environmental justice groups</li> <li>Local land trusts and land conservation groups</li> <li>Housing developers</li> </ul>	<ul style="list-style-type: none"> <li>Number of residents in unincorporated county, including those in Impacted Communities, located within a half-mile of a park or other green space.</li> <li>Total acres of parks and green space by type.</li> </ul>	<ul style="list-style-type: none"> <li>Enhanced recreation opportunities</li> <li>Greater community resilience</li> <li>Improved air quality</li> <li>Improved community equity</li> <li>Improved public health</li> <li>Increased economic opportunities</li> <li>Reduced disaster effects</li> </ul>
Climate Equity cont'd	6.4	Ensure residents have equitable, year-round access to affordable local fresh food.	There is increased access of County residents to local fresh food. The County facilitates creation of more farmer's markets, supports urban gardens, and ensures that healthy food is made affordable and accessible to Impacted Communities and those in food desert areas.	<ul style="list-style-type: none"> <li>Facilitate establishment of year-round farmers markets in all communities, prioritizing Impacted Communities.</li> <li>Work with community groups to establish and maintain urban gardens, particularly in Impacted Communities and on vacant land.</li> <li>Encourage major supermarkets to locate in Impacted Areas.</li> </ul>	<ul style="list-style-type: none"> <li>Health Services</li> <li>Agriculture</li> <li>Senior Nutrition Program</li> </ul>	<ul style="list-style-type: none"> <li>Residents in unincorporated areas</li> <li>Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture</li> <li>Agricultural groups</li> <li>Community gardening groups</li> <li>Environmental justice groups</li> <li>Farmers markets</li> <li>Local grocery stores and food banks</li> </ul>	<ul style="list-style-type: none"> <li>Number of regular farmers markets in all communities and in Impacted Communities.</li> <li>Number of permits issued for urban gardens in all communities (if permits are required by policy).</li> <li>Number of residents participating in In Lieu of Services (ILOS) food benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Improved community equity</li> <li>Improved public health</li> <li>Increased economic opportunities</li> </ul>

Encourage industry, and its jobs, that help to solve global heating. Examples include renewable energy, 'zero emission' vehicles, lab-grown meats (where labs powered with renewable energy).

Food and Climate: The production of animal-based food products (especially beef) has a much greater impact on GHG emissions, compared to plant-based foods. At County facilities, offer more climate-friendly food, less food that results in more GHG emissions. Encourage the same in the private sector. See Oakland ECAP, July 2020, Food and the Climate Crises (starting on p. 14) for an in-depth discussion.

Encourage agriculture within the County.

Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
Climate Equity cont'd	6.5	Ensure that large industrial facilities act as good neighbors.	Large industrial facilities are good neighbors. The County puts forward recommendations to responsible permitting agencies regarding permits for fossil-fuel based industries/point sources, tracks data on fossil fuel products produced and/or transported in and through Contra Costa County and allows for a just transition of polluting and extractive industries.	<ul style="list-style-type: none"> <li>– Provide recommendations to responsible permit agencies regarding permits for fossil fuel-based industries and point sources.</li> <li>– Regularly track data on fossil fuel production and transportation in Contra Costa County.</li> <li>– As economic conditions change, support efforts to phase out heavily polluting and extractive industries and replace them with businesses that contribute to a regenerative and circular economy.</li> </ul>	<ul style="list-style-type: none"> <li>– County Administrator's Office</li> <li>– Conservation and Development</li> <li>– Health Services Environmental Health Division</li> </ul>	<ul style="list-style-type: none"> <li>– Industrial operations</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– BAAQMD</li> <li>– CARB</li> <li>– Chambers of Commerce</li> <li>– East Bay Leadership Council</li> <li>– Community-based organizations</li> <li>– Environmental justice groups</li> <li>– Industry groups</li> <li>– Labor unions</li> </ul>	<ul style="list-style-type: none"> <li>– Quantity and type of fossil fuels produced, refined, stored in, and distributed through the County can be determined, and periodically reported.</li> <li>– Information on specific fossil fuel facilities in Contra Costa County, including changes of ownership, mergers and acquisitions, investor presentations and reports, or any other public information that may indicate a facility's interest or intent to expand in the future, taking into account broader market trends in oil and gas refining and export in the Bay Area.</li> <li>– Local air quality metrics</li> </ul>	<ul style="list-style-type: none"> <li>– Improved air quality</li> <li>– Improved community equity</li> <li>– Improved public health</li> <li>– Increased economic opportunities</li> </ul>
<b>Leadership: Contra Costa County is a model for how local government can take action on climate issues.</b>									
Leadership <i>Contra Costa County is a model for how local government can take action on climate issues.</i>	7.1	Establish Contra Costa as a leader among local governments for addressing climate issues.	Contra Costa County is a leader among local governments on how it addresses climate issues. The County incorporates Climate Action Plan goals into ongoing work, all County departments follow best practices from County's Green Business Program, and all County facilities participate in EBMUD Water Smart Business program if located in EBMUD service territory.	<ul style="list-style-type: none"> <li>– Continue to publicize and support the operations of the County's Interdepartmental Climate Action Task Force.</li> <li>– Work with all County departments to encourage adoption of best practices from the County's Green Business Program and participation in the EBMUD Water Smart Business Program (where appropriate).</li> <li>– Encourage development of new policies and initiatives that support the County's climate goals.</li> <li>– Explore the creation of funding mechanisms, including a carbon impact fee, to support the County's Sustainability Fund if additional financial resources are needed.</li> <li>– Ensure that all funding mechanisms minimize or avoid financial impacts to Impacted Communities and do not exacerbate economic inequities.</li> <li>– Facilitate trainings for County staff on climate change (including the results of the Vulnerability Assessment and CAP technical work) and how they can support climate action through their work with the County and at home.</li> <li>– Encourage County employees to explore innovative technologies and programs that address climate change.</li> <li>– Incorporate pest prevention principles into new construction and retrofit programs on County properties.</li> <li>– Require businesses to ensure compliance with the County's Environmentally Preferred Purchasing policy as a condition of obtaining County contracts to the extent feasible.</li> </ul>	<ul style="list-style-type: none"> <li>– County Administrator's Office</li> <li>– Human Resources</li> <li>– Conservation and Development</li> <li>– Public Works</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– All County departments</li> <li>– Climate Action Taskforce</li> <li>– Community-based organizations</li> <li>– Green Business Program</li> <li>– Library</li> </ul>	<ul style="list-style-type: none"> <li>– Ongoing work products and semi-annual reports from Interdepartmental Climate Action Task Force.</li> <li>– Reports to Board of Supervisors include sustainability impact statement.</li> <li>– Annual report on conditions placed on discretionary projects to ensure support of Climate Action Plan goals.</li> <li>– Number of County departments adopting best practices of the Green Business Program.</li> <li>– Number of County departments/facilities certified through Water Smart Business program.</li> <li>– Trainings and other information for County staff on climate change.</li> <li>– Amount of pesticides applied to County properties.</li> <li>– Number of County facilities with an active integrated pest management plan.</li> <li>– Number of County departments that have adopted their own Climate Action Plan</li> </ul>	<ul style="list-style-type: none"> <li>– Cost savings</li> <li>– Improved community equity</li> <li>– Increased economic opportunities</li> <li>– Increased resilience to pests</li> </ul>



Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
<b>Leadership cont'd</b>	7.2	Continue to recognize the climate crisis as an emergency for Contra Costa County and make deep decarbonization a top County priority.	Contra Costa County takes action to address the climate emergency. Efforts to do this include implementing the Climate Emergency Resolution initiatives (including seeking input from the community to help plan for economic transition), prioritizing implementation of the Climate Action Plan, and considering the effects of climate change on residents, especially the young, low-income, elderly, communities of color, and other Impacted populations.	<ul style="list-style-type: none"> <li>– Integrate additional efforts from the Climate Emergency Resolution into County department work plans.</li> <li>– Consider climate and equity effects and vulnerabilities as a factor in County budgeting and decision-making, integrating climate adaptation and GHG reduction features as necessary to increase resilience and GHG reductions countywide.</li> <li>– Assess County programs, policies, operations, and projects (excluding stationary sources) for their contribution to achievement of County's GHG reduction targets and consistency with the CAP.</li> <li>– Disclose GHG emissions to a registry such as the Carbon Disclosure Project (CDP).</li> </ul>	<ul style="list-style-type: none"> <li>– County Administrator's Office</li> <li>– Conservation and Development</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> </ul>	<ul style="list-style-type: none"> <li>– All County departments</li> <li>– Interdepartmental Climate Action Task Force</li> <li>– Community-based organizations</li> <li>– Local environmental groups</li> </ul>	<ul style="list-style-type: none"> <li>– Adopted climate emergency resolution</li> <li>– Actions taken to implement climate emergency resolution</li> </ul>	<ul style="list-style-type: none"> <li>– Improved community equity</li> <li>– Increased economic opportunities</li> </ul>
<b>Implementation strategies</b>									
<b>Implementation strategies</b>	8.1	Monitor and report progress toward achieving Climate Action Plan targets on an annual basis.		<ul style="list-style-type: none"> <li>– Assign responsibility for facilitating and supporting CAP implementation to the County's Department of Conservation and Development .</li> <li>– Identify key staff from each department responsible for supporting CAP implementation and updates for annual reporting and monitoring.</li> <li>– Continue to involve community-based organizations and other key stakeholders in reviewing and recommending CAP action items</li> <li>– Prepare an annual progress report on implementation of the recommended GHG reduction strategies and progress toward CAP targets. When information is available, provide updates on estimated GHG emissions reductions and current GHG emissions levels.</li> <li>– Monitor implementation of the Sustainability Fund for projects in county facilities</li> <li>– Use the CAP implementation and monitoring tool to track GHG benefits from CAP implementation and identify progress toward the CAP reduction targets.</li> <li>– Improve the County permitting system and other systems as needed to support collecting CAP implementation data.</li> </ul>	<ul style="list-style-type: none"> <li>– Conservation and Development</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– All County departments</li> <li>– Interdepartmental Climate Action Task Force</li> <li>– Sustainability Commission</li> </ul>	<ul style="list-style-type: none"> <li>– Preparation of Annual Report and presentation to Sustainability Commission, Sustainability Committee, and Board of Supervisors.</li> <li>– Dedicated funding in annual budget for CAP implementation.</li> <li>– Regularly maintained CAP tracking tool.</li> <li>– Updated to County permitting system to support tracking of CAP implementation.</li> <li>– Sustainability Fund progress report</li> </ul>	<ul style="list-style-type: none"> <li>– All</li> </ul>
<b>Implementation strategies cont'd</b>	8.2	Continue collaborative partnership with agencies and community groups that support Climate Action Plan implementation with an emphasis on residents and community-based organizations from Impacted Communities.		<ul style="list-style-type: none"> <li>– Participate in local and regional organizations that provide tools and support for energy efficiency, energy conservation, GHG emissions reductions, adaptation, public information, and implementation of this CAP.</li> <li>– Commit to formal membership through joint powers authorities or other partnerships to implement high priority strategies from the CAP</li> <li>– Provide policy input to partner agencies on policy barriers that need to be addressed at the State level.</li> </ul>	<ul style="list-style-type: none"> <li>– Conservation and Development</li> </ul>	<ul style="list-style-type: none"> <li>– County operations</li> <li>– Residents in unincorporated areas</li> <li>– Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>– All County departments</li> <li>– Interdepartmental Climate Action Task Force</li> <li>– Sustainability Commission</li> <li>– Community-based organizations</li> <li>– Agency partners</li> </ul>	<ul style="list-style-type: none"> <li>– Partnerships maintained</li> </ul>	<ul style="list-style-type: none"> <li>– All</li> </ul>

Goal	No	CAP Strategy	Strategy Description	Implementation actions	Lead Department	Applicability	Potential Partners	Potential Measure(s) of Effectiveness	Co-Benefits
Implementation strategies cont'd	8.3	Secure necessary funding to implement the Climate Action Plan.		<ul style="list-style-type: none"> <li>Identify funding sources and levels for reduction strategies as part of annual reporting.</li> <li>Include emissions reduction strategies in department work plans, the capital improvement program, and other plans as appropriate.</li> <li>Pursue local, regional, State, and federal grants to support implementation.</li> <li>Explore dedicated funding sources for CAP implementation, including from the Sustainability Fund or other revenue sources as needed.</li> <li>Explore opportunities to allocate a portion of revenues from revenue-generating strategies to CAP allocation.</li> </ul>	– Conservation and Development	<ul style="list-style-type: none"> <li>County operations</li> <li>Residents in unincorporated areas</li> <li>Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>All County departments</li> <li>Interdepartmental Climate Action Task Force</li> <li>Agency partners</li> </ul>	<ul style="list-style-type: none"> <li>Climate action integration into all department work plans and Capital Improvement Program.</li> <li>Number of grants and amount of funding being pursued, awarded, and managed.</li> <li>Funding provided for the Sustainability Fund.</li> </ul>	– All
Implementation strategies cont'd	8.4	Continue to update the baseline emissions inventory and Climate Action Plan every five years.	Measure greenhouse gas emissions on regular basis, including overall emissions and trends.	<ul style="list-style-type: none"> <li>Prepare a GHG emissions inventory that shows GHG emissions after emergency conditions created by the COVID-19 pandemic are expected to have ended.</li> <li>Update the CAP to incorporate new technology, practices, and other options to further reduce emissions.</li> </ul>	– Conservation and Development	<ul style="list-style-type: none"> <li>County operations</li> <li>Residents in unincorporated areas</li> <li>Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>All County departments</li> <li>Interdepartmental Climate Action Task Force</li> </ul>	<ul style="list-style-type: none"> <li>Updated GHG inventories every 5 years.</li> </ul>	– All
Implementation strategies cont'd	8.5	Maintain and update the Climate Action Plan to allow for greater resilience.		<ul style="list-style-type: none"> <li>Coordinate where possible updates of the Climate Action Plan, General Plan Safety Element, and Local Hazard Mitigation Plan cycle to ensure plan alignment and coordination of climate mitigation and adaptation efforts.</li> <li>Assess the implementation status and effectiveness of adaptation strategies.</li> </ul>	– Conservation and Development	<ul style="list-style-type: none"> <li>County operations</li> <li>Residents in unincorporated areas</li> <li>Businesses in unincorporated areas</li> </ul>	<ul style="list-style-type: none"> <li>All County departments</li> <li>Interdepartmental Climate Action Task Force</li> </ul>	<ul style="list-style-type: none"> <li>Progress on implementing GHG reduction strategies, climate adaptation strategies, and general sustainability strategies.</li> </ul>	– All

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# Contra Costa County Board of Supervisors

## Subcommittee Report

### SUSTAINABILITY COMMITTEE

**Meeting Date:** 05/23/2022

**Subject:** RECEIVE UPDATE and PROVIDE GUIDANCE on environmental justice and sustainability aspects of the draft General Plan.

**Submitted For:** Jody London, Sustainability Coordinator

**Department:** Conservation & Development

**Referral No.:** N/A

**Referral Name:** RECEIVE UPDATE and PROVIDE GUIDANCE on environmental justice and sustainability aspects of the draft General Plan.

**Presenter:** Jody London, DCD

**Contact:** Jody London (925)655-2815

### **Referral History:**

Since 2018, the Department of Conservation and Development (DCD) has been working on Envision Contra Costa 2040, the program to update the County General Plan, Zoning Code, and Climate Action Plan. A requirement related to the General Plan update is compliance with SB 1000, the Planning for Healthy Communities Act of 2016. SB 1000 requires the County General Plan to address environmental justice (EJ) in Impacted Communities (referred to as “disadvantaged communities” in the statute). The latest version of CalEnviroScreen, the State’s tool for identifying Impacted Communities, identifies North Richmond, Montalvin Manor/Tara Hills/Bayview/Rollingwood, Rodeo, Crockett, Vine Hill, Pacheco, Clyde, and Bay Point as such.

The Sustainability Committee received reports on the draft General Plan EJ policy guidance at its September 29, 2020, April 26, 2021, and June 28, 2021, meetings. At each meeting the most recent draft of the EJ goals, policies, and actions (aka “GOPAs”) was reviewed. At the June 2021 meeting staff indicated that next steps in the overall General Plan update process included Planning Commission and Hazardous Materials Commission review of draft GOPAs for all General Plan elements. The Sustainability Committee instructed staff to bring the draft EJ GOPAs back for further review after input was received from those commissions.

### **Referral Update:**

All draft General Plan GOPAs (except for the Housing Element GOPAs, which are being developed) were reviewed by the Planning Commission during a series of study sessions beginning in February and concluding in May 2022; the full set of draft GOPAs reviewed by the Planning Commission are available on the Envision Contra Costa 2040 website here:

[envisioncontracosta2040.org/documents](https://envisioncontracosta2040.org/documents). The Hazardous Materials Commission and its subcommittees reviewed select EJ GOPAs and GOPAs related to hazardous materials in April 2022. The revised draft EJ GOPAs, provided in redline format in Attachment A to show changes since the Committee’s last review in June 2021, address comments from the Planning Commission, Hazardous Materials Commission, and public, with additional refinements by DCD staff. Note that the numbering is nonsequential because the GOPAs are now presented in their actual positions in the draft elements. To ease review, the numbering from the June 2021 version of the EJ GOPAs is provided as parenthetical notes after each GOPA.

Also in April 2022, the Sustainability Commission reviewed the complete draft GOPAs related to sustainability, one of four themes the Board of Supervisors directed staff to weave into the updated General Plan along with EJ, community health, and economic development. After a presentation and question and answer period, the commissioners used Jamboard, an online interactive whiteboard, to provide comments on the sustainability GOPAs. Attachment B includes the sustainability GOPAs reviewed by the Sustainability Commission, organized by topic. Attachment C includes a summary of comments received from the commissioners, the actual Jamboard comments, and written public comments. Staff is in the process of reviewing these comments and will revise the sustainability GOPAs following Sustainability Committee input.

## Discussion Items

Staff requests input and direction from the Sustainability Committee on the following topics:

- Siting of Sensitive Receptors Relative to Pollution Sources – Policy HS-P1.10/Actions HS-A1.4 and HS-A1.5: This topic was discussed in April and June 2021, and the Committee flagged it for continued discussion at a future meeting. The original policy guidance (previously numbered HS-P1.9 in the draft GOPAs reviewed by the Planning Commission) read:

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

As originally worded, the policy could be interpreted as creating a “soft” exclusion zone for sensitive receptors around significant pollution sources. The Committee expressed concern that limiting opportunities to establish these uses could, “lock existing residents into a lower standard of living,” and indicated that the emphasis should be on reducing pollution, not deterring community investment and improvements.

The original policy language has been deleted and replaced with language developed largely through discussions.

- Revised policy HS-P1.10 requires new residential development to protect residents from air pollution by adhering to BAAQMD’s Planning Healthy Places guidance when warranted by local air pollution levels. The guidance includes strategies and practices for reducing emissions and exposure.
- New action HS-A1.4 creates an Air Pollution Overlay Zone around freeways wherein new construction must install enhanced ventilation and implement other strategies to protect people from polluted air. This action is modeled after the City of San Francisco’s Article 38, which requires enhanced ventilation for sensitive receptors on urban infill sites and within 500 feet of freeways.
- New action HS-A1.5 creates an Industrial-Residential Interface Overlay Zone where heavy industrial uses and sensitive receptors meet. This action requires heavy industrial uses within the zone to implement pollution reduction measures and mitigate air quality, noise, vibration, odor, light, visual, and safety impacts on nearby sensitive receptors. Like the previous action, this action requires sensitive receptors to install enhanced ventilation and implement other strategies to protect people from health and quality of life impacts.

**Question for Committee:** Does this revised policy guidance adequately address concerns about siting sensitive receptors in proximity to significant pollution sources?

- Fire Hazards – Policy HS-P7.4/Action A7.4: This policy and accompanying action respond to CAL FIRE recommendations to require new development in fire hazard areas to meet or exceed State fire regulations. General Plan policy guidance normally does not restate or require compliance with adopted regulations because it’s understood that compliance is required (e.g., the policy guidance does not require compliance with the California Building Code). This policy and action therefore are relevant only if the County intends to adopt regulations that exceed State fire regulations. Staff notes that the State is currently updating those regulations to be more stringent.

**Question for Committee:** Should the County adhere to the State’s fire regulations, or adopt more rigorous local requirements?

- Oil and Gas Extraction – Policies COS-P14.1 and COS-P14.2/Action COS-A14.1: Existing General Plan policy related to oil and gas extraction encourage these activities and existing zoning regulations are relatively permissive. The draft sustainability GOPAs drastically increase regulation of these activities by:
  - Requiring mitigation of impacts, particularly those related to public health and safety, surface and groundwater quality, subsidence, noise, aesthetics, air quality, habitat, and greenhouse gas emissions.
  - Prohibiting new wells in sensitive ecological areas, within 100-year flood plains and areas subject to sea level rise, and within 3,200 feet of sensitive receptors.
  - Amending the County Ordinance Code to require a land use permit for all new and expanded oil and gas wells (some wells currently may be approved administratively and without environmental review), establish performance standards, and include requirements for site reclamation.

Over the past two weeks DCD has received a petition signed by over 3,400 people and well over 100 individual requests to ban new oil and gas wells and phase out existing operations, similar to actions taken by Los Angeles County, [\[1\]](#) the City of Los



Angeles,<sup>[2]</sup> and local jurisdictions (Antioch, Brentwood, and Alameda County). However, in October 2021 the California Court of Appeal struck down Measure Z, a 2016 voter initiative in Monterey County that would have amended that county's General Plan to ban new oil and gas wells and fracking, stating that the local regulation he GOPAs were drafted under the presumption that the County lacks authority to enact an outright ban on oil and gas extraction. It would be appropriate to revisit this issue once the California Supreme Court rules on Measure Z, but that could occur after the new General Plan has been adopted.

**Question for Committee:** Should the draft GOPAs regulate or prohibit oil and gas extraction given the pending Supreme Court case and uncertainty regarding the County's authority?

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[1] On September 15, 2021, the Los Angeles County Board of Supervisors voted unanimously to ban all new oil and gas wells and designate all existing extraction activities as legal nonconforming uses, and instructed County staff to begin studying the process to phase out existing activities.

[2] The Los Angeles City Council took similar action on January 26, 2022.

[3] Justice Franklin Elia, on behalf of the Sixth Appellate District, wrote, "If a local regulation conflicts with a state law, the local regulation exceeds the local entity's power...The fact that state law leaves room for some local regulation of oil drilling, such as zoning regulations identifying where oil drilling will be permitted in a locality, does not mean that the county has the authority to ban all new wells and all wastewater injection under Measure Z."

**Recommendation(s)/Next Step(s):**

RECEIVE update and PROVIDE GUIDANCE on environmental justice and sustainability aspects of the draft General Plan.

**Fiscal Impact (if any):**

No fiscal impact currently.

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**Attachments**

Attachment A: Revised Draft Environmental Justice Goals, Policies, and Actgions

Attachment B: Draft Sustainability Goals, Policies, and Actions

Attachment C: April 2022 Sustainability Commission Meeting Summary

Presentation re Environmental Justice and Sustainability Aspects of General Plan Update

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# How to Use the General Plan

**Goal Numbering:** Each goal number starts with the element acronym and is followed by the number of the goal (e.g., SC-8 = Stronger Communities Element, eighth goal).

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

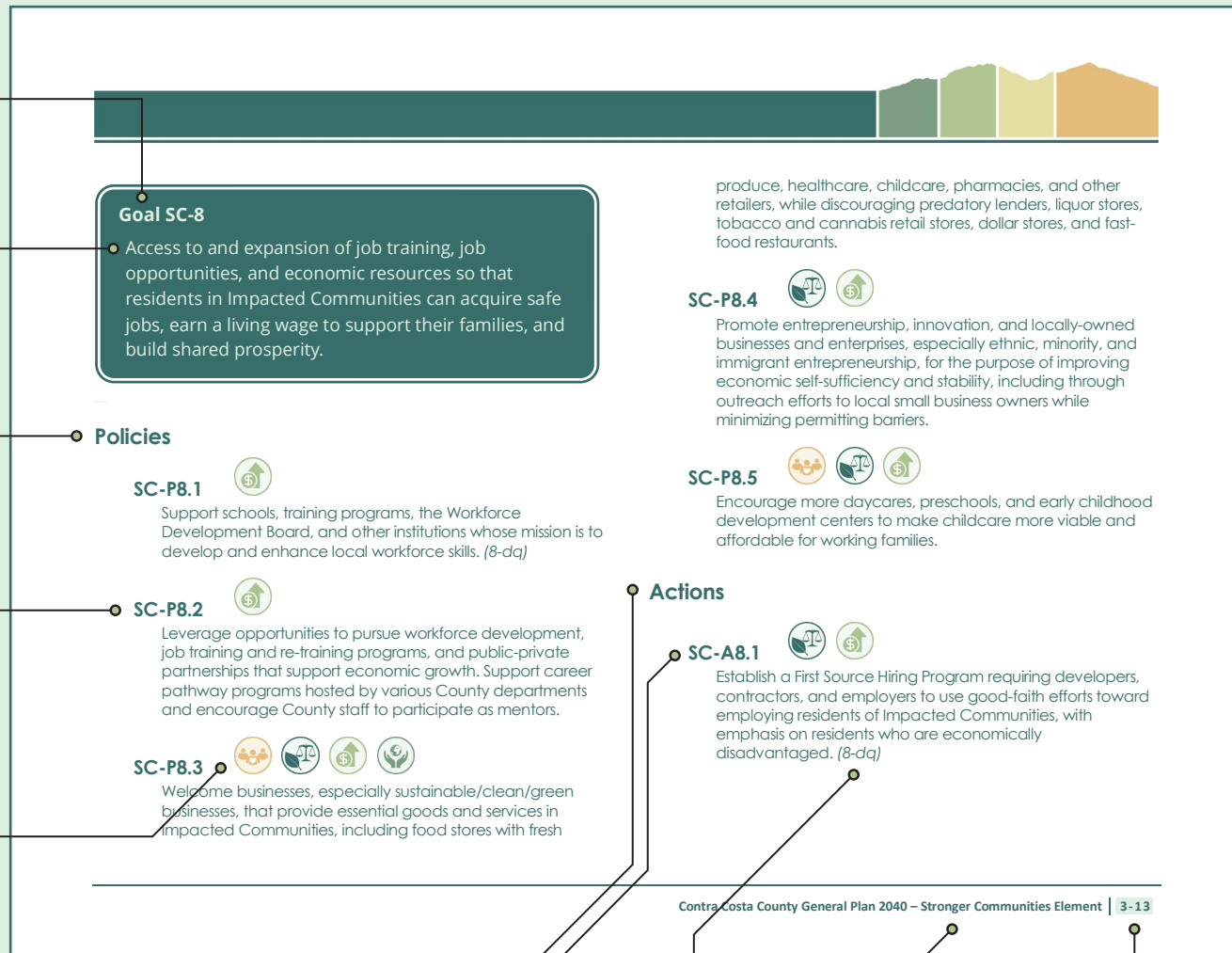
**Policies:** A policy is a specific statement that guides decision-making as the County works to achieve a specific goal. Policies represent statements of County regulation and set the standards used by decision-makers when considering proposed development and actions. These are on-going and require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

**Policy Numbering:** The policy number is shown as the last number, supporting the goal it follows (e.g., SC-P8.2 = Stronger Communities Element, eighth goal, second policy). Policy numbers are not tied to action numbers.

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

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

**Action Numbering:** The action number is shown as the last number, supporting the goal it follows (e.g., SC-A8.1 = Stronger Communities Element, eighth goal, first action). Action numbers are not tied to policy numbers.



**Parenthetical Reference:** These refer either to legislation (e.g., Assembly Bill [AB] 52) or goals, policies, and implementation measures in the existing General Plan that are somehow being carried forward in the General Plan. Existing goals are indicated by a number and capital letter (e.g., 3-A), existing policies are indicated by two numbers (e.g., 3-1), and existing implementation measures are indicated by a number and lower-case letter (e.g., 3-a). In most cases it is the concept or subject matter, not the actual wording, that is carried forward in the updated General Plan.

**Page Numbering:** Shows the chapter and page number (e.g., 3-13 = Chapter 3, page 13).

**Section Footer:** Identifies the element title.

# 3

## STRONGER COMMUNITIES ELEMENT

### NOTES FOR ALL ELEMENTS

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



Community Health



Environmental Justice



Economic Development



Sustainability

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

## Goals, Policies, and Actions

### A. ENVIRONMENTAL JUSTICE

#### Goal SC-1

Equitable distribution of social and economic resources among all communities in the county so that Impacted Communities are not disproportionately burdened by environmental pollution or other hazards. *(EJ SC-1)*

### Policies

#### SC-P1.1



In coordination partnership with residents of Impacted Communities, affected workers, business/industry, environmental and environmental justice stakeholders advocates, community colleges, workforce development and training entities, local government, and other appropriate agencies, support transition from



petroleum refining and other highly polluting industries to renewable and sustainable industries that provide living-wage jobs. (EJ SC-P1.1)

~~community groups. Provide streamlined and timely processing of permits~~ and assist applicants through the permit process. (EJ SC-A1.9)

### SC-P1.2



~~Incentivize and s~~streamline the permitting process for ~~public and private investment in~~ new development, redevelopment, and rehabilitation that promotes community goals/objectives in Impacted Communities, as identified in the ~~e~~Community ~~p~~Profiles. (EJ SC-P1.2)

### SC-P1.6



For projects negatively affecting an Impacted Community, ~~pursue support~~ community benefits agreements (CBAs) negotiated with the community and project applicant. The primary objective of these CBAs is to mitigate project impacts to the greatest extent possible, which could include mitigations exceeding the requirements of CEQA. Secondly, to compensate for impacts that cannot be fully mitigated, these CBAs should secure community benefits that exceed ~~the~~ inherent project benefits and support the community goals/objectives identified in the ~~e~~Community ~~p~~Profile. Neighborhood-serving retail uses that fill critical needs are exempt from this policy. (EJ SC-P1.5)

### SC-P1.3



Support development of ~~small scale walking~~walkable districts that provide a range of neighborhood-serving retail and service uses, public amenities, ~~services~~, and related infrastructure to residents of Impacted Communities within walking distance of their homes. (EJ SC-P1.3)

### SC-P1.7



Ensure the ongoing staffing, funding, and other resource needs of the Office of Racial Equity and Social Justice are adequately met to allow fulfillment of its mission and further the County's environmental justice goals.

### 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. (EJ SC-P1.4)

## Actions

### SC-P1.5



~~Establish/Maintain~~ a streamlined process to permit and facilitate partial and ~~or~~ temporary street closures for community-driven amenities and activities, such as parklets, farmers' markets, arts and cultural events, and outdoor dining or other community-driven, events initiated by

### SC-A1.1



~~In coordination with residents of Impacted Communities, workers, business/industry, environmental and environmental justice stakeholders, community colleges, workforce~~

development and training entities, local government, and other appropriate agencies. Partner with the stakeholders identified in Policy SC-P1.1 to develop and implement a plan to transition from petroleum-refining and other highly polluting industries to renewable, ~~and~~ sustainable, ~~and~~ clean industries that offer provide living-wage jobs. The plan should address site remediation responsibilities along with timelines and strategies to improve the health, safety, infrastructure, job opportunities, and revenue opportunities during the transition toward a net-zero-emission economy, paying special attention to helping developing new opportunities for low-impacted communities will to realize economic, health, educational, and other benefits. (EJ SC-A1.1)

### SC-A1.2



With input from residents of Impacted Communities, amend Title 8 of the County Ordinance Code to create an Impacted Communities Overlay Zone that applies to areas within and adjacent to Impacted Communities and establishes requirements for discretionary permits for non-residential developments of 25,000 square feet or more. The overlay zone will include additional required project findings that promote environmental justice and health. Projects able to satisfy the required findings will support the findings necessary to approve large-scale developments in or adjacent to Impacted Communities require applicants for such projects to submit documentation demonstrating how the project will promote environmental justice and health, including how the project will ensure the following:

- (a) It will not adversely impact the community;
- (b) (a) It will provide benefits that support the community goals/objectives, such as those identified

in the eCommunity pProfile or otherwise expressed by the community.;

- (c) (b) It will provide economic opportunities/benefits for the community.;
- (c) It will neither directly nor indirectly cause/Avoid unwelcome permanent displacement of existing residents or businesses in the community.;
- (d) Support community resiliency. ;and
- (e) It will avoid direct and indirect negative/Positively impacts on health and the quality of life of residents within the community.

As part of the process to develop this ordinance, create guidance for demonstrating consistency with these findings. (EJ SC-P1.6)

### SC-A1.3

With input from residents of Impacted Communities, develop criteria to be used in the project review process to evaluate how new development supports the County's environmental justice and health goals and the environmental justice and health related community goals identified in the applicable community profile. (EJ SC-A1.2)

### SC-A1.4/SC-A1.3



Revise the Industrial Safety Ordinance to:

- (a) It will increase the hazard scores for projects with potential to adversely affect Impacted Communities to ensure more projects are subject to discretionary review.



~~(b) , as well as a~~ Address ambiguities and antiquated terminology that complicate administration of the ordinance.

~~(c) Require preparation of a plan to prevent and remediate any contaminant releases, along with bonds that guarantee remediation plans are implemented, for projects in areas subject to sea-level rise or tsunami inundation.~~ (EJ SC-A1.3)

~~the effectiveness of the County's environmental justice policies and actions and include these in the report.~~ (EJ SC-A1.5)

### **SC-A1.5**



~~Study the feasibility of implementing an amortization process to eliminate non-conforming land uses.~~

### **SC-A1.6**



Upon each review of the General Plan ~~[see Land Use Element Action LU-A-##]~~, review health outcomes data for Impacted Communities ~~,~~ and assess any updated information related to the delineation of Impacted Communities in Contra Costa County. ~~Based on these reviews, u~~ Update the map of Impacted Communities (Figure SC-X) and environmental justice-related goals, policies, and actions accordingly. (EJ SC-A1.4)

### **SC-A1.7**



As part of the annual General Plan ~~annual~~ 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. Develop metrics/indicators for evaluating

### **SC-A1.8**



Submit a report to the Board of Supervisors on the feasibility of creating ~~and/or~~ participating in public-private partnerships, community land trusts, and other types of economic development and wealth-building tools to support local interests, ~~and~~ community development, ~~and in Impacted Communities. In collaboration with nonprofit and for-profit developers, study the feasibility of establishing community land trusts and supporting existing community land trusts serving all Impacted Communities, that will support~~ long-term community ownership and housing affordability in Impacted Communities. (EJ SC-1.6, EJ SC-A4.2)

### **SC-A1.9**



Establish a process for the County to assist with obtaining easily accessed financial support, such as ~~mini~~ grants, for community-based organizations or public-private partners to support physical improvements in Impacted Communities, such as murals, vegetative buffers, and planting strips. (EJ SC-A1.7)

### **SC-A1.10**



Dedicate staff in appropriate departments to assist applicants from Impacted Communities in navigating the project application and review process for projects in ~~Impacted Communities~~ their communities. (EJ SC-A1.10)



See the Land Use Element for policies on disadvantaged unincorporated communities pursuant to Senate Bill (SB) 244.

## B. COMMUNITY HEALTH

### B2. Health Services

#### Goal SC-3

Convenient access to comprehensive, co-located health services so ~~all residents of Impacted Communities~~ can find the physical and behavioral health care services they need. (EJ SC-2)

#### Actions

##### SC-A3.1



~~Collaborate with non-profit partners to Welcome~~ establishment of medical clinics, behavioral health facilities, and pharmacies in Impacted Communities. (EJ SC-A2. 1)

##### SC-A3.2



Streamline zoning requirements for healthcare facilities to reduce barriers to their establishment in Impacted Communities. (EJ SC-A2.2)

### B3. Healthy Food

#### Goal SC-4

Support and expand small-scale food production and urban agriculture in ~~the county's~~ urban areas, including growing, processing, and distributing fresh food. (3-194)

#### Policies

##### SC-P4.4



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. (EJ SC-P3.3)



## Actions

### SC-A4.1



~~Adopt guidelines to support implementation and program management of micro-agriculture, rooftop gardens, community gardens, and urban farms. Amend Title 8 of the County Ordinance Code to include an urban agriculture ordinance that addresses the following:~~

- ~~(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/or cottage foods.~~
- ~~(f) Animal husbandry.~~
- ~~(g) Disposal of food waste and agricultural byproducts.~~

~~(3-195) (EJ SC-A3.3)~~

### SC-A4.2



Amend the County Ordinance Code to add a requirement for certain projects to incorporate community gardens into the project design. As part of this process, identify a threshold for ~~when triggering~~ this requirement ~~would be triggered~~, considering project type, size, and location, and establish standards for garden size and design. Consider the unique needs of Impacted Communities when developing these amendments/regulations.

### Goal SC-5

Convenient access to fresh, healthy, and affordable food in Impacted Communities. (EJ SC-3)

## Policies

### SC-P5.1



Increase access to fresh food in Impacted Communities by ~~allowing and encouraging grocery stores, and safe local food production, microurban agriculture, edible landscapes, rooftop gardens, community gardens, urban farms, farmers' markets, food trucks, and community neighborhood kitchens on vacant or underutilized lands, including County-owned land, to the extent legally permissible and provided that funding is available. Treat such uses as community benefits in and of themselves.~~ (EJ SC-P3.1)

### SC-P5.2



Maximize multimodal access to fresh food in Impacted Communities, prioritizing bicyelemicro-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. (EJ SC-P3.2)





### SC-P5.3



Provide temporary, and/or possibly permanent, access to County ~~locations~~ facilities and land in Impacted Communities for farmers' markets and community gardens. (EJ SC-P3.4)

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. (EJ SC-A3.5)

## Actions

### SC-A5.1



Inventory and map food deserts in the county. As part of the inventory, account for walking, ~~biking~~ micro-mobility, and transit access. (EJ SC-A3.1)

### SC-A5.5



Study the feasibility of restricting fast food restaurants near schools, parks, and other places where children normally gather. (EJ SC-A3.4)

## C. HEALTHY HOMES

### SC-A5.2



Update the Zoning County Ordinance Code to streamline permitting of grocery stores and markets, ~~including co-ops~~, in Impacted Communities and food deserts. (EJ SC-A3.2)

### Goal SC-6

Universal Access to safe and sanitary homes ~~in Impacted Communities~~. (EJ SC-4)

### SC-A5.3



Develop incentives to attract grocery stores, markets, and establishments selling fresh produce in areas with poor access to fresh food.

## Policies

### SC-A5.4



Every five years beginning in 20##, review the ~~existing~~ 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

### SC-P6.1



Ensure that future improvements in Impacted Communities will not ~~produce~~ result in a net loss of affordable housing or ~~result insignificant~~ displacement of residents, ~~while seeking to increase the amount of affordable housing in the community~~. (EJ SC-P4.1)



### SC-P6.2

Expand efforts to prompt repair and rehabilitation of all substandard housing in Impacted Communities.

### SC-P6.3

Coordinate with residents of Impacted Communities, community land trusts, the Housing Authority of Contra Costa County, affordable housing developers, and other organizations to transition vacant, unentitled land in Impacted Communities into affordable and transitional housing and shared equity models, which could include many types of innovative housing products. This should include homeownership opportunities to help residents build intergenerational wealth. (EJ SC-P4.2)

## Actions

### 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, and in particular rental housing and high-density multi-family housing. (EJ SC-A4.8)

### SC-A6.2

Create a bulk buying program or ~~a~~ revolving loan fund that allows people to purchase energy-efficient electric appliances (, such as air conditioners, fans, air purifiers, heaters, stoves, ovens, and other etc.) and other items that increase building efficiency at wholesale prices or minimal cost, and/or possibly with zero-percent interest financing, to increase energy efficiency and replace hazardous appliances. Work with volunteer groups ~~to~~ 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 levels concentrations of vulnerable people. Consider augmenting energy-efficiency programs to reduce electricity use and help offset the cost of operating electrical appliances. (EJ SC-A4.10)

### SC-A6.3

Partner with local solar providers, MCE, and ~~for~~ PG&E to enact a solar group buy program to purchase solar panels and battery storage in bulk for installation in Impacted Communities, including establishment and subsidization of community solar programs for joint membership, which aggregate multiple consumers' electricity sourced from a single photo-voltaic solar location. The program should include an educational component to teach inform the community about the benefits and process of solar installation and give them the opportunity to sign up for the program at a discounted rate. (EJ SC-A4.11)



### SC-A6.4



Expand the County’s first-time homebuyer program to provide more information and assistance, prioritizing outreach ~~and marketing~~ in Impacted Communities to spread awareness of the program. (EJ SC-A4.3)

See the Housing Element for a more comprehensive discussion of housing needs, homelessness, renter protection measures, and programs to affirmatively further fair housing.

### SC-P7.2



Pursue arts and cultural investments as a tool for economic development, especially in Impacted Communities.

### SC-P7.3



Support community groups and volunteer organizations in implementing temporary and permanent public art programs, especially in Impacted Communities.

## D. ARTS AND CULTURE

### Actions

#### Goal SC-7

Vibrant communities with strong identities reflected in public art and cultural events.

### SC-A7.1

Amend the County Ordinance Code to establish a public art requirement for new development and funding mechanisms to create and maintain public art. (EJ SC-A1.8)

### Policies

### SC-P7.1



Support development of cultural facilities and programs, including public art, that are physically and financially accessible to all, with emphasis on bringing these to Impacted Communities. Work with residents, artists, and the Arts Council to ensure works of public art are appropriate for the communities where they are installed.

## E. ECONOMIC EMPOWERMENT

### E1. Workforce Development

#### Goal SC-8

Access to and expansion of high quality job training, job opportunities, and economic resources stability in Impacted Communities so that residents in Impacted Communities can access/acquire safe jobs, earn a living wage to support their families, and build shared prosperity. (EJ SC-5)

#### Policies

##### SC-P8.3



Welcome businesses, especially sustainable/clean/green businesses, that provide desired/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. Balance community desires with comprehensive assessments of market demand to guide business attraction efforts. (EJ SC-P5.1)

##### SC-P8.4



Promote entrepreneurship, innovation, and locally -owned businesses and enterprises, especially ethnic, minority, and immigrant entrepreneurship, in Impacted Communities to support for the purpose of improving economic self-sufficiency and stability, including through training and outreach efforts to local small business owners and while minimizing permitting and other fees/barriers. (EJ SC-P5.2)

##### SC-P8.5



Encourage more daycares, preschools, and early childhood development centers to make childcare more viable and affordable for working families.

#### Actions

##### SC-A8.1



Establish a First Source Hiring Program requiring developers, contractors, and employers to utilize/make good-faith efforts toward employing the local construction workforce, with emphasis on residents of Impacted Communities, with emphasis on residents and those who are economically disadvantaged. (8-dq) (EJ SC-A5.1)

##### 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 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 toward a sustainable economy by re-training displaced workers with skills for well-paying jobs in new industries.

**SC-A8.3**  

Explore ~~strategies the feasibility to of~~ establishing a revolving loan fund, ~~a micro loans grant program, and~~ other economic development initiatives ~~to that~~ support small businesses ~~formation and expansion~~ in Impacted Communities. (EJ SC-A5.2)

**SC-A8.4**  

Develop and sufficiently fund a program to offer one-on-one support to small businesses in Impacted Communities. ~~Through~~ through this program, provide guidance related to available grants, marketing, financing, and mentorship. (EJ SC-A5.3)

## F. COMMUNITY ENGAGEMENT

### Goal SC-10

Effective decision-making that seeks and incorporates the voices of county residents.

### Policies

**SC-P10.2** 

Provide residents with convenient access to information in the predominant languages spoken in the community and expand opportunities to engage with County government.

**SC-P10.5**

Support community-driven ~~or~~ community-led initiatives that work toward achieving the ~~policies and actions~~ community objectives identified in the ~~e~~Community ~~p~~Profiles. (EJ SC-P6.2)



### Goal SC-11

~~Meaningful and respectful engagement with Impacted Communities so that residents~~ Residents empowered have with strong voices to communicate needs and solutions. (EJ SC-6)

### Policies

#### SC-P11.1



Engage with residents of Impacted Communities in a meaningful and respectful manner.

#### SC-P11.2



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

- (a) Prepare public notices in the predominant language(s) spoken in the community and provide interpretation services at meetings as needed.
- (b) Make public notices and other important documents easy to understand and available in

print at local libraries, community centers, or other gathering places.

- (c) 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.
- (d) Use supplemental outreach approaches that are appropriate for the participating community.
- (e) Schedule, format, and locate community workshops and meetings to be convenient for community members, ~~z-~~ both in ~~z-~~ person and online.
- (f) Use social media, virtual meeting platforms, recorded meetings, and other communication techniques ~~for~~ to assist those without time or ability to attend public meetings.
- (g) Consider data that reflects the economic, gender, age, and racial diversity of the affected population.
- (h) Clearly explain potential adverse impacts of a proposed project in plain language that is easily understood by the participating community. (EJ SC-P6.1)

#### 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.



**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.

**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 ~~and interacting with the public.~~  
(EJ SC-A6.5)

**Actions**

**SC-A11.1** 

Designate ~~County~~ staff in various departments to be liaisons to each Impacted Community. (EJ SC-A6.1)

**SC-A11.2** 

Identify communities with a significant number of non-English speaking households and develop resources and strategies ~~to~~ for better engagement ~~them.~~ (EJ SC-A6.3)

**SC-A11.3** 

Hold semi-annual public meetings in each Impacted Community, including the County Supervisor representing the community and representatives from the full spectrum of County ~~D~~ 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. (EJ SC-A6.2)

**SC-A11.6** 

Amend the County Ordinance Code to i ~~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 feet to 3,000 feet. (EJ SC-A6.4)

*See the Public Facilities and Services Element for policies that prioritize public investment in capital improvements in Impacted Communities.*



# 5

## TRANSPORTATION ELEMENT

### NOTES FOR ALL ELEMENTS

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



Community Health



Environmental Justice



Economic Development



Sustainability

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

### Goals, Policies, and Actions

#### A. SAFE AND SUSTAINABLE TRANSPORTATION

##### Goal TR-1

A transportation system that promotes active transportation, supports ~~the~~ effective and equitable provision of transit services, and reduces greenhouse gases and other environmental harm. (5-L, 8-AE, 8-106)

#### Policies

##### TR-P1.6



~~Collaborate~~**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. Push for the program to address right-of-way adequacy (i.e., sufficient space for bus pullouts and amenities), amenities (e.g., shelters, seating), and improvements around stops to



~~improve~~increase accessibility (e.g., curb ramps, and sidewalk widening, etc.). (5-l) (EJ TR-A1.7)

## Actions

### TR-A1.5



Pursue funding and other resources to implement the Accessible Transportation Services Strategic Plan and similar plans ~~or~~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. (5-u) (EJ TR-A1.2)

### TR-A1.7



~~Work with transit agencies to P~~provide convenient ways for residents to ~~notify the County and other responsible agencies when transit shelters and amenities, other transportation infrastructure, and street furniture (i.e., benches, garbage cans, and water fountains) are in a state of disrepair~~report transit shelters and other improvements (e.g., lighting, seating) that are in disrepair. Encourage and promote ~~use of this reporting program~~reporting countywide, especially in Impacted Communities. (EJ TR-A1.3)

### TR-A1.8



Support establishment of a Bay Area-wide transit fare equity program that includes free ~~and/or~~ means-based transit passes for ~~qualifying~~residents of Impacted Communities~~or other vulnerable communities~~. (EJ TR-A1.4)

### TR-A1.9



~~Create~~Implement an equitable pricing program for on-street parking in commercial corridors throughout the county. Such a program would allocate parking revenue to improvement projects in Impacted Communities. (EJ TR-A1.1)

See also the Health and Safety Element for policies and actions related to greenhouse gas emissions, air quality, and parking lot shading.

## Goal TR-2

A transportation system that protects human life.

## Policies

### TR-P2.3



~~Require or P~~provide energy-efficient street lighting for traveler safety and comfort. Prioritize ~~implementation~~installation in Impacted Communities, particularly at parks, transit stops, alleyways, ~~bike-bicycle~~ and pedestrian paths, and other appropriate areas, consistent with community ~~goals~~preferences. (5-15) (EJ TR-P1.2)

## Actions

### TR-A2.2



Work with school districts, neighborhood groups, and the local Safe Routes to School Program to identify and address neighborhood-specific issues and needs, prioritizing development and maintenance of sidewalks, enhanced crosswalks, street lighting, street trees, bicycling infrastructure, transit stop amenities, traffic calming, and other safety improvements in Impacted Communities, including in residential areas and near schools, libraries, and recreational facilities ensure that safe active modes of transportation to schools and related facilities are prioritized in Impacted Communities. Engage school districts, neighborhood groups, and the local Safe Routes to School Program in implementing this action. (5-42) (EJ TR-P1.4)

## C. MULTIMODAL ROADWAY NETWORK

### Goal TR-4

A roadway network that accommodates active, safe, reliable, comfortable, convenient, affordable, and resilient multi-modal travel options for all county residents, businesses, and visitors, regardless of age, ability, race, culture, or economic status.  
(5-A, 5-M, 5-N, 5-O, 5-P) (EJ TR-1)

## Policies

### TR-P4.7



Encourage walkability by streamlining implementation of traffic-calming measures through the Neighborhood Traffic Management Program. (EJ TR-P1.3)

## D. ACTIVE TRANSPORTATION

### Goal TR-5

Support people who walk, bike, roll, or use mobility devices by creating safe, equitable, connected, and comfortable facilities for all ages and abilities.  
(5-J, 8-107, 8-108, 9-1)

## Actions

### TR-A5.3



Develop a Local Access Score to identify top priorities for Active Transportation projects, including criteria that prioritize projects in Impacted Communities. (EJ TR-A1.8)



## E. GOODS MOVEMENT

**Goal TR-6**

Safe and efficient movement of goods consistent with the County's goals to reduce emissions, protect public safety, and support economic development, local access, and circulation.

to divert trucks from Impacted Communities and establish criteria for designating truck routes, ~~and~~ installing signage, ~~and enforcement.~~ (EJ TR-A1.5)

**TR-A6.2** 

Facilitate enforcement of idling ~~trucks~~ restrictions by promoting community-based reporting ~~through the use of phone and online apps for offenses that would trigger immediate to~~ enforcement agencies ~~esy follow up.~~ (EJ TR-A1.6)

*See also the Health and Safety Element for policies and actions related to protecting the transportation network, including rail, from sea-level rise.*

### Policies

**TR-P6.1** 

Partner with adjacent jurisdictions, ~~Contra-Costa Transportation Authority, CCTA,~~ and the Metropolitan Transportation Commission, to manage regional movement of goods through unincorporated areas, minimizing impacts on residents and other sensitive receptors. (EJ TR-P1.5)

### Actions

**TR-A6.1**  

Develop a program ~~that to~~ establishes, ~~and~~ maintains, ~~and aggressively enforces~~ truck routes in the unincorporated county ~~through State and local legislation and collaboration with other enforcement agencies,~~ with the goal of minimizing impacts on residents and other sensitive receptors. This program should provide engineering solutions

# 8

## PUBLIC FACILITIES AND SERVICES ELEMENT

### NOTES FOR ALL ELEMENTS

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



Community Health



Environmental Justice



Economic Development



Sustainability

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

## Goals, Policies, and Actions

### A. GENERAL PUBLIC FACILITIES AND SERVICES

#### A1. Coordinated Facilities and Services

##### Goal PFS-1

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

#### Actions

##### PFS-A1.2



Regularly update the County's Capital Improvement Program/Master Facilities Plan, Capital Road Improvement and Preservation Program, Parks Capital Improvement Program, and similar plans and programs. Ensure that each



update is consistent with the General Plan, particularly its provisions related to environmental justice. (3-l, 7-7, 7-e, 7-g)

## A2. Just and Equitable Facilities and Services

### Goal PFS-2

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

### Policies

#### PFS-P2.1



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

#### PFS-P2.2



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

#### PFS-P2.3



~~Advocate for and c~~oordinate with ~~various~~ service providers (e.g., water, sewer, transit, and recreation districts) and advocate for proper planning, maintenance, and implementation of services and infrastructure to ensure efficient ~~and effective~~ service delivery in Impacted Communities. (EJ PFS-P1.2)

#### PFS-P2.4



Prioritize and adequately fund code enforcement and clean-up of illegal dumping and associated code enforcement on public and private property in Impacted Communities. ~~Implementation strategies to discourage illegal dumping such as increased education and awareness, patrols, signage, cameras, and rapid cleanup.~~ (EJ PFS-P1.3)

#### PFS-P2.5

~~Place appropriate contact information on the front page of the DCD website to m~~Maintain clear, simple lines of communication for residents to reach the County regarding code enforcement and nuisance complaints. Provide equitable, prompt responses to resident calls. (EJ SC-A1.11)

### Actions

#### PFS-A2.1



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



**PFS-A2.2** 

Establish funding and financing mechanisms in Impacted Communities to provide and maintain community-desired public facilities and services. These could be County- or community-initiated, and include business improvement districts, green benefit districts, and similar mechanisms. (EJ PFS-A1.2)

**PFS-A2.3**   

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

**PFS-A2.4**  

Assess current Code Enforcement and Public Works maintenance practices for equitable implementation. Prioritize resources to keep Impacted Communities safe and clean, emphasizing enforcement actions on issues identified in eCommunity profiles. (EJ PFS-A1.4)

**PFS-A2.5**

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

**PFS-A2.6** 

Establish a task force of County department heads or their designee(s) to coordinate efforts, provide oversight, and otherwise ensure that public services and facilities in Impacted Communities are prioritized and delivered efficiently and effectively. (EJ PFS-A1.6)

**PFS-A2.7** 

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

### A3. Funding Services and Infrastructure

**Goal PFS-3**

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

### Policies

**PFS-P3.4** 

When communities request levels of County services that exceed the countywide standard, require ~~the~~ creation of (or annexation into) a County Service Area, Community





Facilities District, or other special governmental unit to fund the service costs. Allow exceptions for enhanced services in Impacted Communities if alternative funding sources can be identified. (7-U, 7-60) (EJ PFS-P1.5)

### PFS-P3.6



When adopting, amending, and imposing impact fees, Community Benefits Agreements, and developer exactions, consider the effects of such fees and exactions upon project economics, the County's goals, ~~and~~ housing supply, ~~and~~ overall economic development. Consider fee reductions or exemptions for projects in Impacted Communities that are consistent with the ~~priorities~~ community objectives identified in their ~~eC~~community profile ~~if~~ gap funding can be identified. (7-6) (EJ PFS-P1.6)

## B. WATER AND SEWER

### Goal PFS-4

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

## Policies

### PFS-P4.12



~~Collaborate~~Partner with water service providers ~~(e.g., Contra Costa Water District, EBMUD, and community services districts) and private well owners~~ to ensure continuity of water supplies and provide financial relief to Impacted Communities if prices rise in drought conditions. (EJ PFS-P1.7)

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

## E. SOLID WASTE MANAGEMENT

### Goal PFS-7

Safe, efficient, and environmentally responsible solid waste diversion practices and management. (7-AE, 7-AH)

## Policies

### PFS-P7.6



Support ~~Expansion of~~ recycling programs and ~~efforts to~~ locate convenient, accessible recycling centers in Impacted Communities ~~that are convenient to reach using multiple modes of transportation.~~ (EJ PFS-P1.9)

## Actions

### 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. (EJ PFS-A1.7)

### PFS-A7.5



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

### PFS-A7.6

~~Pursue funding for and develop a tool lending library program to serve Impacted Communities.~~ (EJ PFS-A1.8)

## F. PARKS AND RECREATION

### F1. Comprehensive Parks and Trails System

#### Goal PFS-8

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

## Policies

### PFS-P8.3



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

### PFS-P8.4



~~Encourage new development, cities, and recreation agencies to develop natural streams and flood control and~~



~~other utility facilities for public open spaces, linear parks, and trails.~~ Increase recreation opportunities by working with other agencies to ~~convert co-locate parks and trails with~~ public facilities and easements, ~~such as utility corridors or unused rights of way, into parks and trails~~, with Impacted Communities prioritized. (7-R, 7-48, 7-49, 7-50, 7-51, 7-ag, 8-Y, 8-dk, 9-38) (EJ PFS-P2.4)

## F2. Just and Equitable Parks and Recreation Access

### Goal PFS-9

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

### PFS-P8.9



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

## Actions

### PFS-A8.2



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

## Policies

### PFS-P9.1



Increase access to diverse, high-quality parks, green space, recreational facilities, trails, and natural environments for residents of Impacted Communities, including through ~~a~~ ~~variety of multiple~~ transportation modes. ~~Collaborate Partner~~ with other organizations to obtain funding, and design and maintain these facilities to offer a safe and comfortable environment for residents of all ages and abilities. (9-34) (EJ PFS-P2.1)

### PFS-P9.2



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



**PFS-P9.3**



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

**H. LIBRARIES**

**Goal PFS-11**  
Library services that meet the informational and social needs of county residents.

**Policies**

**PFS-P11.1**



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

# 9

## HEALTH AND SAFETY ELEMENT

### NOTES FOR ALL ELEMENTS

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Community Health



Environmental Justice



Economic Development



Sustainability

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

## Goals, Policies, and Actions

### A. AIR QUALITY

#### A1. Countywide Air Quality

##### Goal HS-1

Air quality that supports community and environmental health. (8-AC, 8-AD)

#### Policies

##### HS-P1.2



Support and participate in emission and exposure reduction, public education, engagement, and outreach programs sponsored by BAAQMD and other agencies that promote air quality, focusing on Impacted Communities, ~~and carried out in a way that is culturally and linguistically appropriate.~~  
(EJ HS-P1.11)



### HS-P1.4



Require that any mitigation of air quality impacts occur on-site to the extent feasible. For any mitigation that relies relying on offsets, obtains require that the offsets be obtained from sources as near to the project site as possible. ~~For projects inlf the project site is within~~ or adjacent to an Impacted Community, obtain the offsets/mitigation within or adjacent to the Impacted Community before seeking offsets elsewhere that community unless determined infeasible by the County. (7-120) (EJ HS-P1.12)

include air quality incentives or requirements, such as providing incentives to fleets that met United States Environmental Protection Agency (EPA) SmartWay standards or requiring use of zero-emission (ZE) or near zero-emission (NZE) trucks.

~~(b)(d)~~ Utilize-Use a “clean fleet” of delivery vehicles as they become commercially available, but no later than 2025.

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

### HS-P1.7



Require new or expanded commercial and industrial projects exceeding ~~1075~~,000 square feet of gross floor area, such as big-box stores, warehouses, distribution centers, and similar uses, to be near zero-emissions operations, including the facilities themselves and the associated fleets. Require all necessary measures, such as the following, to achieve near zero emissions:

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

~~(d)(g)~~ Consider exemptions on a case-by-case basis for retailers selling groceries and medical products. (EJ HS-P1.5)

- (a) Provide adequate on-site electric vehicle (EV)-capable parking for all anticipated truck traffic to prevent idling and off-site queuing.
- ~~(b)~~ Provide electrified loading docks with receptacles allowing plug-in of refrigerated ~~and other types of trailers that otherwise would receive power from the tractor unit.~~
- ~~(c)~~ Utilize-Use heavy-duty trucks that are model year 2014 or later and expedite a transition to zero-emission trucks as they become commercially available. Ensure contracts with motor carriers

### HS-P1.8



Prohibit non-essential ~~idling of~~ diesel engines idling countywide, ~~and~~ Prohibit non-essential vehicle idling of all vehicles within 100 feet of sensitive receptors, ~~such as homes, schools, playgrounds, sports fields, childcare centers, senior centers, and long-term health care facilities.~~ (EJ HS-P1.6)

### HS-P1.9



~~Require new development to locate sensitive receptors, such as homes, schools, playgrounds, sports fields, childcare centers, senior centers, and long-term health care facilities as far away as possible from significant pollution sources.~~ (8-111,

~~8-do) (EJ HS-P1.3)~~

### HS-P1.10



~~Require that new residential developments are designed to ensure occupants will not be exposed to elevated levels of air pollution, including fine particulate matter (PM<sub>2.5</sub>), by to adhering to BAAQMD's Planning Healthy Communities Places Guidelines when local conditions warrant. (EJ HS-P1.10)~~

### HS-P1.11



~~Require housing projects to evaluate and mitigate the health risks from surrounding air pollution for the future occupants of the project, not just impacts of the project on the surrounding environment. (EJ HS-P1.9)~~

## Actions

### HS-A1.1



Adopt an ordinance ~~that matches or is more at least as~~ stringent than the State's maximum idling law, and coordinate with CARB, ~~BAAQMD~~, and law enforcement to achieve compliance. (EJ HS-A1.4)

### HS-A1.4



In consultation with BAAQMD and community stakeholders, amend the County Ordinance Code 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.

### HS-A1.5



In consultation with BAAQMD and community stakeholders, amend the County Ordinance Code to create an Industrial-Residential 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, plant vegetative buffers, and/or employ other strategies to mitigate air quality, noise, vibration, odor, light, visual, and safety impacts on nearby sensitive receptors. In addition, require new sensitive receptor uses to install enhanced ventilation systems and other strategies to protect residents from health and quality of life impacts.

## A2. Air Quality in Impacted Communities

### Goal HS-2

Healthy air quality for all communities so no community bears the disproportionate burden of environmental hazards and health risks. (EJ HS-1)





## Policies

### HS-P2.1



When evaluating health risk impacts of projects in Impacted Communities, use an excess cancer risk of ~~16.0~~ per million and a non-cancer (acute and chronic) hazard index greater than ~~1.0-2~~ as the threshold for finding that the project could cause a cumulatively considerable contribution and a significant impact. (EJ HS-P1.2)

~~from private industrial facilities on adjacent communities, both acute and long term, with priority given to developing strategies for Impacted Communities. The strategies must include specific mitigations to address air pollution, pipeline risks, accidents, potential water or soil contamination, and 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. (EJ HS-A2.3)~~

### 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. (EJ HS-P1.7)

### HS-A2.2



Coordinate with ~~community members, BAAQMD, State and other regional appropriate regulatory agencies entities and community members~~ to facilitate Assembly Bill (AB) 617 citizen-led programs, including data collection, monitoring of pollution exposure, and identification and implementation of solutions in Impacted Communities. ~~Assist BAAQMD in establishing and implementing Community Air Monitoring Plans to reduce the health impacts of air pollution in Impacted Communities, including considering~~ Consider future General Plan and ~~for~~ Zoning Code amendments as needed to support BAAQMD in meeting AB 617 objectives. (EJ HS-A1.1 and -A1.2)

### HS-P2.3



Support protection, restoration, and enhancement of natural landscapes in and near Impacted Communities for their role in improving air quality and community health. (EJ HS-P1.8)

## Actions

### HS-A2.1



~~Coordinate with community members and Establish a comprehensive, long term strategy that coordinates efforts from appropriate regulatory agencies to prepare community-scale plans for reducing and mitigating air pollutant emissions and industrial hazards, such as impacts~~

### HS-A2.3



Coordinate with BAAQMD to determine where to focus a targeted permit inspection program in Impacted Communities to help ensure enforcement of air quality permits. (EJ HS-A1.3)



### HS-A2.4



Prepare an urban forest 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. (EJ HS-A1.5)

See Section F of this Health and Safety Element and the Conservation, Open Space, and Working Land Element for additional policies and actions related to tree preservation and planting. See also the Transportation Element for policies and actions related to air quality associated with vehicular emissions.

## C. CLIMATE CHANGE, RESILIENCE, AND ADAPTATION

### Goal HS-4

Resilient communities that are prepared for, responsive to, and recover from hazards created or worsened by climate change.

### Policies

#### HS-P4.3



Prioritize efforts to protect Impacted Communities from the

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impacts of climate change.

## G. MANAGEMENT OF HAZARDOUS MATERIALS AND HAZARDOUS WASTE

### G1. Hazardous Materials and Hazardous Waste Management

#### Goal HS-9

Communities that are protected from hazards associated with the use, manufacture, transport, storage, treatment, and disposal of hazardous waste materials and hazardous materials, including from fossil fuels, chemical refining, and power plants, as well as pipelines, rail lines, and truck transportation. (10-N) (EJ HS-2)

### Policies

#### HS-P9.1



Provide equitable inspection and enforcement of hazardous material and hazardous waste regulations throughout the county. (EJ HS-P2.3)



### HS-P9.9



~~Require applicants for projects in Impacted Communities that involve hazardous materials or hazardous waste to provide clear information in plain language to residents of Impacted Communities about the hazards they faced by nearby residents from the project. 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 from pollutant sources in and around their community. (EJ HS-A2.4)~~

### HS-P9.10



Oppose construction of new large-scale hazardous waste facilities. (EJ HS-P2.2)

### HS-P9.15



~~Ensure there are~~Encourage and facilitate establishment of adequate sites for ~~the~~ collection of household hazardous waste (HHW), unused pharmaceuticals, and universal wastes generated by boats and marinas, including along with provisions for residents ~~that don't own cars or who~~ are physically unable to deliver materials to a collection site. (EJ HS-P2.4)

## G.2 Management of Historical Hazardous Waste Releases

### Goal HS-10

Communities that are protected from the impacts of historical hazardous waste releases. (7-AK)

### Policies

#### HS-P10.1



Coordinate with ~~local and regional~~appropriate agencies in efforts to remediate or treat contaminated surface water, groundwater, ~~or~~and soils in or affecting Impacted Communities. (7-116) (EJ HS-P2.1)

### Actions

#### HS-A10.2



In ~~collaboration~~consultation with local environmental justice organizations, update the County's Brownfields and Contaminated Sites Cleanup Policy and prioritize implementation of clean-up efforts in Impacted Communities. (7-116) (EJ HS-A2.1)



### HS-A10.3



Establish a mechanism, possibly similar to the surety bonds required by the US EPA for underground tanks, to ensure that new or expanded industrial uses ~~that involve~~ hazardous materials will fund any needed clean-up of resulting contamination ~~resulting from the use~~. (EJ HS-A2.2)

## I. EMERGENCY PREPAREDNESS, RESPONSE, AND EVACUATION

### 11. Preparedness, Response, and Recovery

**Goal HS-12**  
Communities and local economies that continue to function during all hazards and have coordinated and current effective response and recovery procedures. (10-5)

### Actions

#### HS-A12.4



Identify and map existing community facilities, such as libraries, gymnasiums, community centers, and auditoriums, that can serve as community resilience hubs and support people with access and functional needs during hazard events. Work with the appropriate agencies to identify and implement facility upgrades, prioritizing facilities in Impacted Communities. Coordinate with park and recreation and school districts to identify indoor recreational and athletic facilities to serve as emergency housing and cooling centers in Impacted Communities for natural hazards or extreme heat events. In addition, work with these districts to prepare a list of priority improvements at these facilities to implement in preparation for emergency events.-(10-j) (EJ HS-A2.5))

### Policies

#### HS-P12.5



Ensure there are adequate identified locations for alternative alternate care sites, especially in Impacted Communities. (EJ HS-P2.5)

## Draft General Plan Policies and Actions Relevant to Sustainability

The General Plan will call out policies and actions that address specific topics of concern raised by the community and the Board of Supervisors.

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

The policies and actions compiled in this attachment are all those currently tagged with the **sustainability** icon.

For the purposes of Sustainability Commission discussion, these policies and actions are organized by topic rather than by General Plan element. Readers can identify which element a policy or action belongs to based on the policy or action number. Each policy or action number begins with the **element acronym**:

- LU** = Land Use Element
- SC** = Stronger Communities Element
- PFS** = Public Facilities and Services Element
- HS** = Health and Safety Element
- TR** = Transportation Element
- COS** = Conservation, Open Space, and Working Lands Element

This attachment presents a selection of policies and actions, therefore, numbering is not sequential.

## Sustainable Economy

### Sustainable Industry and Economy

**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 appropriate agencies, support transition from petroleum refining and other highly polluting industries to renewable and sustainable industries that provide living-wage jobs.

**SC-A1.1** - Partner with the stakeholders identified in Policy SC-P1.1 to develop and implement a plan to transition from petroleum-refining and other 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.

**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 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 toward a sustainable economy by re-training displaced workers with skills for well-paying jobs in new industries.

**LU-P3.3** - Achieve a jobs-housing balance by designating adequate acreage of developable land for employment and housing, encouraging housing that meets the needs of the local workforce and jobs that are suitable for local residents, and implementing programs that improve opportunities to live and work in the same community. (3-K)

**LU-P3.4** - For any General Plan amendment that converts a commercial, industrial, or office land use to a residential or non-urban land use, evaluate the project's effect on the local and countywide jobs-housing balance. (3-h, 3-i)

**LU-P3.8** - Incorporate principles of a circular economy and ecologically sustainable practices and materials into new development and retrofit projects.

**LU-P8.1** - Welcome industries that create living-wage jobs and career advancement opportunities for county residents without causing severe environmental degradation. (3-44)

## Business and Innovation

**SC-P8.3** - Welcome businesses, especially sustainable/clean/green 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.

**SC-A8.5** - Explore the use of existing federal and State government economic development programs, such as the "Opportunity Zone" program, "HUB Zone" program, and contracting designations, as means to generate funding for transit, housing, and capital improvements, while attracting private investment.

**SC-P9.1** - Support business retention, expansion, and attraction efforts that diversify and strengthen the economy with special emphasis on sustainable/clean/green businesses.

**SC-P9.4** - Continue to support local tourism, including State and federal policies that protect the Delta ecosystem and its recreational opportunities.

**SC-P9.6** - 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.

**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.

**LU-P3.5** - Sustain the County's economic vitality by supporting and attracting businesses in a wide variety of economic sectors, prioritizing clean energy, sustainable and green businesses, and emerging businesses and industries that are consistent with the County's environmental and economic goals and values.

**LU-P7.7** - Encourage growth of the county's hospitality sector, including heritage tourism, waterfront amenities, farm-to-table restaurants, other dining and entertainment establishments, commercial recreation, various types of

**LU-P7.9** - Support development of co-working facilities and office support services that facilitate remote work. (3-200)

**LU-A7.1** - Monitor changes in the office and retail markets resulting from changes in workplace design, online work, and online retailing. As appropriate, consider General Plan, zoning, and other regulatory changes that facilitate conversion of vacant and/or obsolete space to new uses.

**LU-P8.2** - Welcome new businesses that improve supply chains for core local industries, including agriculture. (3-45)

**LU-A8.2** - Evaluate the County's industrial land supply for opportunity zones or innovation districts that can accommodate emerging industries, including regenerative industries that support an economic transition, such as autonomous vehicle manufacturing, prefabricated housing production, logistics and mobility hubs, and maker spaces.

**TR-A1.3** - Conduct a survey of County offices and facilities to identify gaps in the alternative transportation network and seek grants or other funding sources for projects that will fill those gaps and improve the availability of alternative transportation for County employees.

**COS-A13.3** - Support legislative efforts to establish a green bank capable of equitably financing sustainability projects, including renewable energy, energy efficiency, and green infrastructure, for residential and commercial customers.

## Sustainable Land Use

### Healthy Neighborhoods

**SC-P1.3** - Support development of small-scale walkable districts that provide a range of neighborhood-serving retail and service uses, public amenities, and related infrastructure to residents of Impacted Communities within walking distance of their homes.

**SC-A1.2** - With input from residents of Impacted Communities, amend Title 8 of the County Ordinance Code to create an Impacted Communities Overlay Zone that applies to areas within and adjacent to Impacted Communities and establishes requirements for discretionary permits for non-residential developments of 25,000 square feet or more. The overlay zone will include an expanded set of required project findings that promote environmental justice and health and provide guidance for demonstrating consistency with those findings. 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 opportunities for the community.
- (c) Avoid unwelcome permanent displacement of existing residents or businesses in the community.
- (d) Support community resiliency to climate change.
- (e) Avoid negative impacts on health and the quality of life of residents within the community to the greatest extent possible.

**SC-P3.3** - Support and encourage the provision of paratransit, public transit, and other transportation services to neighborhood and regional healthcare facilities to meet identified gaps in service.



**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.

**LU-P3.1** - Support construction of housing in or near existing employment centers and development of additional job-generating uses near areas that are primarily residential. Where large-scale residential or commercial development is planned, encourage a mix of housing and employment opportunities unless doing so would exacerbate a severe jobs-housing imbalance in the area. (3-1, 3-2, 3-3)

**LU-P3.6** - Encourage incorporation of childcare, adult daycare, and similar beneficial uses into new development. To maximize accessibility, encourage childcare facilities in residential neighborhoods, employment centers, schools, public libraries, hospitals, religious facilities, and parks, as well as near transit stops. (3-84, 7-147, 7-149, 7-151)

**LU-P6.2** - Distribute affordable housing opportunities in communities throughout the county. Do not concentrate affordable housing in traditionally lower-income areas. Locate affordable housing near public transit and essential services whenever possible. (3-21)

**LU-P6.5** - Require new residential projects to provide convenient access/connections to public transit, local destinations, and multi-use trails whenever possible. (5-22, 5-at)

**LU-P7.1** - Plan for a sufficient quantity and distribution of commercial areas to meet the basic daily needs of residents in each part of the county. (3-32)

**LU-P7.2** - Support neighborhood-serving commercial services in and adjacent to residential areas so that they can be easily accessed using multiple modes of transportation. (3-34)

**PFS-P1.4** - Locate new County facilities in places that are easily accessible by public transit, walking, and biking to the greatest extent possible.

**PFS-P2.3** - Implement and maintain urban greening and green infrastructure, including sustainable/green street projects, in Impacted Communities that support the community's objectives, including those identified in the Community Profiles.

**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.

**HS-A2.4** - 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.

**HS-P8.1** - Coordinate with public agencies, utilities, and community-based organizations to provide community resilience hubs 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.

## Community Character and Identity

**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.

**SC-P2.4** - Leverage community-specific natural features, such as creeks, shorelines, and trails, to strengthen community identity and connect residents to nature. (3-149)

**SC-P2.5** - Encourage development, preservation, and reinvestment that strengthens the unique character of each unincorporated community. Ensure that future private and public projects provide 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.

**SC-A7.2** - Partner with recycling centers to establish an artist-in-residence program at the centers to support art education while encouraging residents to conserve and repurpose natural resources and promoting new ways of thinking about the environment.

**PFS-P8.4** - Whenever possible, design parks and recreational facilities to complement the natural features of the area, including topography and vegetation. (9-39)

## Sustainable Development

**LU-A3.3** - Amend the County Ordinance Code to include requirements for low-impact development, the use of low carbon concrete, water and energy conservation, reclaimed water, renewable energy use, green and LEED-certified building, and other measures that reduce the environmental impacts of development, based on the best available science.

**LU-P5.1** - Ensure that County projects and decisions on private development and land use activities in the Primary Zone of the Delta are consistent with the Land Use and Resource Management Plan adopted by the Delta Protection Commission. Coordinate with the Delta Stewardship Council on actions impacting the Delta area. (3-54)

**LU-P6.4** - Ensure that new residential development is planned, designed, and constructed in a way that promotes health, minimizes known hazard exposure for future residents, and mitigates potential adverse effects on natural resources and the environment. (3-28)

**LU-P7.6** - Encourage adaptive reuse of older commercial buildings, including conversion to new uses such as housing. (3-40)

**LU-P7.10** - Plan land uses and activities in the vicinity of harbors to optimize their use for commerce and recreation without posing a threat to Bay or Delta resources, including water quality and shoreline and marshland habitats. (8-102, 8-103)

**PFS-P1.5** - Encourage, and whenever possible require, co-location and undergrounding of utility infrastructure, such as transmission and distribution lines, broadband internet, and pipelines, in existing rights-of-way to minimize visual, operational, and environmental impacts on the community. Measures to mitigate the impacts of new utility facilities should benefit the areas that are most directly affected by their construction. (3-20, 5-35, 9-17)

**PFS-P4.7** - When making land use decisions that could impact groundwater resources, consult applicable Groundwater Sustainability Plans and local Groundwater Sustainability Agencies. (AB 1739)

**PFS-P5.9** - Encourage developers on transit corridors and in commercial zones to combine stormwater treatment requirements of new or redevelopment projects with green infrastructure on the adjoining street frontage.

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

**PFS-P11.1** - Locate library facilities and services in areas with broadband internet access that are along well-traveled thoroughfares and transit routes accessible to the greatest number of people, prioritizing expansion of library services in Impacted Communities.

**HS-P2.3** - Support protection, restoration, and enhancement of natural landscapes in and near Impacted Communities for their role in improving air quality and community health.

**HS-P3.3** - Facilitate carbon-neutral development projects and communities that support a circular economy, net-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 carbon sequestration and climate resilience.

**HS-P4.1** - Consider the effects of climate change, particularly increased frequency and intensity of hazards, when reviewing new development applications.

**HS-P6.4** - Require new industrial development in areas subject to sea-level rise and tsunami inundation to provide plans for prevention and remediation of any contaminant releases, along with bonds that guarantee remediation plans are implemented. Remediation should meet standards that protect people and the environment in the event of future permanent inundation.

**HS-P9.4** - In the order of importance listed, require that new industrial development eliminate the generation and disposal of hazardous materials to the maximum extent feasible by:

- (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. (7-AM, 7-AN, 7-101)

**HS-P9.10** - Oppose construction of new large-scale hazardous waste facilities.

**HS-A10.3** - Establish a mechanism, possibly similar to the surety bonds required by the US EPA for underground tanks, to ensure that new or expanded industrial uses involving hazardous materials will fund any needed clean-up of resulting contamination.

**COS-A11.1** - Amend County Ordinance Code Division 814, Slope and Hillside Development, to convert the requirements from a combining district to design and development standards related to building envelopes, building massing, colors, materials, grading, draining, and erosion control. (10-o)

**COS-P13.3** - Encourage new and existing buildings to include battery storage systems, especially at buildings with solar energy installations and buildings that provide essential community services.

**COS-A13.1** - Adopt reach codes that exceed State building code standards to achieve the highest feasible level of energy conservation and efficiency. (8-L)

## Smart Growth and Conservation

**LU-P2.1** - Continue implementing the 65/35 Land Preservation Plan, using the County Urban Limit Line (ULL) to focus future development in the county's established urban and suburban communities

while preserving agricultural land, rangeland, natural habitats, watersheds, and open space. (3-G, 3-69, 3-180, 8-5, 8-30, 8-31, 8-32, 9-3, 9-9)

**LU-P2.2** - Limit development outside the ULL to non-urban uses, such as agriculture, mineral extraction, wind and solar energy production, carbon sequestration, other resource-based uses, and essential infrastructure. (3-G, 3-69, 8-5, 8-30, 9-9)

**LU-P2.3** - Prohibit major subdivisions outside the ULL as well as successive minor subdivisions of previously subdivided lots. (3-G, 10-25)

**LU-P2.4** - Encourage infill of already developed areas and properties that have been skipped over. (3-8, 8-113)

**LU-P2.5** - Encourage clustering of allowable densities through use of Planned Unit District zoning to reduce development footprints and protect scenic resources, natural features, floodplains, and open spaces. (3-18, 9-14, 10-31)

**LU-P2.7** - Prohibit extension of water and sewer lines into areas outside the ULL, except to serve public and semi-public uses that will not induce growth, or when such extension is necessary to address a declared public health emergency. Lines extending outside the ULL should be sized to serve only the use requiring service. (3-10, 8-ad, 8-af)

**LU-A4.1** - Periodically re-evaluate parking standards, such as to increase or eliminate parking minimums, or to consider strategies that reduce parking demand, to ensure their applicability to changing conditions, trends, and technology. (3-84, 5-20)

**TR-P1.3** - Ensure new highways and expressways constructed outside the Urban Limit Line are not growth-inducing through land use controls, access limitations, and other appropriate measures. (8-af)

**PFS-P10.3** - Encourage school districts to locate school sites within the Urban Limit Line and within or adjacent to existing or planned residential and mixed-use neighborhoods.

## Sustainable Transportation

### Safe and Sustainable Transportation

**TR-P1.5** - Leverage the County's position as a major employer to demonstrate leadership in enhancing workforce mobility.

**TR-A1.1** - Implement programs to encourage transit use, bicycling, walking, telecommuting, and use of alternative vehicle fuels by County employees.

**TR-A1.3** - Review and update the County's Transportation Demand Management Guidelines at least every five years to incorporate current best practices. (5-o)

**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 Active Transportation Plan and CCTA Countywide Bicycle and Pedestrian Plan, and best practices (e.g., National Association of City Transportation Officials guidance). (5-16, 5-46, 5-j, 5-ag, 5-am, 5-aq, 5-ar, 5-ay, 5-bd, 5-be, 5-bg)

**TR-P4.4** - 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 pathways of adjoining areas, and use available public and semi-public rights-of-way where feasible. (5-3, 5-13, 5-k)

**TR-A4.1** - Update the County Standard Plans on an as-needed basis to reflect best practices in context sensitivity, Complete Streets, travel safety, environmental sustainability, and the general state of the practice. (5-23, 5-31, 5-32, 5-33, 5-m)

**TR-P6.6** - Support continued operation, maintenance, and further development of ports and proprietary wharves consistent with federal, State, and County environmental policies and economic priorities. (5-T, 5-79, 5-81, 8-Z)

## Connected Transit

**TR-P1.5** - Collaborate with transit providers, cities, and CCTA to develop a countywide transit stop program that takes a holistic approach to transit stop planning and construction. Push for the program to address right-of-way adequacy (i.e., sufficient space for bus pullouts and amenities), amenities (e.g., shelters, seating), and improvements around stops to improve accessibility (e.g., curb ramps, sidewalk widening). (5-l)

**TR-P1.7** - Encourage transit use by expanding first-mile/last-mile programs, including micromobility. (5-l)

**TR-P1.8** - Support improving and expanding passenger and commuter rail service. (5-26, 5-89, 5-q, 5-ad)

**TR-P1.9** - Enhance access to all transit stops, including local routes as well as passenger and commuter rail stations. (5-27, 5-p)

**TR-A1.6** - Partner with transit agencies and CCTA to develop "Safe Routes to Transit" guidance that could be applied in new development areas and existing neighborhoods.

**TR-A1.7** - Work with transit agencies to provide convenient ways for residents to report transit shelters and other improvements (e.g., lighting, seating) that are in disrepair. Encourage and promote reporting countywide, especially in Impacted Communities.

## Equitable Transportation

**TR-P1.10** - Prioritize investments in existing bicycle and pedestrian infrastructure before focusing on implementation of new transportation technologies. Ensure new transportation technologies and travel options support the County's goals of increasing equitable mobility, reducing emissions, reducing reliance on automobiles, and improving transportation safety.

**TR-A1.5** - 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. (5-u)

**TR-A1.8** - Support establishment of a Bay Area-wide transit fare equity program that includes free and/or means-based transit passes for qualifying residents of Impacted Communities or other vulnerable communities.

**TR-A1.9** - Create an equitable pricing program for on-street parking in commercial corridors throughout the county. Such a program would allocate parking revenue to improvement projects in Impacted Communities.

**TR-A2.2** - Identify and address neighborhood issues and needs, prioritizing development and maintenance of sidewalks, enhanced crosswalks, street lighting, street trees, bicycling infrastructure, transit stop amenities, traffic calming, and other safety improvements in Impacted Communities, including in residential areas and near schools, libraries, and recreational facilities. Engage school districts, neighborhood groups, and the local Safe Routes to School Program in implementing this action. (5-42)

**TR-P5.1** - Plan, design, and construct facilities for walking, biking, and rolling to serve people of all ages, abilities, and income levels, including children, seniors, families, and people with limited mobility. (5-ar)

**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 roll.

**HS-A8.1** - Coordinate with transit providers to identify and advertise ways for individuals with restricted mobility to reach resilience hubs and cooling centers. (AB 836)

## VMT Reduction

**LU-P3.7** - Welcome development that supports the countywide goal of reducing vehicle miles traveled (VMT), thus reducing greenhouse gas emissions, to meet climate change targets. Require projects that do not support the County's VMT-reduction goals to incorporate necessary changes (e.g., design, land use mix) to ensure they support those goals.

**TR-P1.1** - 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 best practices). When operational deficiencies are identified, the treatments to address those deficiencies should first prioritize reducing the project's vehicular trips and reducing 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) thresholds 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.

**TR-P1.2** - Reduce single-occupant vehicle usage, at a minimum using strategies defined in the Transportation Demand Management Ordinance. (5-l, 5-J, 5-11, 8-dr)

## Green Transportation Infrastructure

**TR-P1.11** - Continue to improve electric vehicle charging infrastructure within new development and public rights-of-way, and incorporate electric vehicle charging infrastructure into appropriate projects on the County's Capital Improvement Program.

**TR-P1.12** - Require new parking facility designs to incorporate zero-emission vehicle infrastructure and maximize opportunities for adaptive reuse.

**TR-P1.13** - Support transitioning all on-road vehicles, including personal vehicles and business, government, and public transit fleets, to being powered by electricity from renewable sources or other zero-emission fuels.

**TR-A1.10** - Update the County Ordinance Code as necessary to support advances in electric vehicle charging infrastructure.

**TR-A1.11** - Coordinate with CCTA and other local and regional agencies to implement the Contra Costa Electric Vehicle Readiness Blueprint and related policies, and to apply best practices in electric vehicle infrastructure requirements.

**TR-P6.4** - Support development of short-line railroad infrastructure in industrial districts to facilitate rail access to Class I railroad lines, attract potential businesses seeking rail-served developments, ease traffic congestion caused by goods movement on regional highways, and reduce greenhouse gas emissions.

**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, improving public safety, and increasing equitable mobility.

## Safe Streets

**TR-P2.1** - 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. (5-14, 5-18, 5-39, 5-40)

**TR-P2.2** - Minimize the potential for conflicts between vehicles and people who walk, bike, or roll through careful site planning, paying particular attention to driveway locations and internal pedestrian circulation, and prioritizing safety for active modes of travel. (3-84)

**TR-P2.3** - Require or provide energy-efficient street lighting for traveler safety and comfort. Prioritize installation in Impacted Communities, particularly at parks, transit stops, alleyways, bicycle and pedestrian paths, and other appropriate areas, consistent with community desires. (5-15)

**TR-A2.1** - Maintain a Vision Zero Working Group to regularly review collision data and evaluate the effectiveness of Vision Zero and other safety strategies. (5-bb)

**TR-P4.9** - 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 as opportunities arise. (5-G, 5-7, 5-8)

**TR-P4.10** - Require roadway infrastructure within new development areas, including traffic-calming and Complete Streets features, within new development area to accommodate emergency response vehicles, while not compromising active mode safety. (5-17, 7-70)

## Active Transportation

**TR-P4.6** - Make non-residential areas more pedestrian friendly by reducing parking and setback requirements and augmenting traffic-calming measures.

**TR-P4.7** - Encourage walkability by streamlining implementation of traffic-calming measures through the Neighborhood Traffic Management Program.

**TR-P4.8** - Create connections between neighborhoods in unincorporated areas and adjacent jurisdictions to improve multi-modal access to local destinations, such as schools, parks, shopping, health services, and workplaces. (5-K, 5-ak)



**TR-A4.3** - Develop guidance for managing curb space in ways that are sensitive to the land use context, with considerations for freight deliveries, parking, active transportation use, users with limited mobility, transportation network companies, outdoor dining, and other curb uses. (5-w)

**TR-P5.3** - Prioritize construction of capital improvement projects identified in the County's Active Transportation Plan.

**TR-P5.4** - Encourage walking, bicycling, and rolling as the travel modes of choice for short to medium-length trips, such as trips to schools, parks, transit stops, and neighborhood services. (5-43, 5-ai)

**TR-P5.6** - Support expansion of active shared mobility options such as bike-share, e-bike share, and e-scooter share.

**TR-P5.7** - Support use of temporary, quick-build, demonstration, or pilot pedestrian and bicycle improvements to test the effectiveness of active transportation strategies.

**TR-P5.8** - Require new development to contribute funds and/or provide active transportation facilities where feasible, and ensure that fee programs include those facility types. (5-21)

**TR-P5.9** - Require adequate parking for bicycles and other mobility devices at key destinations, such as shopping centers, schools, workplaces, transit stations, and multifamily housing. (5-ao)

**TR-A5.1** – Partner with CCTA and local 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 (5-B, 5-45, 5-M, 5-36, 5-37, 5-al, 5-an, 5-ap)

**TR-A5.2** - Construct innovative bicycle and pedestrian facilities, including Class IV separated bikeways, bicycle superhighways, and other low-stress facility types, as described in the Countywide Bicycle and Pedestrian Plan and in contemporary transportation planning and engineering guidance. Use green infrastructure and street trees to separate vehicular lanes from bicycle and pedestrian facilities when appropriate. (5-M)

**TR-A5.3** - Develop a Local Access Score to identify top priorities for active transportation projects, including criteria that prioritize projects in Impacted Communities.

**TR-A5.4** - Regularly maintain active transportation facilities, including cleanup of bikeways and shared use pathways, using private and local community resources when feasible. (5-38, 5-av)

**TR-A5.5** - Partner with the cities and CCTA to develop uniform guidance to manage active shared mobility services.

**TR-A5.6** - Allow temporary and permanent re-orientation of public space towards increased outdoor activity, including walking, bicycling, rolling, and other public uses when recommended by public health or other authorities.

## Transit-Oriented Development

**SC-P2.1** - 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.

**SC-P2.2** - 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.

**LU-P3.2** - Encourage development that combines employment, housing, and services in close proximity to transit facilities, such as BART stations and major bus lines. Such development should be planned and designed to encourage walking, bicycling, and transit use, shorter commutes, and reduced dependency on single-occupant vehicles, while at the same time mitigates, to the extent possible, the impacts of placing residents in proximity to mobile sources of air pollution, noise, and traffic hazards.

**LU-P7.3** - Encourage improvements to existing commercial centers, especially those that enhance pedestrian and bicycle access. (3-39)

**TR-P5.5** - Partner with transit agencies, community, and business organizations to plan sustainable streets in business and commercial zones. Consider forming a community facilities district (CFD) or business improvement district to help fund and maintain improvements.

## Interjurisdictional Coordination

**TR-P3.1** - Coordinate 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. (5-1, 5-p, 5-r, 5-t)

**TR-A3.2** - Coordinate with neighboring jurisdictions, CCTA, and the Regional Transportation Planning Committees to plan, design, and implement Complete Streets concepts on regional routes of significance. (5-B)

## Climate Change and Natural Hazards

### Air Quality

**HS-P1.7** - Require new or expanded commercial and industrial projects exceeding 75,000 square feet of gross floor area, such as big-box stores, warehouses, distribution centers, and similar uses, to be near zero-emissions operations, including the facilities themselves and the associated fleets. Require all necessary measures, such as the following, to achieve near zero emissions:

- (a) Provide adequate on-site electric vehicle (EV)-capable parking for all anticipated truck traffic to prevent idling and off-site queuing.
- (b) Provide electrified loading docks with receptacles allowing plug-in of refrigerated trailers.
- (c) Use heavy-duty trucks that are model year 2014 or later and expedite a transition to zero-emission trucks as they become commercially available. Ensure contracts with motor carriers include air quality incentives or requirements, such as providing incentives to fleets that met United States Environmental Protection Agency (EPA) SmartWay standards or requiring use of zero-emission (ZE) or near zero-emission (NZE) trucks.
- (d) Use a "clean fleet" of delivery vehicles as they become commercially available, but no later than 2025.

- (e) Use zero-emission forklifts, pallet trucks and jacks, stackers, and other yard equipment.
- (f) Implement practices to control and remove fugitive dust and other contaminants from paved areas.
- (g) Consider exemptions for grocery stores and medical facilities.

**HS-A1.1** - Adopt an ordinance that matches or is more stringent than the State's maximum idling law, and coordinate with CARB, BAAQMD, and law enforcement to achieve compliance.

**HS-A2.1** - Coordinate with community members and appropriate regulatory agencies to prepare community-scale plans 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 that future projects demonstrate consistency with those plans.

## Greenhouse Gas Reduction

**HS-P3.1** - Prioritize implementation of the Contra Costa County Climate Action Plan to reduce GHG emissions from community-wide sources and adapt to changing climate conditions.

**HS-P3.2** - Require new development to demonstrate consistency with the Contra Costa County Climate Action Plan and incorporate applicable GHG-reduction and adaptation measures.

**HS-P3.4** - Require incorporation of measures to reduce or eliminate otherwise preventable GHG emissions in new commercial and industrial projects exceeding 10,000 square feet of gross floor area. These measures may include, but are not limited to, reducing on-site energy consumption, increasing on-site energy generation and energy storage, contributing toward development of renewable energy projects in the surrounding community, reducing vehicle trip generation, and reducing waste generation. (8-113)

**HS-P3.5** - Support efforts to protect, maintain, and improve soil health as a carbon sequestration tool.

**HS-A3.1** - Update the Contra Costa County Climate Action Plan as needed to maintain consistency with CEQA Guidelines Section 15183.5(b) and best practices. Future updates must include:

- (a) Inventories of GHG emissions in the unincorporated county;
- (b) GHG reduction targets for 2030, 2040, and 2050 at a minimum;
- (c) Forecasts of GHG emissions for the unincorporated county consistent with growth assumptions of this General Plan;
- (d) GHG-reduction measures or 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; and
- (g) A community and stakeholder engagement program for CAP preparation and implementation.

## Flooding and Sea-level Rise

**PFS-P5.7** - When developing new or revised regional drainage and flood management plans, including plans to protect against sea-level rise, incorporate adequate setbacks and alternative drainage system improvements that provide aesthetic, recreational, and environmental benefits. Improvements should avoid structural modifications to watercourses and preserve riparian habitat and floodplains, or convert engineered drainage systems to more natural systems, when and where possible. In areas at risk of temporary or permanent inundation from sea-level rise, ensure that improvements can continue to provide adequate protection for the projected level of inundation by 2100 or the expected operational life of the project, whichever is later. (7-Q, 7-40, 7-41, 7-aa, 7-ab, 7-ac, 8-80, 8-89)

**HS-A5.1** - Review flooding policies and maps in this General Plan on an annual basis and incorporate best-available information regarding 100-, 200-, and 500-year floodplains and projected sea-level rise due to climate change. (10-52, 10-53, 10-ai)

**HS-A5.3** - 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 Countywide Climate 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.

**HS-A5.4** - Amend the Floodplain Management Ordinance to address hazardous material storage.

**HS-P6.1** - Require new development to locate habitable areas of buildings above the highest water level expected during the life of the project, based on Figure HS-X (Sea-Level Rise Projection Map), accounting for sea-level rise or other changes in flood conditions, or to construct a levee adequately designed to protect the structure for the expected life of the project. (10-G, 10-49, 10-50)

**HS-P6.2** - Support tidal wetland restoration projects that will protect and enhance the broad benefits that wetlands provide, including flood-risk reduction, habitat, biodiversity, and water quality.

**HS-P6.3** - Limit development of agricultural lands and open space that can serve as a buffer between sea-level rise and urbanized land uses.

**HS-A6.2** - Coordinate with regional agencies, cities, utilities, property owners, community groups, residents, and other stakeholders to prepare and adopt a countywide sea-level rise adaptation 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 Figure HS-X (Sea-Level Rise Projection Map) or the best available climate science data to identify where sea-level rise hazards are likely to occur and lead efforts to:

- (a) Maximize public awareness and disclosure to property owners and the public.
- (b) Assess and address impacts to future development.
- (c) Plan opportunity areas for adaptation.
- (d) Inform funding and financing decisions about short-term and long-term adaptation projects.
- (e) Ensure that the disproportionate impacts on vulnerable populations and Impacted Communities are addressed.

**HS-A6.3** - Partner with the Adapting to Rising Tides Program, Delta Stewardship Council, property owners, and community-based organizations to conduct a managed retreat feasibility study that identifies specific assets at risk and the cost of facilitating managed retreat.

**HS-A6.5** - Incorporate Figure HS-X (Sea-Level Rise Projection Map) into the County's geographic information system for use as a publicly accessible tool for tracking flooding and sea-level rise.

**HS-A6.6** - Amend the Floodplain Management Ordinance to apply to areas subject to sea-level rise under at least a medium-high risk aversion scenario by 2100, in accordance with State and regional guidance.

**HS-A6.7** - 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.

## Wildfires

**HS-P7.1** - Prohibit new residential subdivisions in Very High Fire Hazard Severity Zones and limit residential subdivisions to four or fewer lots in High Fire Hazard Severity Zones.

**HS-P7.8** - Facilitate post-fire recovery by supporting efforts to stabilize slopes, control erosion, and replant them with native species.

**HS-A7.3** - Update countywide fire hazard severity zone and wildland-urban interface mapping as new data becomes available from the California Board of Forestry and Fire Protection. (SB 1207)

**HS-A7.4** - Adopt and have certified by the Board of Forestry and Fire Protection an ordinance that exceeds the minimum statewide standards in the State Responsibility Area Fire Safe Regulations for new development in the State Responsibility Area or Very High Fire Hazard Severity Zones. (CAL FIRE)

**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. (CAL FIRE)

## Resilient Homes

**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 housing and multi-family housing.

**SC-A6.2** - Create a bulk buying program or a revolving loan fund that allows people to purchase energy-efficient electric appliances, such as air conditioners, fans, air purifiers, heaters, and others at wholesale prices or minimal cost, and/or with zero-percent interest financing, to increase energy efficiency and replace hazardous appliances. Work with volunteer groups to help people install 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 levels of vulnerable people. Consider augmenting energy-efficiency programs to reduce electricity use and help offset the cost of operating electrical appliances.

**SC-A6.3** - Partner with local solar providers, MCE, and PG&E to enact a solar group buy program to purchase solar panels and battery storage in bulk for installation in Impacted Communities, including establishment and subsidization of community solar programs for joint membership, which

aggregate multiple consumers' electricity sourced from a single photovoltaic solar location. The program should include an educational component to teach the community about the benefits and process of solar installation and give them the opportunity to sign up for the program at a discounted rate.

**HS-P4.2** - Discourage new below market-rate housing in mapped hazard zones, including 100- and 500-year flood plains, High or Very High Fire Hazard Severity Zones or the Wildland-Urban Interface, and areas at risk of temporary or permanent inundation from sea-level rise by 2100. If below market-rate housing must be within a mapped hazard zone, require development to be hardened to remain habitable to the greatest extent possible.

**HS-P4.3** - In hazard-prone areas, such as slopes exceeding 15 percent, mapped floodplains, Alquist-Priolo Earthquake Fault Zones, and Fire Hazard Severity Zones, allow for decreased residential density, including below the minimum density requirement for the applicable land use designation, as the severity of risk increases. (3-29)

**COS-P13.8** - Work with electricity 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. (8-54)

## Resilient Infrastructure and Development

**PFS-P5.8** - Incorporate green infrastructure into new and retrofitted flood-control and streetscaping projects, including replacing existing asphalt and other hardscapes with green infrastructure, as feasible.

**PFS-A5.2** - Coordinate with responsible parties, public and private, to develop a flood risk management plan for the levee systems protecting the unincorporated county that:

- (a) Identifies the entities responsible for operation and maintenance of the levees.
- (b) Determines the anticipated flood levels in the waterways and the level of protection offered by the existing levees along the waterways.
- (c) Establishes a long-term plan to upgrade the system as necessary to provide at least a 100-year level of flood protection, and 200-year level of flood protection where feasible or required.
- (d) Considers the worst-case situations of high tides coupled with sea-level rise and storm-driven waves.
- (e) Protects beneficial uses of San Francisco Bay and the Delta and their water.
- (f) Prioritizes designs that foster riparian habitat while containing floodwaters, such as by using more natural materials, landforms, and vegetation, rather than concrete channels and other conventional flood control infrastructure.
- (g) Encourages multi-purpose flood-management projects that, where feasible, incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of waterways.
- (h) Takes a holistic approach to flood-risk management so that new infrastructure does not simply transfer flooding impacts from one property or location to another.

- (i) Includes provisions for updates to reflect future State or federally mandated levels of flood protection. (7-52, 7-53, 7-54, 8-80, 8-86, 10-1, 10-64, 10-65, 10-73, 10-z, 10-ac)

**HS-A1.2** - Develop and implement a plan to provide convenient and accessible clean air refuges during times when outdoor air quality is unhealthy.

**HS-P5.8** - Prohibit construction of critical infrastructure in areas subject to flooding or sea-level rise unless no feasible alternative exists. (10-41, 10-42)

**HS-P6.5** - Work with transportation agencies and infrastructure owners, such as railroads, to harden transportation networks against sea-level rise and increases in flooding intensity.

**HS-A6.4** - Adopt standards to conserve and expand natural shorelines, including converting hardened coastal structures to natural shorelines. These shorelines must protect native biodiversity while enhancing community resilience to flooding and sea-level rise. Standards must provide criteria for siting, appropriate vegetation and other materials, construction, maintenance and monitoring activities, recreational access as appropriate, and other key considerations.

**HS-P7.2** - Require any construction of buildings or infrastructure within a Very High Fire Hazard Severity Zone, wildland-urban interface, or State Responsibility Area, as shown on Figure HS-X, to incorporate fire-safe design features and complete a site-specific fire protection plan that covers the entire parcel and includes measures for fire-resistant construction materials and modifying fuel loading, as well as a plan to maintain that protection over time. The fire protection plan shall include a risk analysis, fire response capabilities, defensible space requirements, fire safety requirements for infrastructure, building ignition resistance, mitigation measures and design for non-conforming fuel modification, wildfire education, and maintenance and limitations. The fire protection plan shall also include a plan for emergency preparedness, response, and evacuation. (7-AD, 7-71, 7-81, 7-az, 10-bb, 10-bc)

**HS-P7.3** - Require that new development is constructed using fire-resistant building materials, is served by adequate firefighting services, provides safe access for emergency response vehicles, includes visible street signs and address numbers, and has adequate water supplies for structural fire protection. (7-au, 10-bd) (SB 1241)

**HS-P7.4** - Require new development within mapped Very High Fire Hazard Severity Zones, wildland-urban interface areas, or State Responsibility Areas to meet or exceed State Fire Safe Regulations and Fire Hazard Reduction Around Buildings and Structures Regulations for road ingress and egress, fire equipment access, and adequate water supply. (California Government Code Section 66474.02)

**HS-P7.5** - Work with property owners within mapped Very High Fire Hazard Severity Zones, wildland-urban interface areas, and State Responsibility Areas to ensure establishment and continued maintenance of fire breaks and defensible space, vegetation clearance, emergency access roads, water supply and fire flow, signage, and firefighting infrastructure that meets current adopted State, County, or community fire safety standards. (7-au, 10-bd) (SB 1241) (CAL FIRE)

**HS-P7.7** - Construct critical facilities, such as Office of Emergency Services facilities and other uses on the County's designated critical facilities list, with fire-resistant materials, defensible space, and fire-resistant landscaping that allows them to maintain structural integrity and ensure functional operation to the greatest extent feasible. Avoid locating these facilities in high fire risk areas to the extent possible. (SB 1241)



**HS-P7.9** - Coordinate with electricity service providers to underground power lines, especially in the wildland-urban interface and fire hazard severity zone areas.

**HS-P7.10** - Work with electricity service providers to ensure an adequate power supply to vulnerable populations during planned power shutoffs.

**HS-A7.1** - 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 wildland-urban interface areas.

**HS-A7.7** - Apply for 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. (AB 836)

**HS-P8.4** - Require new commercial parking lots with 50 or more spaces to mitigate heat gain through shade trees, solar arrays, and/or other emerging cooling technologies.

**HS-P9.8** - Prioritize implementation of safety projects in hazardous material transportation corridors to address high-risk scenarios, including the effects of sea-level rise on rail transportation.

**HS-P11.5** - Discourage development on slopes exceeding 15 percent, and generally prohibit development on slopes exceeding 25 percent, to avoid slope instability, extensive grading, and unnecessary land disturbance. (8-cc, 9-11, 10-24, 10-28, 10-29, 10-r)

**HS-P12.3** - Locate critical County facilities, such as Office of Emergency Services facilities and other uses on the County's designated critical facilities list, outside of identified hazard areas whenever possible, accounting for how climate change may increase frequency and intensity of hazards. If critical facilities must be located in hazard areas, ensure these facilities and their access routes are protected from the hazard risks inherent to each location. (10-41, 10-42) (SB 379)

**HS-A12.4** - Identify and map existing community facilities, such as libraries, gymnasiums, community centers, and auditoriums, that can serve as community resilience hubs and support people with access and functional needs during hazard events. Work with the appropriate agencies to identify and implement facility upgrades, prioritizing facilities in Impacted Communities. (10-j)

**HS-A12.7** - Install backup power and water resources at critical County facilities, emergency shelters, community resilience hubs, and cooling centers in case of power and water outages.

**HS-A12.8** - Identify and, as feasible, retrofit critical County-owned buildings, roadways, and facilities in areas prone to flooding, seismic hazards, landslide and debris flows, tsunamis, or wildfire to maximize defensible space and outdoor fireproofing, improve drainage systems, stabilize nearby slopes, and take other actions as appropriate to minimize the hazard. (10-e, 10-f, 10-ae)

**HS-P13.1** - Require new development of 10 units or more to have access to at least two emergency evacuation routes.

**HS-P13.2** - Encourage existing development of 10 units or more to have access to at least two emergency evacuation routes.

## Preparedness, Response, and Recovery

**HS-A4.2** - 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, either by integrating the Countywide Climate Vulnerability Assessment or the best-available climate science data related to impacts, risks, sensitivities, adaptive capacities, and vulnerabilities. (SB 379)

**HS-P12.1** - Implement the *2018 Contra Costa County Local Hazard Mitigation Plan*, which was adopted by the Board of Supervisors and certified by the Federal Emergency Management Agency and is incorporated into this Health and Safety Element of the Contra Costa County General Plan. (AB 2140)

**HS-A12.1** - Update the *Contra Costa County Local Hazard Mitigation Plan* as necessary to remain valid, to comply with State and federal laws, and to reflect changing climate conditions. (10-96, 10-ay) (AB 2140)

**HS-A12.2** - Upon updates to the *Contra Costa County Local Hazard Mitigation Plan*, incorporate the assessment and projection for future emergency service needs from the most recent Municipal Services Review. (CAL FIRE)

**HS-A12.4** - At least every eight years, evaluate the effectiveness of and update public safety, preparedness, and hazard mitigation policies, including in this Health and Safety Element, considering changing climate conditions. (SB 379, SB 1035)

**HS-A12.5** - Establish standardized temperature or air quality triggers for opening County-operated community resilience hubs.

**HS-A12.6** - Conduct a comprehensive energy resilience needs assessment for critical County facilities and community resilience hubs and pursue funding opportunities to meet the identified needs.

**HS-A12.9** - Partner with community-based organizations, homeowners associations, and neighborhood groups to make information available to community members about human-caused, natural, and climate change-induced hazards, how to prepare for them, what to do when a shelter-in-place order is issued, and resources that can help. Make this information widely available in various formats and languages to all community members, with special effort aimed at reaching persons experiencing homelessness and persons with access and functional needs.

**HS-A12.10** - Continue to provide alerts about potential, developing, and ongoing emergency situations in languages and formats appropriate to county residents through the Joint Information Center.

**HS-A12.11** - Continue providing Community Emergency Response Team (CERT) training programs.

**HS-P13.3** - Coordinate with transit agencies and community service and faith-based organizations to assist with evacuation efforts and ensure that evacuation services are made available to persons with limited English proficiency and access to transportation, communication, and other lifeline resources and services.

**HS-A13.2** - At least every five years, update maps identifying neighborhoods with only one emergency evacuation route.

**HS-A13.3** - Develop minimum roadway, ingress, and egress standards for evacuation of residential areas in Very High Fire Hazard Severity Zones. (CAL FIRE)

## Interagency Coordination

**HS-A6.1** - Coordinate with ABAG, Bay Conservation and Development Commission, Delta Stewardship Council, BayAdapt, cities, utilities, affected agencies, property owners, community groups, residents, and other entities to create a public-private partnership to develop, fund, and implement relevant, regionally coordinated sea-level rise adaptation measures through programs like Resilient by Design that leverage the results of Adapting to Rising Tides and other studies and programs. (SB 379)

**HS-A6.8** - Partner with cities to develop and fund a countywide plan to increase the resiliency of the shoreline road system 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.

**HS-P7.11** - Work with water service providers and fire protection agencies to ensure the long-term integrity of water supplies to meet firefighting needs and ensure that new and existing developments in high fire risk areas have suitable infrastructure to deliver water supplies.

**HS-A7.1** - Collaborate with local fire safe councils, CAL FIRE Santa Clara Unit, and other fire protection agencies to update and implement the *Community Wildfire Protection Plan* for Contra Costa County.

**HS-A7.6** - Collaborate with local or regional fire safe councils, CAL FIRE Santa Clara Unit, and other fire protection agencies to develop a fire safe education program to provide information about State fuel modification, defensible space, access, water, signage, and other fire safe regulations.

**HS-P8.2** - Work with electricity service providers to promote programs encouraging reduced energy use during extreme heat events.

**HS-P8.3** - Support the East Bay Regional Park District, California State Parks, and other recreation agencies in efforts to ensure recreation facilities, including parks, trailheads, and sports courts/fields, provide adequate cooling through shading or tree planting, and installation of refillable water stations.

**HS-A8.2** - Encourage the Contra Costa Certified Emergency Response Team (CERT) Coalition to provide updated training on hazards and related risks identified in the Countywide Climate Vulnerability Assessment or the best-available climate science data.

**HS-P10.1** - Coordinate with local and regional agencies in efforts to remediate or treat contaminated surface water, groundwater, and soils in or affecting Impacted Communities. (7-116)

**HS-P12.4** - Coordinate with cities, school districts, and park and recreation districts to ensure adequate emergency shelters and alternate care sites are available when natural disasters and other highly hazardous conditions, such as industrial accidents, occur.

**HS-A13.1** - Cooperate with cities and public protection agencies to delineate evacuation routes, identifying their capacity, safety, and viability under different hazard scenarios, as well as emergency vehicle routes for disaster response, and where possible, alternate routes where congestion or road failure could occur. Update as new information and technologies become available. (10-68, 10-97, 10-98, 10-ak, 10-ar, 10-ba) (AB 747)

## Energy Resources

### Energy Use

**COS-P13.1** - Implement Climate Action Plan strategies to improve energy efficiency and conservation, promote carbon-free energy sources, and reduce energy-related greenhouse gas emissions. (8-54)

**COS-P13.4** - Support development of energy recovery projects (e.g., methane recovery from landfills and wastewater treatment plants). (8-53)

**COS-P13.5** - Minimize conflicts between residential uses and wind farms by prohibiting new residential subdivisions within the wind resource areas depicted in Figure COS-X. (8-50)

**COS-P13.6** - 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.

**COS-P13.9** - Partner with regional and State agencies (e.g., California Public Utilities Commission, California Energy Commission, Association of Bay Area Governments) to support energy efficiency and renewable energy planning efforts.

**COS-A13.2** - Amend County Ordinance Code Chapter 88-3, Wind Energy Conversion Systems, to require decommissioned wind farms to be returned to a condition consistent with the natural environment in the area at the time of decommissioning, rather than a return to their 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.
- (d) Leftover turbine components and other debris.

## Oil and Natural Gas Resources

**HS-A9.2** - Update the Oil Spill Contingency Plan to protect the bay and shoreline areas in the event of an oil or other hazardous materials spill. (8-n)

**COS-P14.1** - Require new or expanded oil or gas wells to mitigate impacts, particularly those related to public health and safety, surface and groundwater quality, subsidence, noise, aesthetics, air quality, habitat, and greenhouse gas emissions. (8-72)

**COS-P14.2** - Prohibit new and expanded oil and gas wells in the following:

- (a) Sensitive ecological areas (e.g., wetlands, and riparian corridors).
- (b) Areas subject to 100-year flood hazards or sea-level rise, as shown in Figures HS-X and HS-X.
- (c) 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. (8-74, 8-cn, 10-80)

**COS-A14.1** - Amend County Ordinance Code Chapter 88-14, Oil and Gas Drilling and Production, to require a land use permit for all new or expanded oil and gas wells and include:

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- (a) Performance standards related to water quality, air quality, odors, noise, and aesthetics.
- (b) Requirements for site reclamation, including bonding. (8-cj, 8-cm)

## Management of Solid and Hazardous Waste

### Solid Waste Management

**PFS-P7.2** - Coordinate with other jurisdictions to ensure that solid waste management, including solid waste resource recovery (e.g., reduce, reuse, recycle, compost, and waste-to-energy), is carried out in accordance with the Countywide Integrated Waste Management Plan and meets strict environmental standards. (7-AI, 7-91, 7-92, 7-bd, 7-be)

**PFS-P7.3** - Ensure that review and approval of development applications is carried out in accordance with the Integrated Waste Management Plan. (7-bp)

**PFS-P7.4** - Require new residential and commercial uses to provide adequate space for trash, recycling, and organics collection, as well as edible food recovery when applicable.

**PFS-P7.5** - Encourage new technologies for organics processing consistent with Senate Bill 1383, Short-Lived Climate Pollutants Reduction Strategy of 2016.

**PFS-P7.9** - Prohibit new landfills in ecologically sensitive areas, and require that new landfills be located, designed, and operated to avoid adverse impacts to surrounding land uses, including by limiting the area of landfill activities; limiting hours of operation; providing safe and appropriate transportation routes; maintaining site security; identifying associated off-site transfer stations; grading to blend the landfill disturbance area with surrounding topography; covering refuse daily; and mitigating noise, odor, litter, and visual impacts. (7-93, 7-94, 7-98, 7-AJ, 7-bk, 7-bq, 7-br, 7-bs, 7-bv)

**PFS-P7.10** - Require that new landfills provide the following:

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

**PFS-P7.11** - Require new landfills to be designed and operated so that they can later be repurposed for other uses, including renewable energy facilities, recycling, organics, recovery operations, outdoor recreation, and open space. (7-95)

**PFS-P7.13** - Preserve the longevity of landfills by:

- (a) Reducing the amount of solid waste generated.
- (b) Reusing and recycling as much solid waste as possible.

- (c) Using the energy and nutrient value of solid waste (i.e., waste to energy and composting).
- (d) Properly disposing of the remaining solid waste (i.e., landfill disposal). (7-AG)

**PFS-P7.14** - Ensure transfer stations provide adequate capacity to accommodate recovery of recyclables and organic materials and encourage organics processing.

## Hazardous Materials and Hazardous Waste Management

**HS-P9.1** - Provide equitable inspection and enforcement of hazardous material and hazardous waste regulations throughout the county.

**HS-P9.2** - Assist hazardous waste generators in effectively reducing and managing their hazardous waste. (7-cf)

**HS-P9.5** - Actively support development of alternative hazardous waste management technologies and methodologies that reduce the relative risk to human health and the environment. (7-102)

**HS-P9.6** - Require facilities that manage hazardous materials or hazardous waste in stationary or fixed storage tanks and that are in areas at risk from sea-level rise and flooding to conduct sea-level rise studies to determine the risk of hazardous materials release from rising water levels. Require these facilities to incorporate best management practices, to reduce the risk of release

**HS-P9.7** - Encourage transport of hazardous materials via the safest available method for each material, avoiding populated areas and areas subject to sea-level rise whenever possible. (10-82)

**HS-P9.11** - Prohibit hazardous waste facilities in the following areas:

- (a) Ecologically significant resource areas.
- (b) Watersheds of an existing or planned drinking water reservoir.
- (c) Within 200 feet of an active or potentially active fault.
- (d) Within a 100-year floodplain.
- (e) Within 100 feet of a sensitive receptor.
- (f) Areas that would result in a concentration of similar facilities. (7-104, 7-106, 7-111, 7-113, 7-123, 7-125, 7-127, 7-128, 7-129, 7-131)

**HS-P9.12** - Require design and operation of new or expanded hazardous waste facilities to adhere to the following criteria:

- (a) Minimize risk to the surrounding area in the case of a hazardous waste accident or spill.
- (b) Ensure migration of waste will not occur near rivers, streams, creeks, lakes, 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. (7-105, 7-108, 7-109, 7-110, 7-112, 7-113, 7-118, 7-121)

**HS-P9.13** - 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 shall 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. Require that project applicants fund the needed technical review for the assessment. (7-114, 7-115, 7-117, 7-119, 7-129, 7-134)

**HS-P9.15** - Encourage and facilitate establishment of adequate sites for the collection of household hazardous waste (HHW), unused pharmaceuticals, and universal wastes, including provisions for residents that don't own cars or are physically unable to deliver materials to a collection site.

**HS-A9.1** - 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.

**HS-A10.2** - In collaboration with local environmental justice organizations, update the County's Brownfields and Contaminated Sites Cleanup Policy and prioritize implementation of clean-up efforts in Impacted Communities. (7-116)

## Water Resources

### Water Conservation

**SC-P4.6** - Support programs that increase the availability of recycled water for urban agriculture and landscaping through self-fill stations or similar facilities.

**PFS-P4.2** - Require landscaping for new development to be drought-tolerant, retain runoff, decrease flooding, and recharge groundwater. (8-dj)



**PFS-P4.6** - Partner with water and sewer service providers, Groundwater Sustainability Agencies, private well owners, and other entities to increase participation in water conservation programs countywide.

## Water Efficiency

**PFS-P4.3** - Promote the use of drought-tolerant green infrastructure, including street trees and landscaped areas.

**PFS-P4.4** - Encourage water service providers to require separate service connections and meters for recycled water use or where large quantities of water are used for special purposes, such as landscape irrigation. (7-p)

**PFS-P4.5** - Require new development to reduce potable water consumption through use of water-saving devices, efficient technology, landscaping strategies, and recycled water, where available. (7-26, 7-37, 10-92)

**PFS-A4.2** - Publish information about alternative sources of water for irrigation and other non-potable needs, such as greywater, rainwater, air conditioning condensation, and foundation drainage.

## Water Quality

**PFS-P4.9** - Prohibit new development that would create or significantly aggravate groundwater overdraft conditions, land subsidence, or other "undesirable results," as defined in the California Water Code.

**COS-P7.2** - Work with appropriate public agencies to control point and non-point sources of water pollution and maintain water quality standards. (7-23, 10-84, 10-85, 10-86)

**COS-A7.1** - Amend the County Ordinance Code to include standards for development in groundwater basins that maintain and protect the quality and quantity of groundwater supplies and are consistent with the applicable adopted Groundwater Sustainability Plan. These standards shall:

- (a) Provide sustainable thresholds for water-level drawdown and water quality for impacted, vulnerable, and high-use basins.
- (b) Require recharge facilities to sustain and enhance groundwater basins where appropriate.
- (c) Avoid subsidence and impacts to neighboring wells.
- (d) Require water quality and water-level monitoring and assessment. (10-R, 8-79)

**COS-A7.2** - Actively monitor regional, State, and federal programs that could affect water quality and water supply safety in the county. (10-93, 10-ax)

**COS-P8.6** - Oppose all efforts to construct an isolated conveyance (e.g., peripheral canal, tunnel) or any other water diversion system that reduces Delta water flows unless and until it can be conclusively demonstrated that such a system would protect, preserve, and enhance water quality and fisheries of the San Francisco Bay/Delta estuary system. (8-19)

**COS-P8.7** - Advocate for increased freshwater flow into, through, and from the Delta into San Francisco Bay, and support other efforts to protect and improve Delta water quality.

## Water Management

**PFS-P4.1** - For projects in areas without a water service provider, require proof of adequate on-site groundwater. In addition to requiring compliance with the County's well regulations related to water quality and flow rate, require documentation that the proposed project will not have a significant cumulative impact on the aquifer or negatively affect development that already relies on the same groundwater supply. (8-78, 8-de, 10-89, 10-95)

**PFS-P4.11** - Support multi-purpose water storage options that incorporate water supply, flood control, surface and groundwater storage, groundwater management, and ecosystem components.

**PFS-P4.14** - Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound wastewater system.

**PFS-P4.15** - Support wastewater reclamation and reuse programs that maximize the use of recycled water. (7-M, 7-24, 7-27, 7-35, 7-36, 10-92, 8-df, 8-di)

**PFS-A4.1** - Update County Ordinance Code Chapter 414-4, Water Supply, to be consistent with adopted Groundwater Sustainability Plans.

**PFS-A5.3** - Develop watershed management plans incorporating best management practices that slow, spread, and sink water runoff to flatten the hydrograph (i.e., water flow over time) where erosion is a concern, while also enhancing wildlife habitat and recreation opportunities where feasible. (7-38, 8-81, 8-86)

**COS-P7.4** - Require groundwater monitoring programs for all large-scale commercial and industrial facilities using wells and prohibit discharge of hazardous materials through injection wells. (8-dd, 10-88, 10-ap)

## Coordinated Facilities and Services

**PFS-P4.8** - Prior to approval of projects within the Tracy Groundwater Subbasin, obtain confirmation from the Groundwater Sustainability Agency that the project is consistent with the applicable Groundwater Sustainability Plan.

**PFS-P4.10** - Support the goal of regional self-sufficiency as part of new water system planning efforts.

**COS-P2.8** - Coordinate with local irrigation districts to facilitate water conservation, efficient use of agricultural irrigation water, and implementation of emerging water reuse technologies and practices. (8-bf, 8-be)

**COS-P7.7** - Support programs and activities conducted by community watershed groups and volunteers that increase public awareness and encourage stewardship of water resources.

## Agriculture

### Agricultural Economy

**SC-P9.5** - Recognize agriculture as an important part of the County's economy and maintain conditions that support its ongoing economic viability.

**COS-P3.2** - Support development of public and private infrastructure and services needed to support agriculture in proximity to agricultural areas. (8-39, 8-44, 8-ay)

**COS-P3.3** - Support efforts to promote and market locally grown and value-added agricultural products. (8-41, 8-44, 8-ar)

**COS-P3.4** - Support the agricultural community through the County's economic development programs. (8-42)

**COS-P3.5** - Support the Contra Costa RCD in carrying out its mission to assist farmers and ranchers through programs that support sustainable agricultural practices. (8-bm)

**COS-P3.10** - Enable farmers to showcase farm products grown on-site or within the county and offer on-site farm experiences, such as culinary classes, farm-to-table meals, tastings, and special events, while maintaining the integrity of the agricultural landscape. (*Ag Policy Recommendations*)

**COS-A3.2** - Designate a staff position in the Department of Conservation and Development (DCD) to serve as a point of contact for the agricultural community, guiding them in understanding the processes at DCD, helping DCD staff understand the particular needs of the agricultural community, and coordinating with other agencies, such as the Contra Costa RCD, US Department of Agriculture's Natural Resources Conservation Services (NRCS), University of California Cooperative Extension (UCCE) – Contra Costa County, the County Department of Agriculture, and the County Environmental Health Division. (*Ag Policy Recommendations*)

**COS-A3.5** - Work with the agricultural community to obtain funding for design, installation, and ongoing maintenance of proper signage promoting agriculture in the county, including wayfinding signage for agricultural tourism (U-pick, lodging, food service, winery, etc.) uses. (*Ag Policy Recommendations*)

## Agricultural Land Preservation

**LU-P2.8** - Consistently advise the Contra Costa County Local Agency Formation Commission (LAFCO) to support the 65/35 Land Preservation Plan and County ULL when considering requests for annexation to water and sewer districts and extension of services. (3-v)

**LU-A9.1** - Maintain agricultural preserves in the Briones Hills and Tassajara Valley areas through agreements with adjacent cities to retain these areas for agricultural, open space, and other non-urban uses. (3-132)

**LU-A9.2** - Amend zoning regulations for development of homes and associated buildings and structures on agricultural properties to require clustering to protect agricultural vitality and sustainability.

**COS-P2.1** - Protect and preserve agricultural land, especially land designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland on the Important Farmland Map prepared by the California Department of Conservation; land containing Class 1 or Class 2 soils; and land designated Agricultural Core. (8-H, 8-2)

**COS-P2.2** - Maintain a 40-acre-minimum parcel size for prime productive agricultural land (i.e., Class 1 and Class 2 soils). (3-14, 8-40, 8-48)

**COS-P2.4** - Where unmitigable conflicts arise between agricultural uses and non-agricultural uses, prioritize maintaining the viability of the agricultural uses. (8-aj)

**COS-P2.6** - Encourage owners of qualifying agricultural land to participate in the Williamson Act (Agricultural Preserve) Program. (8-38, 8-az, 8-ba)

**COS-P2.7-** Support public infrastructure projects and programs that will increase, enhance, and protect agricultural land and its production capabilities. (8-ag)

**COS-A2.1** - Review each update of the California Department of Conservation Farmland Mapping and Monitoring Program data and report to the Board of Supervisors on the quantity of land in the county converted to and from agricultural use. (8-cb)

**COS-A2.4** - Conduct a detailed study of potential Transfer or Purchase of Development Rights (TDR/PDR) programs to mitigate development pressures and preserve agricultural land. The study should determine:

- (a) Overall feasibility and usefulness in implementing the County's agricultural preservation goals.
- (b) Specific mechanisms that could be used.
- (c) Geographic areas where these mechanisms could be used.
- (d) Organization and administrative requirements.
- (e) Cost to the County and potential revenue sources. (8-bd)

**COS-A2.5** - Adopt design guidelines or standards for urban land uses that interface with agricultural uses addressing, at minimum:

- (a) Setbacks on non-agricultural properties that provide a buffer to agricultural uses.
- (b) Locations of buildings and structures on non-agricultural properties.
- (c) Lighting and fencing. (8-ah, 8-al)

**COS-P3.1** - Preserve large, contiguous areas of the county for agricultural production. Deny projects that would lead to fragmentation of agricultural areas. (8-29)

**COS-A3.1** - Establish a mitigation program to offset conversion of working lands (irrigated and intensively cultivated agricultural lands and rangeland) to nonagricultural uses. The program will define conversions requiring mitigation, mitigation ratios, allowable conservation instruments, and use of in-lieu fees. (*Ag Policy Recommendations*)

## Interagency Coordination

**COS-A2.3** - Work with the agricultural community, Contra Costa Local Agency Formation Commission (LAFCO), and cities to establish programs and mechanisms to protect agricultural resources, such as preservation agreements, conservation easements, an agricultural soils trust fund, and agricultural mitigation fees. (3-13, 3-s, 3-u, 8-J, 8-40, 8-48, 8-bn)

**COS-A3.3** - Work with the agricultural community and UC Cooperative Extension to promote education, training, and information-sharing programs/networking opportunities for farmers and ranchers and agricultural agencies to increase agriculture's resilience to climate change hazards.

**COS-A3.4** - Coordinate with the Contra Costa RCD, NRCS, UCCE, Contra Costa Mosquito and Vector Control District, County Department of Agriculture, 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.

## Right-to-Farm

**COS-P2.3** - Require new projects adjacent to agriculture to establish effective buffers on their properties to minimize conflicts and protect agriculture from nuisance complaints. (3-11, 3-12, 8-1, 8-33, 8-34, 8-36, 8-a)

**COS-P2.5** - 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. (8-35, 8-am, 8-ao)

## Sustainable Agriculture

**LU-A2.1** - Amend the County Ordinance Code to require the following prior to approval of a tentative map for subdivision in areas designated Agricultural Lands or Agricultural Core:

- (a) Evidence of adequate groundwater supply to support intended uses, considering the cumulative, long-term demand.
- (b) Demonstration that each parcel is suitable for a septic system.
- (c) Satisfactory road and street access, particularly for emergency vehicles.
- (d) Adequate regional drainage capacity, including natural watercourses located downstream.
- (e) Detailed site plans for each lot indicating building locations, driveways, well and leach field locations, energy-conserving features, location of hazards, necessary flood and stormwater management improvements, and fencing.
- (f) Other information that may be required to confirm the safe use of each lot for its intended purpose. (8-v)

**COS-P2.9** - Support soil conservation and restoration programs and carbon sequestration projects and encourage agricultural landowners to work with agencies such as the US Department of Agriculture Natural Resources Conservation Service and Contra Costa Resource Conservation District (RCD) to reduce erosion and soil loss. (8-66, 8-ce)

**COS-P2.10** - Partner with the agricultural community and University of California Cooperative Extension to support regenerative agriculture practices that maintain agricultural viability.

**COS-P2.11** - Encourage Integrated Pest Management 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. (8-22, 8-26, 7-a)

**COS-A2.2** - Review the Williamson Act Program to assess viability and identify areas for improvement, such as expanding the range of allowable uses to include wildlife habitat areas, providing mitigation options for impacts resulting from public infrastructure projects (prioritizing mitigation within Contra Costa County), and increasing enforcement of non-compliant properties. (8-q, 8-bb, 8-bc)

## Agricultural Housing

**COS-P3.8** - Allow farmworker and farm family housing in agricultural areas to meet the needs of locally employed seasonal and permanent farmworkers. (8-48, 8-aa)

**COS-P3.9** - Enable farmers and ranchers to provide short-term guest accommodations at a scale and in a manner that is consistent with and enhances the rural setting. (*Ag Policy Recommendations*)

## Sustainable Open Space and Natural Resources

### Interagency Coordination

**COS-P1.1** - Support efforts by public agencies and non-profit organizations to acquire and permanently protect open space areas with ecologically significant or scenic resources and areas that would connect other protected lands to form a cohesive system of open space, provided such acquisitions do not interfere with planned infrastructure improvements. (8-9, 9-4)

**COS-A1.1** - Convene an annual meeting with appropriate public agencies (e.g., East Contra Costa County Habitat Conservancy, East Bay Regional Park District), land trusts, and conservation groups to review current and planned efforts to protect and maintain open space and prioritize acquisitions. (9-q)

### Recreational Amenities

**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, including those undertaken by the County, other public agencies, and utilities. (9-6)

**COS-P8.1** – Expand and enhance public access to the shoreline and Delta in a manner consistent and compatible with the County’s conservation, safety, economic development, and climate adaptation goals. (3-46, 9-35, 9-36)

**COS-A8.1** - Amend Title 8 of the County Ordinance Code to require new or expanded docks and marinas to meet the following criteria:

- (a) Adequate channel width and depth, as defined by the State Harbors and Navigation Code.
- (b) Served by a public fire protection district.
- (d) Adequate public vehicular access.
- (e) Adequate supply of potable water.
- (f) Adequate on-site facilities for sewage and solid waste disposal.
- (g) Compatibility with nearby agricultural uses.
- (h) Compatibility with nearby conservation/habitat lands.
- (i) Designed to avoid inundation from projected sea-level rise. (3-48, 9-s)

### Preservation of Ecological Resources and Natural Systems

**HS-A4.1** - Inventory wetlands, floodplains, marshlands, and adjacent lands that could potentially support climate adaptation (e.g., through flood management, filtration, or other beneficial ecosystem services) and mitigation (e.g., carbon sequestration), and collaborate with community partners to restore and permanently protect these habitats from development. (SB 379)

**COS-P1.3** - Discourage conversion of land designated Resource Conservation or Parks and Recreation to urban uses. If such conversion occurs, 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. (9-8)

**COS-P1.4** - Require new projects adjacent to protected open space areas to establish effective buffers on their properties to minimize conflicts and protect the open space use.

**COS-P1.5** - Where conflicts arise between open space uses and new urban uses, prioritize maintaining the viability of the open space uses.

**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. (8-7, 8-8, 8-9, 8-10, 8-15)

**COS-P4.2** - Require a biological resources assessment prepared according to current State and federal protocols for projects with the potential to impact rare, threatened, endangered, or special-status species or their habitat, and implement appropriate mitigation for identified impacts. (8-9, 8-e)

**COS-P4.3** - Require well-timed, comprehensive floristic and vegetation surveys prepared according to State and federal protocols when development is proposed on land with potentially suitable habitat for special-status plant species, including areas mapped by the California Native Plant Society as Botanical Priority Protection Areas.

**COS-P4.4** - Require avoidance and protection of sensitive on-site ecological resources not approved for disturbance or removal.

**COS-P4.5** - Require majority use of native plant species in new development landscaping and require that construction practices 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.

**COS-P4.7** - Support preservation of native and sport fisheries and reestablishment of fisheries in streams wherever possible. (8-16, 8-85)

**COS-A4.1** - For the portion of the county not covered by the East Contra Costa County Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP), prepare and maintain a similarly detailed inventory of ecologically-significant resource areas, including unique natural areas, wetlands, floodplains, riparian resources, and the habitat of rare, threatened, endangered, and other uncommon and protected species. (8-a, 8-b, 8-d, 8-co)

**COS-A4.2** - Adopt design guidelines or standards for urban land uses that interface with ecologically significant resource areas and other protected conservation lands addressing, at minimum:

- (a) Clustering development to maximize ecological and conservation benefits.
- (b) Setbacks on properties with urban land uses that provide a buffer to resource areas.



(c) Fencing and lighting that support wildlife migration and other conservation purposes.

**COS-P7.3** - Support development and implementation of a long-term, area-wide integrated vegetation management program to control invasive weeds.

### Preservation of Creeks, Wetlands, and Riparian Areas

**COS-P5.1** - Require new development to preserve natural watercourses, floodplains, and riparian habitat. (8-91, 8-92, 8-cy)

**COS-P5.2** - Support protection, restoration, and improvement of wetlands, marshes, and tidelands, and emphasize the role of these features in climate change resilience, air and water quality, and wildlife health. (8-F, 8-17)

**COS-P5.4** – Prohibit direct runoff of pollutants and siltation into marsh and wetland areas from outfalls serving nearby urban development. (8-23)

**COS-P5.5** - 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/created wetlands. (8-24, 8-l)

**COS-P5.8** - Require increased setbacks for animal-handling uses whenever necessary to protect natural watercourses, riparian habitat, and erosion-prone soils. Setback increases can be applied to all aspects of the use, such as manure storage areas, and are not limited to buildings and structures. (8-t, 8-da)

**COS-A5.1** - Amend the County Ordinance Code to include the wetland setback requirement described in Policy COS-P5.3. (8-j, 8-cp)

**COS-A5.2** - Amend the County Ordinance Code to apply the creek setback requirements in the Subdivision Code to all projects, including those that are not part of a subdivision. (8-V, 8-95, 8-cx)

**COS-A5.3** - Acquire deeded development rights to setback areas surrounding wetlands, floodplains, and natural watercourses to ensure preservation of the resource and protect adjacent improvements. (8-V, 8-96)

**COS-P8.3** - Support continued maintenance and improvement of Delta levees to protect water quality, ecosystems, agricultural land, and at-risk communities. (8-46)

### Preservation of Upland Areas

**COS-P6.1** - Encourage revegetation of native species in areas that were previously modified for agriculture but are no longer in production. (8-r)

**COS-P6.2** - Preserve natural woodlands and significant trees, particularly mature native species. (8-6, 8-12, 8-28)

**COS-P6.3** - Encourage planting and propagation of native trees throughout the county to enhance the natural landscape, provide shade, sustain wildlife, reduce energy use, absorb stormwater, and sequester carbon. (8-21)

**COS-P6.4** – Support protection of native 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 oak species. (8-u)

**COS-P6.5** - Encourage removal of invasive, non-native tree species, particularly those known to pose a threat to public safety.

**COS-A6.1** - Update County Ordinance Code Chapter 816-6, Tree Protection and Preservation, to enhance protection of specified native trees and strengthen mitigation requirements for tree removal. (8-h, 8-i)

**COS-A6.2** - Develop an Oak Woodland Conservation Program that establishes special mitigation ratios for oak trees, along with specific tree replacement and planting standards to ensure long-term growth and survival. Coordinate with public agencies and land trusts that permanently own and conserve land for tree mitigation when appropriate. Amend the County Ordinance Code, as needed, to implement the program and mitigate oak tree removal.

### Preservation of Scenic Resources

**COS-P11.1** - Prohibit destruction of unique and irreplaceable natural features.

**COS-P11.2** - Require restoration of natural contours and vegetation after grading and other land disturbances. (9-12)

**COS-P11.4** - Prohibit extreme topographic modification, such as filling in canyons or removing prominent hilltops. Exemptions may be considered under exceptional circumstances for landfills, mining operations, and public or semi-public projects that necessitate such modifications. (9-14)

**COS-P11.5** - Preserve the scenic qualities of hillsides by encouraging designs that are sensitive to a site's topography and prohibiting unnecessary grading and vegetation removal. (9-19, 9-21, 9-22)

**COS-P11.7** - Preserve and enhance features along designated scenic routes, including views, gateways, and adjacent natural landscapes and scenic corridors. (5-Q, 5-47, 5-49, 5-50, 5-55, 9-27)

### Sustainable Mineral Resources

**COS-P7.5** - Support ongoing remediation of the Mount Diablo Mercury Mine.

**COS-P12.2** - Require applications for new or expanded quarrying operations adjacent to Mount Diablo State Park to include an analysis of potential impacts to the park's natural features, including viewsheds, and operations. (8-63)

**COS-P12.3** - Ensure that quarry reclamation plans, including bonding requirements, are maintained in compliance with the Surface Mining and Reclamation Act. (8-62, 8-bx)



## MEMORANDUM

DATE May 6, 2022

TO Will Nelson, Principal Planner  
Contra Costa County Department of Conservation and Development

FROM Joanna Jansen, Tanya Sundberg, and Lindsey Klein

SUBJECT 4/25/22 Sustainability Commission Meeting Summary

During its meeting on Monday, April 25, 2022, the Sustainability Commission discussed and provided feedback on the draft sustainability goals, policies, and actions for the General Plan. There were approximately 12 participants in the meeting during this discussion item.

This memorandum lists the questions and comments from the Sustainability Commission, as well as the comments made by members of the public, by element. Additional written comments and the Jamboard results are attached to this memorandum.

### Stronger Communities Element

#### » Sustainability Commission Comments

- SC-P1.3 - Construction of housing should also be supported near transportation.
- I like the transition from petroleum refining and other polluting industries to renewable and sustainable industries. I also like the support for job transitions.
- SC-A1.2 – I would like more specific language regarding the County’s intent to "support community resilience to climate change." What might support look like?
- I like SC-A1.2 - "With input from residents of Impacted Communities". I want more clarity on how the public engagement can be meaningful and not tokenism.
- Encourage creekside and shoreline businesses to create opportunities for community access to waterfronts.
- SC-P4.6 - Ensure availability of more recycled water for farm irrigation.
- SC-P5.2 - Maximize multimodal access to fresh food. Hurray!
- SC-A6.2 - Add to this action to include that the County’s Requests For Proposals or purchasing programs must require use of construction materials identified by the Buy Clean California website, whenever possible.
- We should directly support electrification of homes, especially indoor appliances, hot water heating, A/C and heating. We should specify low GWP refrigerants when electrifying.
- SC-A7.2 – We should include specifics about who is going to establish these programs and what they are specifically going to do.

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- Please add this: Access to and expansion of job training, job opportunities, and economic stability in impacted communities so that residents can access safe jobs, earn a living wage to support their families, and build shared prosperity.
- SC-P8.3 – I would like to see this applied to all unincorporated areas.
- Establish a First Source Hiring Program requiring developers, contractors and employers to utilize good faith efforts toward employing residents of Impacted Communities, with emphasis on residents who are economically disadvantaged.
- SC-A8.2 - Appreciate the range of organizations and institutions that entail training, especially inclusion of childcare as requirement for training.
- Appreciate the inclusion of childcare as a requirement for training.
- SC-A8.2 is great.
- SC-A8.2 - Good emphasis on job skills training, but the action item should state how the services are to be "supported" and "work with"?
- I really like SC-P9.6 - Strengthen the viability of the Northern Waterfront as a dynamic economic asset and destination recreational area.
- General support for all elements, perhaps consider adding the PLA [project labor agreement] language suggested by comments from labor organizations.
- Need more support for energy reliability as it relates economic development and progress.

#### Land Use Element

##### » Sustainability Commission Comments

- Why no action items under the Land use policies?
- In relation to LU-P2.2, how does limiting development outside the ULL to non-urban uses, including mineral extraction, mesh with our recommendation to the BOS to not grant new drilling/extraction permits?
- LU-P2.2 - Delete mineral extraction - not allowable.
- LU-P2.5 - What does "clustering of allowable densities through use of Planned Unit District zoning" mean? I am very supportive of increased densities to preserve & protect natural features, flood plains.
- LU-P3.1 - Add something stating that the development of housing near employment centers should account for air quality. Be careful locating housing near polluting transit or distribution facilities/warehouses/dirty businesses.
- LU-P3.6 – I love this policy.
- LU-P3.8 Like inclusion of principle of circular economy & sustainable practices BUT should this not include life cycle analysis for new development?
- LU-A3.3 - I like having standards for new buildings like LEED.
- In LU-A3.3, focus on embodied carbon of materials - concrete, steel, etc. Prioritize local and natural materials in building.
- We need to prioritize low carbon construction materials and the industries that support them. Refer to the Buy Clean California Act and Marin County Low Carbon Concrete Code for background information and examples.
- LU-P5.1. - Agree that we should coordinate with Delta Stewardship Council.

- LU-P7.7- add expansion of green jobs.
- Facilitating remote work is a great idea, but there should be actions to support LU-P7.9.
- LU-A7.1 - Conversion of obsolete spaces to new uses is very good principle.
- I support LU-P8.1
- Add local green business like refurbishment, remanufacturing, other circular economy strategies to LU-P8.2.
- In LU-A8.2, include tech, to bring in tech jobs for the tech workers who already live here.

### Transportation Element

#### » Sustainability Commission Comments

- We need emphasis on new multi-modal transit opportunities in the unincorporated area (to support sustainable land use), as they are currently limited.
- If new highways outside the Urban Limit Line (ULL) are restricted in scope, will that increase congestion and greenhouse gas emissions?
- I like the focus on micro mobility. I want to ensure we keep pace with electric micromobility trends by encouraging more pathways, storage, and charging infrastructure.
- Is “micromobility” defined?
- TR-P1.10 - This policy could be improved by prioritizing clean public transit investments in urban corridors and disadvantaged communities with high emissions impact. Look to AC Transit's Clean Corridors plan where zero emission buses are operating.
- TR-P1.10 - I like the encouragement of bicycle and pedestrian infrastructure, but I think it's divisive to prioritize them before new transportation technology. We need to focus on first/last mile connections to the existing transit network first.
- There is good emphasis on requiring new EV chargers in TR-P1.11. Shouldn't this involve amending the building code to require this?
- TR-P1.12 - Should "near zero" be quantified? How near is good enough? This may be a slippery slope to minimal compliance.
- TR-P1.11, TR-P1.12, and TR-P1.13 – I support robust infrastructure for electric vehicles, including charging stations.
- I would like to see an overarching focus on electrification of all transportation modes, setting goals to zero carbon by 2045 with interim goals along the way.
- Promoting electrification of the transportation sector is good, but we need a grid that could actually power a mass transition to all-electric transportation. Electricity grid realities and aspirations must align.
- We should transition the BART extension off diesel and not allow diesel-based rail in any future unincorporated extensions of BART. (This comment was endorsed by another commissioner).
- By 2040, all public transit agencies must transition to 100% percent zero-emission bus fleets. Zero-emission bus technologies include battery-electric or fuel cell electric. Transit agencies must purchase or operate a minimum number of zero-emission buses according to the following schedules: <https://afdc.energy.gov/laws/12257> SBF.
- TR-A1.8 and TR-A1.9 are great. We should expand them to include equitable funding structures for subsidizing e-bikes and other transportation programs and innovations.

- I appreciate the Safe Streets section. We need to identify hotspots for speeding (e.g., San Pablo Dam Road in El Sobrante) and implement enforcement and design solutions to slow traffic.
- We need more multi-modal opportunities in the unincorporated area. There is a lot of overlap with incorporated areas with regard to transportation, housing and jobs, so it is difficult to address in isolation and it must be coordinated, but unincorporated needs to take a role in all elements and not overly rely on resources in other areas.
- It is good to emphasize public transportation, walking, and biking but we must keep in mind people unable to do so and people whose preferences/lifestyles may not correlate well to riding the bus, walking, and biking.
- The emphasis on public transit, walking, and biking is good, but I am concerned it may overlook those who are unable to live such active lifestyles, or whose preferences/circumstances.
- TR-P6.4 – I support use of zero emissions locomotives.
- Please include the maritime sector as part of reducing emissions, see "CARB passes amendments to commercial harbor craft regulation":  
<https://content.govdelivery.com/accounts/CARB/bulletins/3105016>.

#### Conservation, Open Space, and Working Lands Element

##### » Sustainability Commission Comments

- COS-P1.1 - I support efforts by public agencies and non-profit organizations to acquire and permanently protect open space areas.
- COS-P1.3 - I agree that we should discourage conversion of land designated Resource Conservation or Parks and Recreation to urban uses. In addition, can we actively plan for more parks and open space?
- COS-A1.1 - The East Contra Costa County Habitat Conservancy has jurisdiction to require native tree planting even within municipalities to support wildlife habitat restoration.
- COS-P2.3 - I support Right to Farm buffers.
- COS-P2.5 - Deed disclosures for new residential development near farms protects both agriculture and residential developers. This is good.
- COS-P2.5 - This policy requiring deed disclosures for new residential developments adjacent to agricultural uses is a good idea. However, it should be an action item, as it would require passage of an ordinance.
- COS-P2.9 - We need programs for high-quality carbon sequestration methods implemented on local farmland. Programs could potentially provide financial benefits and support multiple uses on farmland, such as a small footprint of dense housing, eco-tourism, renewable power uses, and more.
- COS-P2.11 - Integrated Pest Management is important!
- The County should address pesticide and herbicide drift between housing and industry adjacent to agricultural land. Add some supporting policies or actions for Integrated Pest Management and organic farming.
- Add more stringent policies about which chemicals can be used within the county for agriculture uses and County-maintained grounds.

- I would like to see the County focus on integrated pest management and describe those related policies in the General Plan.
- Encourage additional agriculture projects in County public spaces.
- Encourage local farms to sell their products at regular evening farmers markets near transit stops such as BART stations and major bus hubs.
- COS-P3.5 and COS-P3.10 - I love the incentives, showcasing priorities, and local farmer support. Foodies will love it too.
- COS-A3.1 - I like the idea of supporting land banks and permanent set-asides for agriculture and open space, especially where mitigation of development occurs elsewhere.
- Consider a program that could create local agriculture awareness and linkage through "sister city" type relationships between population centers and local farmlands in the county.
- COS-A3.4 - Work with the UC Cooperative Extension for training. This type of information-sharing can grow into synergistic relationships.
- The County's Department of Conservation and Development should work with local agricultural workers, Chambers of Commerce, wineries, and others to increase public support and revenue for farms and wineries from agricultural tourism.
- COS-A3.5 - Look at Sonoma County's work to provide signage and wayfinding to promote agriculture in the county, as their efforts may be a model for this action.
- COS-P4.5 - Requiring a majority use of natives in new development landscaping is a great idea; they should also be non-flammable.
- COS-P4.5 - The practices in this policy also offer great educational opportunities. As aesthetic choices are gradually shifted, "nature" will return to have a majority of native plants, and that will be considered normal.
- Provide more natural open spaces for Impacted Communities.
- I fully support COS-P5.2. I hope we can emphasize restoration more in the General Plan.
- COS-P5.2 - In addition to wetland restoration, creek restoration and daylighting should be emphasized to restore habitat connectivity and function watersheds.
- COS-A6.1 - Any references to tree preservation need an implementation measure to track tree growth, health, age, lifespan, decline, and rate of replacement. This is necessary to sustain, expand, and protect the tree population since there have been die-offs in the public and private spaces. We should also emphasize their carbon capture capacity. We need to prioritize types of trees that are effective with carbon capture. Can we also make it clear if replacement would be provided at a 1:1 ratio or a 1:2 ratio?
- COS-A6.2 - This action is confusing. Are we trying to expand oak tree plantings or mitigating oak tree plantings? Please clarify.
- COS-A6.1 and COS-A6.2 - These actions should be coordinated with the fire districts in order to balance tree preservation with fire safety planning.
- I recommend encouraging use of livestock for landscape management instead of herbicides or fossil fuel powered landscaping equipment.
- We need more transparency on water use and data visualization.
- COS-P8.1 - The County should focus on leveraging our coastal zone, including access and riparian ecosystems. It is one of our great underutilized resources.
- I agree with the inclusion of repatriation and management of land by indigenous people.



- Consult with Native American tribes of the area on conservation efforts. Consider returning land to indigenous peoples.
- COS-P13.1 - Is this policy limited to Conservation, Open Space, and Working Lands Element topics? As stated, it could apply to many other topics.
- I like COS-P13.3 and COS-A13.1.
- COS-P13.3 - I support subsidized joint community solar (and battery storage) projects which target lower income customers who have inadequate resources to accomplish the goal of renewable electricity capitalization.
- Promote innovation for battery storage paired with solar/wind energy.
- COS-P13.4 - I like the policy of developing more energy recovery projects. EBMUD is doing that quite successfully.
- I support COS-P13.4 in the development of energy recovery from landfills, treatment plants, or other areas because it lessens impact to adjacent nearby residential communities like Keller Canyon.
- COS-P13.6 - I agree with this policy. We should emphasize use of distributed resources in the existing built environment rather than encouraging new development in greenfields.
- COS-P13.6 - We need to pair electrification of homes and equipment with strong job training and transition industries for affected workers, to build capacity.
- COS-P13.6 - Contemplate strategies to work toward local grid management and decision-making with local distributed resources, rather than the status quo that favors distant, fragile resources that are less optimal and resilient for the local community.
- COS-P13.6 - Let's focus on renewable microgrids with battery back-ups. This will address both wildfire hazards and the desired shift to renewable energy.
- Is the COS Element the right element to house COS-P13.8?
- COS-A13.3 - Great to see green bank financing, but why is this tool limited to COS, could also apply to other sustainable projects?
- The lower the energy density of an energy source, the higher the resource intensity of that source. Efficiency will be key with lower energy dense sources such as solar and wind energy.
- Quickly phase out any rebate programs that provide incentives for efficient gas appliances, in favor of electrification-only incentives.
- COS-P14.1 - Requiring a true cost payment of greenhouse gas mitigation would make oil and gas well operations unprofitable. Is that what the General Plan is aiming for? If so, why not ban these operations outright? Is the County attempting to avoid the cost of litigation? We want no new extraction or drilling and no expansion of gas wells.
- Reconsider the need for COS-P14.1. I do not support new or expanded oil and gas wells.
- COS-P14.2 - There should be ban on new oil and gas wells.
- COS-P14.2 - There should be ban on new oil and gas wells.
- COS-P14.2 - The Sustainability Commission sent a letter on July 22, 2020 which called for a ban on oil and gas drilling throughout the county, such as has now been done by both Los Angeles County and effectively by Alameda County. The former General Plan had outdated pro-drilling language, as stated in our letter. The current General Plan, adopted in 1991, expressly stipulates (per Policy 8-71 of the Conservation Element) that "production of gas and oil resources shall be encouraged as a way to support the agricultural viability of rural areas"

(emphasis added). As it stands, this policy critically undermines the health of county residents, as well as our ability to achieve essential greenhouse gas (GHG) emission reductions. Our Climate Action Plan documents the County's responsibility to meet the serious challenges of climate change "by reducing local GHG emissions while improving community health."

- COS-P14.2 should be strengthened because oil and gas drilling in Contra Costa County will be either near where people will want to live and need to live in the near future or are in the Delta and already below sea level and HS and LUC.
  - COS-P14.2 - Ban oil and gas drilling in Contra Costa County because all areas are likely to be 3,200 feet from potential sensitive receptors in the future. The O and G wells are always likely to be dirty. This affects public health more broadly and visually, causes a huge loss of housing values, negatively affects future community growth, and impacts property taxes. New wells are being planned in the Delta, which is below sea level and behind levies (regardless of sea level rise).
  - COS-P14.2 - Prohibit new and expanded oil and gas wells near schools, child care facilities, and homes.
  - COS-P14.2 - Prevent oil and gas operations beyond County properties, not only beyond 3,200 feet where people reside. Also prevent oil and gas operations where people are likely to reside in the reasonable future, on all Delta land which are below sea level now and in the reasonable future (e.g., behind levies).
  - Would like to see considerations of: 1) Realistic demand forecast for fossil fuels when discussing phasing them out 2) Alignment with AB 32 to minimize emissions leakage.
  - Want to see more teeth here with goal of no new refineries and no new drilling. We should be phasing-down now; any fossil-fuel supporting permits today will require transition in the future.
  - I want to see ban on new refineries and drilling. We should be phasing-down from today onward; any fossil-fuel supporting permits today will require transition in the future.
  - The restrictions on new or expanded oil and gas wells should dovetail with the actions already considered by the Sustainability Commission.
  - COS-A14.1 - I particularly support the bonding requirement in this action.
  - COS-A14.1 - There should be more rigorous interagency coordination for oil and gas operations, such as between planning departments, the County's Hazardous Materials division of Contra Costa Health Services, the Bay Area Air Quality Management District, and the California Geologic Energy Management Division (CalGEM).
- » Public Comments
- Sustainable open space is critical for community mental health. Consider available acreage for open space versus development.
  - Give land back to first stewards of the land, the Native Peoples Lisjan (Ohlone) Sogorea Te' Land Trust.
  - Please include electrification of all buildings in the county.
  - Contra Costa County's energy transition policies must recognize the need to work with local business community/contractors to build up local capacity for electrification.

- I really like that the draft policies and actions call for the County to use REACH codes to further energy efficiency. There is nothing in this section that recognizes that the State is moving to all electric existing buildings and one driver for this is healthy homes and communities (as well as supporting the transition to a clean energy economy).
- I agree with Commissioner Moore's comment to ban oil and gas drilling.
- I also agree with the comments to ban oil and gas drilling.
- Transition off of fossil fuels. Net zero goals need to be replaced with real zero goals.

#### Public Facilities and Services Element

##### » Sustainability Commission Comments

- Labor and environmental advocates should work together to capture infrastructure funding.
- Please find ways to build in development of walking/biking trails wherever possible. For instance, add development of new multi-use trails to align with PFS-P1.4.
- High speed broadband expansion to attract businesses and also to lift up disadvantaged communities.
- Wood cut by Public Works and for public projects should be reused as wooden objects (i.e., street furniture) rather than chipped and returned as carbon to the atmosphere. In addition, these removed trees should be mitigated by replanting in appropriate areas.
- PFS-P4.2 - Create criteria for integrating landscaping into new development that will promote water retention. Landscaping that could help meet the criteria might include new rain gardens and green roofs or adding greenspaces to existing infrastructure to offset impacts from new development.
- PFS-P4.2 - Improve this policy by ensuring existing and future landscaping are compatible with recycled water that has salinity. Some trees cannot tolerate alkaline soils and salinity.
- PFS-P4.2 - Landscaping for new developments should also include natives and non-flammable vegetation.
- Create incentives for residents and businesses to convert lawns to drought-tolerant landscaping.
- PFS-P4.3 - Add to this policy to state that the County will promote improvements to infiltration near street trees surrounded by large areas of hardscape to provide better access to water.
- PFS-P4.4 - Our Building Code should require dual piping for drains to provide greywater separation as well as for water supplies (such as non-potable uses). It is much more expensive to retrofit plumbing in the future. New construction, which will last for decades, needs to be ready for major changes to water use rates.
- PFS-P4.5 - Explore building codes that promote rainwater harvesting, dual plumbing, and allowing common-sense water reuse.
- Encourage alternate greywater ready plumbing in new builds  
<https://homeguides.sfgate.com/grey-water-new-home-construction-79645.html>
- The policies and action items that support use of greywater are excellent.
- Create tax credits for residential rainwater harvesting.

- We should focus on advanced water conservation and re-use measures, such as permitting for greywater landscaping, rather than promoting desalination plants. Desalination plants are very energy intensive which then leads to more water use.
- We could use more desalination plants.
- Is there a way to have more teeth with water agencies to promote water efficiency and conservation? PFS-P4.6 seems vague.
- PFS-P4.7 - Coordinate with GAS on Land Use Decisions.
- PFS-P4.8 - The approval Groundwater Sustainability Plan should be the East Contra Costa Subbasin. The East Contra Costa Subbasin is no longer part of the Tracy Subbasin. This policy is not clear as written.
- PFS-P4.9 - With the current drought, how do we determine if new development would significantly aggravate groundwater overdraft conditions?
- Overall, water conservation should be targeted toward exorbitant and non-productive water users, such as golf courses. Consider prohibiting the uses that enable that type of water use.
- Explore public-private solutions to maximize stormwater capture and use. We may need to look creatively at stormwater property rights.
- Ban wastewater disposal in wells from passing through to aquifers. For example, there is a wastewater well proposal currently before the County Planning Commission, which does pass through an aquifer mostly regulated by the East Contra Costa County Subbasin but is accessible by virtue of being proposed in adjacent unincorporated County property.
- PFS-P4.15 - I support wastewater reclamation and reuse programs. However, can larger residential developments be encouraged to incorporate built-in systems for diverting graywater for irrigation purposes?
- PFS-A4.2 - Can we clarify the definition of "foundation drainage"? Does this mean diverting rainwater from foundation? Our current standard requires drainage to the street into stormwater capture. We could add gutter to landscape drainage which is the new emerging standard. Gutter to landscape information:  
[https://www.sandiego.gov/sites/default/files/guidelines\\_for\\_gutter\\_rebate\\_fy19.pdf](https://www.sandiego.gov/sites/default/files/guidelines_for_gutter_rebate_fy19.pdf)
- PFS-P5.8 - Compatible tree planting should be a huge part of stormwater management and flood control.
- PFS-A5.2 - I agree that we need a levee flood risk management plan.
- I'm not sure what is in the Countywide Integrated Waste Management Plan, but I would like to see options for localized processing of organics and recycling without worsening the air quality in Impacted Communities.
- Are there GOPAs that focus on reduction of food waste, both from institutional and private sources? Given the huge contribution that food waste makes to methane emissions, this should be a big priority.
- Curbside residential food waste pick-up service is provided in some parts of the County and should be expanded throughout all County franchises.
- PFS-P7.4 - Provide options to recycle safe, low-temperature plastic (for certain plastics) for use as a cement hardening agent. Simultaneously, rigorously discourage plastic usage.
- Consider ways to get more accurate reporting of waste recycling, especially for commingled waste. The recycling rates are often not regulated and artificially high.

- Encourage monofilament fishing line recycling to reduce pollution of the Delta: [https://dbw.parks.ca.gov/?page\\_id=29426](https://dbw.parks.ca.gov/?page_id=29426)
- We need programs to support repair through education, which can lead to job creation and manufacturer and consumer changes of mindset.
- Consider opportunities to hire a small business composting service, which could facilitate local job creation, rather than executing single vendor contracts to big, centralized facilities.
- Emphasize reuse, as opposed to disposal, within County operations. For example, the County Jail could use of disposable food ware. Additionally, encourage reuse to the public.
- Regarding COS-P13.4 and PFS-P7.10, I question the ability to site new landfills in the county. However, if new landfills are created, they should be required to capture methane.
- Regarding PFS-P7.10, I question the ability to site new landfills in the county. However, if new landfills are created, they should be required to capture methane.
- Add new guidance about new bans on highly recyclable materials and bans on materials with high carbon footprint (i.e., food waste).
- PFS-P11.1 - I am concerned that this policy to locate libraries in areas with broadband internet access accessible to the greatest number of people, may disadvantage those in more rural areas without good broadband.

» Public Comments

- Facilitate installation of grey water systems.
- Require new buildings to have greywater systems.

Health and Safety Element

» Sustainability Commission Comments

- HS-P1.7 - I fully support using Zero-Emission Vehicle trucks by 2025.
- HS-P1.7 - What do "near zero-emissions operations" mean? We should just say "zero-emissions operations" and define it. Applicants can always file for a waiver if they have special conditions.
- HS-P1.7 calls for large buildings' industrial building to reach "near zero emissions". This could be better phrased because we need to move, sometime soon, to requiring net zero emissions or require fees for those that cannot meet net zero emissions. Fees could go to environmental justice needs in the county. By the way Central Contra Costa Sanitary District has voted to develop a net zero plan on scopes 1, 2, and 3.
- HS-A1.2 - All new County-funded community buildings should enable quick conversion into emergency evacuation centers/cooling centers.
- HS-P2.2 – This policy could be improved to set a goal for tree canopy, for example about 40 percent in impacted communities.
- In HS-P2.2, I like the focus of a tree canopy, but we should include language specifying that trees and vegetation should be non-flammable and native.
- HS-P3.1 is inconsistent with the Climate Action Plan proposal to use per-capita metrics, which wouldn't deliver absolute reductions. We need to stick to absolute reductions to be true to HS-P3.1. (This comment was endorsed by another commissioner).

- HS-P3.3 - What is Circular Economy?
- Regarding the circular economy referenced in HS-P3.3, ensure green chemistry is included in definition (i.e., making sure materials being reused are free from things like per-and polyfluoroalkyl substances [PFAS])
- HS-P3.3 - Transitional projects like use of bio diesel and renewable fuels, green hydrogen production, carbon capture sequestration, and tank storage will help us get to a net zero-emission goal.
- Identify the nexus and trade-offs in achieving both zero waste and carbon neutrality. Please address this critical nuance in related policies and actions.
- HS-P3.4 - On-site energy generation for medium-sized businesses may be a good fit with community microgrids to achieve greater economies of scale.
- HS-P3.5 - Revise this policy to note that soil health could be improved by preserving green open spaces.
- Sequestration in deep limestone layers to form new rock has not yet been proven to be efficient. Storage in gas layers is also unproven as effective on a large scale. Carbon dioxide leakage can be dangerous to communities near high-pressure carbon dioxide pipelines. It requires more fossil fuel use to perform and is enormously expensive and needs subsidies which could go elsewhere.
- HS-A3.1 - Greenhouse gas emissions forecasts for Contra Costa County include a huge element over which the County has little control: fossil fuel plants.
- HS-A3.1 - We need to commit to updating greenhouse gas inventory annually at least, but I prefer quarterly or even monthly. This should include a dashboard that allows for transparency and tracking of progress.
- The focus on climate resiliency and adaptation is good.
- Leverage what may come out of CARB Scoping Plan related to Natural and Working Lands (NWL). Try to ensure that the County's NWLs capture greenhouse gas emissions.
- HS-A4.1 - We need to optimize management and preservation of natural areas to maximize natural land based (soil and biomass) carbon sequestration potential.
- I really like HS-P6.1 through HS-P6.3.
- Ensure sea-level rise includes groundwater in projections and solutions.
- HS-P6.4 - Agree that industry should have robust remediation plans.
- HS-P6.4 - I recommend including plans to mitigate against sea level rise in the development of new industrial projects in areas subject to sea level rise, not just remediation.
- HS-A6.2 - Implement Goldman School Working Group to assist in coordinating activities with groups (BOS Res 3/29/22).
- A countywide sea level plan is key, but the action item should state who is going to run that coordination process.
- HS-P7.1 - Regarding wildfires, and in view of our immense need for new housing, I'm concerned about a ban of new housing, and would include in the policy that the County should consult with structural fire experts regarding hardening new residences.
- HS-P7.2 - Regarding a site-specific fire protection plan for a single-family residence, I'd like to know the cost of that before including it.

- HS-P7.3 - What is the effect of requiring all new development to be served by adequate firefighting services? Funding needs to be allocated to this address requirement, as a large portion of East County already does not receive adequate firefighting services.
  - HS-P7.5 - I wonder where defensible landscaping against fire hazards can be placed. Contra Costa Fire District already releases reminders to encourage defensible landscaping.
  - HS-P8.2 - This policy asks people to use less energy at times when they need it most, which doesn't seem right. We need more focus on energy reliability as environmentally prudently as possible.
  - Add a new policy to partner with state and federal efforts to shift the hazardous waste disposal burden to producers rather than jurisdictions.
  - HS-P9.4 - If new hazardous waste facilities are not allowed, what is the on-going plan for disposing of hazardous waste?
  - HS-P9.6 - I am supportive of having risk analysis conducted on stationary tanks in flood areas.
  - HS-P9.15 - Yes! Household hazardous waste can be inaccessible and inconvenient.
  - I have big support for HS-P9.15.
  - HS-P9.15 - I like the emphasis on ensuring adequate sites and process of collecting household hazardous waste. This should also include batteries, lightbulbs and over-the-counter medication and prescription drugs.
  - HS-P9.15 - This policy should include an option to collect prohibitive products, such as batteries.
  - We need to make basic lithium battery recycling convenient for people to prevent them from throwing these batteries away in curbside trash bins.
  - Emphasize lithium-ion battery reuse programs in the county, rather than just lithium-ion battery recycling options. See <https://global.nissanstories.com/en/releases/4r>
  - HS-A9.1 and HS-P9.15 - I suggest improving communications and provide an educational program to teach end-users how they help with the collection of household hazardous waste, unused pharmaceuticals, and universal wastes.
  - HS-A9.2- I agree that the Oil Spill Contingency Plan should be improved by adding waterways and rail transport where oil spills can happen.
  - HS-A10.2 - The County's Brownfields and Contaminated Sites Cleanup Policy and has not been updated since 2011 when the Board of Supervisors accepted the Brownfield Report, dated September 17, 2010 at their January 25<sup>th</sup>, 2011 meeting. The 2011 Brownfield Report needs to be updated to current standards.
  - HS-A13.3 - I believe that the minimum ingress and egress standards for roadways are already in place in each fire district and this should be coordinated with the fire districts.
  - Strengthen particulate matter emissions control and prevent nuisances, such as pollution noise from industrial sources. Add multi-agency oversight rigor before the projects and on an ongoing basis, before problems arise.
- » Public Comments
- There are a lot of really great policies in this document and the information is provided in a very clear way. Beyond sustainable transportation, I think the interjurisdictional coordination is



very important for sea level rise, housing and more. It would be great to have an emphasis on cross jurisdictional coordinating (to the extent that its possible) for other climate risks as well.

#### Global Comments

- » This probably applies to other sections, too, but it is worth considering how unincorporated policies interact with incorporated areas.
- » Generally I would like to see a mechanism to provide the community more transparency in both the goals but also in CCC's progress in meeting those goals.
- » What/where are the community profiles?
- » This may just be the way that different GOPA were pulled out, I don't always see action items to accompany the policies. It appears that there are more policies and goals than actions. It seems we need more accountability, which comes from the actions. Is that the case? What is the relationship between the policies and actions and goals?
- » The State requires that certain topics be addressed in eight elements. In the background section, can you include an explanation of how State requirements are satisfied and which element each topic is addressed?
- » Please define Impacted Communities.
- » Please include timelines for General Plan implementation.
- » Please consider visual readability of the chosen text and background in the Draft General Plan. Generally, there should be a high color contrast (80 percent) between the text and the background in order to make text more readable.
- » Does the schedule for the General Plan differ from the schedule for the Housing Element?

# Contra Costa Building and Construction Trades Council

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FAX (925) 372-7414



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

October 27, 2021

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

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

Dear County Board of Supervisors,

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

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

Goal SC-5

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

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

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

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

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

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

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

#### Goal SC-5

##### Policies

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

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

##### Actions

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



If the relevant Joint Labor/Management Apprenticeship program does not provide timely dispatch of apprentices for the Project, the construction contractor may request dispatch from any other State of California approved Apprenticeship program. If no relevant apprentices are available for dispatch, the contractor shall be required to document that it employs local workers with less than three years of experience at a 1:5 ratio on the Project.

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

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

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

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

Sincerely,



Bill Whitney, CEO

February 25, 2022

County Sustainability Commission  
c/o Jody London

RE: Draft Sustainability Element / County General Plan Update

Dear Commission Members,

I have reviewed the draft Sustainability Element for the update to the county's general plan. Much of the policies contained in the draft element are in keeping with good sustainable land and resource planning. However, there are a few key areas where essential policies are either missing or warrant greater detail:

- ◆ **HIGH DENSITY RESIDENTIAL DEVELOPMENT:** The Sustainability Element ought to push for higher density residential development near commercial nodes and transit corridors, and outline the major benefits of denser urban style development:
  - Frees up open space for recreation, nature and critical habitat preservation, and agriculture.
  - Encourages more resident-serving commercial and cultural establishments, thus creating higher-density mixed-use neighborhoods that are more convenient and less reliant on personal powered transportation.
  - Makes public transit more efficient by providing a greater number of potential riders in a concentrated area.
  
- ◆ **FOSSIL FUELS IN BUILDINGS:** The Sustainability Element ought to call for no fossil fuel systems in all new buildings, no new fossil fuel systems to serve new building additions, and for phasing out fossil fuel systems in existing buildings.
  
- ◆ **SUSTAINABLE TRANSPORTATION:**
  - New multi-family developments must accommodate the growing number of EVs that residents are expected to own.
  - Encourage EV infrastructure to be added to existing multi-family developments.
  - New EV charging stations ought to include solar electric (PV) generation and battery systems, to lessen grid loads and increase resilience.
  - Encourage solar electric generation and battery systems to be added at existing EV charging stations.
  
- ◆ **LANDSCAPE MAINTENANCE:** This appears to be missing from the draft. Fossil fuel powered landscape maintenance equipment should be phased out throughout the county.

- ◆ OIL AND NATURAL GAS RESOURCES: The Sustainability Element should call for no new drilling, as well as phasing out existing drilling for, and processing of, fossil fuel products.

Thank you in advance for your consideration. Free to contact me should you have any questions or comments regarding my suggestions.

Sincerely,

Gary Farber  
Walnut Creek

Member: Policy Team of 350 Contra Costa (for information only; letter not endorsed by 350 CC)

April 25, 2022

County Sustainability Commission  
c/o Jody London, [jody.london@dcd.cccounty.us](mailto:jody.london@dcd.cccounty.us)

RE: Draft Sustainability Element / Draft County General Plan

Dear Commission Members,

I have reviewed the draft Sustainability element for the update to the county's general plan. Thank you and all involved for the excellent work.

There are areas I would like to call particular attention to. Those which has long caused negative health impacts on communities in Contra Costa County.

- ◆ **Use of Fossil Fuels in Buildings:** The Sustainability Element ought to call for no fossil fuel systems in all new buildings, no new fossil fuel systems to serve new building additions, and for phasing out fossil fuel systems in existing buildings.
  
- ◆ **Oil and Natural Gas Resources:** The Sustainability Element should call for no new drilling, and for phasing out existing drilling for, and processing of, fossil fuel products and redirect those efforts and resources as quickly as possible to transition to clean energy sources such as wind and solar. Accompanying this energy transition, as mentioned in the Sustainable Economy section, is the transition of clean responsible living wage jobs and the training needed for this employment transition. Given the severity of the climate situation along with the community's health and wellbeing, the Plan should seek to "leapfrog" directly from oil and gas to the cleanest most economically viable energy sources available, directing innovative thinking to the end solutions.

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

Sincerely,

Derene Hinchliff

Unincorporated Contra Costa County

Member: 350 Contra Costa (for information only; letter not endorsed by 350 CC)



# Sustainable Economy

- Sustainable Industry and Economy
- Business and Innovation

This probably applies to other sections, too, but it is worth considering how unincorporated policies interact with incorporated areas. HC

**I support LU-P8.1 SBF**

**SC P5.2 Maximize multimodal access to fresh food. Hurray! ND**

SC A1.2 would like more specific language re "support community resilience to climate change." What might support look like? ND

Really like SC P9.6: Strengthen the viability of the Northern Waterfront as a dynamic economic asset and destination recreational area. ws

LU A7.1 Conversion of obsolete spaces to new uses is very good principle. ND

What do you support about these policies and actions?

I like the transition from petroleum refining and other polluting industries to renewable and sustainable industries. Like the support for job transitions. WS

Appreciate the inclusion of childcare as a reqmnt for training. ND

LU-P5.1. - Agree that we should coordinate with Delta Stewardship Council - MM

SC A8.2 Appreciate range of orgs and institutions that entail training, esp inclusion of childcare as requirement for training.

**SC-A8.2 is great -KH**

General support for all elements, perhaps consider adding the PLA language suggested by comments from labor organizations. HG

**LU-P2.2 - Delete mineral extraction - not allowable. - MM**

BRM: Need more support for energy reliability as it relates economic development and progress

RFL - Please find ways to build in development of walking/biking trails wherever possible. For instance, add development of new multi-use trails to align with PFL-P1.4

**HS-P3.3 - What is Circular Economy? - MM**

re: circular economy - ensure green chemistry is included in definition (for example, making sure materials being reused are free from things like PFAS)-kh

HS-P6.4 - Agree that industry should have robust remediation plans. - MM

Add local green business like refurbishment, remanufacturing, other circular economy strategies to LU P8.2. WS

BRM: Would like to see considerations of: 1) realistic demand forecast for fossil fuels when discussing phasing them out 2) Need to align with AB 32 to minimize emissions leakage

High speed broadband expansion to attract businesses and also to lift up disadvantaged communities SBF

**LU-P7.7- add expansion of green jobs SBF**

COS-P14.2 Should be strengthened bc oil and gas drilling in CC County WILL be either near where people will want to live and need to live in the near future or are in the delta and already below sea level and HS and LUC CD

Facilitating remote work is a great idea, but there should be actions to support this; VRS

Generally I would like to see a mechanism to provide the community more transparency in both the goals but also in CCC's progress in meeting those goals ce

Strengthen particulate matter emissions control and prevent nuisances, such as pollution noise from industrial sources. Add multi-agency oversight rigor before the projects and on an ongoing basis, before problems arise. CD

Is there anything you would add or change?

Good emphasis on job skills training, but the action item should state how the services are to be "supported" and "work with"? VRS

Great to see green bank financing, but why is this tool limited to COS, could also apply to other sustainable projects? HG

LU-P3.8 Like inclusion of principle of circular economy & sustainable practices BUT should this not include life cycle analysis for new development? ND

SC-P8.3 - would like to see applied to all unincorporated areas - kh

**PFS-P4.7 - Coordinate with GAS on Land Use Decisions - MM**

**Why no action items under the Land use policies here? 'RS**

it to see more teeth here with goal of no new refineries and no new drilling. We should be phasing-down now; any fossil-fuel supporting permits today will require transition in the future. WS

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

In the action item for innovation districts, include tech, to bring in tech jobs for the tech workers who already live here; VRS

Focus on embodied carbon of materials - concrete, steel, etc. Prioritize local and natural materials in building. WS





# Sustainable Land Use

- Healthy Neighborhoods
- Community Character and Identity
- Sustainable Development
- Smart Growth and Conservation

What do you support about these polices and actions?

Is there anything you would add or change?

only beyond 3,200 feet where people reside, but also where people are likely to reside in the reasonable future. Prevent oil and gas operations on all delta land which are below sea level now eg behind levees of will

LU P2.5 What does "clustering of allowable densities through use of Planned Unit District zoning" mean? Very supportive of increased densities to preserve & protect natural features, flood plains. ND

How does limiting development outside the ULL to non-urban uses, including mineral extraction, mesh with our recommendation to the BOS to not grant new drilling/extraction permits? VRS

What/where are the community profiles? VRS

Like COS P13.3 and COS A13.1. WS

Support subsidized joint community solar (and battery storage) projects which target lower income customers who have inadequate resources to accomplish the goal of renewable electricity capitalization. CD

BRM: The emphasis on public transit, walking, and biking is good, but concerned may overlook those who are unable to live such active lifestyles, or whose preferences/circumstances

I like the focus of tree canopy, but include that it should be native, non-flammable, trees/vegetation; VRS

Construction of housing should also be supported near transportation; VRS

Like SC -A1.2 - "With input from residents of Impacted Communities". Want more clarity on how the public engagement can be meaningful and not tokenism. WS

BRM: Good to emphasize public transpo, walking, and biking but must keep in mind people unable to do so and people whose preferences/lifestyles may not correlate well to riding the bus, walking, and biking

Should directly support electrification of homes, especially indoor appliances, hot water heating, A/C and heating. Specify low GWP refrigerants when electrifying. WS

The action item regarding artists in residence should include specifics about who is going to establish these programs and what they are specifically going to do; VRS

LU P3.1: add something re: housing near employment centers to take into account air quality. I.e., be careful locating housing near polluting transit or distribution facilities/warehouses/dirty businesses. WS

LU-P3.6 - love -kh

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

Need emphasis on new multi-modal transit opportunities in the unincorporated area (to support sustainable land use), as they are currently limited. HG

Recommend including plans to mitigate against sea level rise in the development of new industrial projects in areas subject to sea level rise, not just remediation; VRS

I am concerned that a policy to locate libraries in areas with broadband internet access accessible to the greatest number of people, may disadvantage those in more rural areas without good broadband; VRS

Like having standards for new buildings like LEED, LU A3.3. WS

HS-P2.2 - could be improved to set a goal for tree canopy, for example about 40 percent in impacted communities SBF

If New hazardous waste facilities are not allowed, what is the on-going plan for disposing of hazardous waste? VRS





# Sustainable Transportation

- Safe and Sustainable Transportation
- Connected Transit
- Equitable Transportation
- VMT Reduction
- Green Transportation Infrastructure
- Safe Streets
- Active Transportation
- Transit-Oriented Development
- Interjurisdictional Coordination

What do you support about these polices and actions?

Is there anything you would add or change?

TR-P1.11, TR-P1.12, and TR-P1.13 - Support robust infrastructure for electric vehicles including charging stations - MM

TR-P6.4 - Support use of zero emissions locomotives - MM

call 800-254-6755. By 2040, all public transit agencies must transition to 100% zero-emission bus fleets. Zero-emission bus technologies include battery-electric or fuel cell electric. Transit agencies must purchase or operate a

is 'micromobility' defined?

In new highways outside the ULL are restricted in scope, won't that increase congestion and CGH? VRS

Labor and environmental advocates should work together to capture infrastructure funding. CL

Good emphasis on requiring new EV chargers; shouldn't this involve amending the building code to require this? VRS

Like the focus on micro mobility. Want to ensure we keep pace with electric micro mobility trends - encourage more pathways and storage, charging infrastructure. WS

I like encouragement of bicycle and pedestrian infrastructure but I think it's divisive to prioritize them before new transportation tech; we need to focus on the first/last mile: VRS

Should transition BART extension off diesel and not allow diesel based rail in any future unincorporated extensions. HG

+1. WS

BRM: Promoting electrification of the transpo sector is good, but need a grid that could actually power a mass transition to all-electric transpo - grid realities and aspirations must align

There is a lot of overlap with incorporated areas with regard to transportation, housing and jobs, so it is difficult to address in isolation and must be coordinated, but unincorporated needs to take a role in all

Appreciate Safe Streets section - we need to identify hotspots for speeding (eg. SPDR in El Sobrante) and implement enforcement/design solutions to slow traffic -kh

TR P1.12 Should "near zero" be quantified? How near is good enough? This may be a slippery slope to minimal compliance. ND

prioritizing clean public transit investments in urban corridors and disadvantaged communities with high emissions impact. Look to AC Transit's Clean Corridors plan where ZEB's - zero emission

Please include the maritime sector as part of reducing emissions, see "CARB passes amendments to commercial harbor craft regulation": <https://content.govdelivery.com/accounts/CARB/bulletins/3105016>

TR-A1.8 & .9 are great - how about equitable \$ structures for subsidizing e-bikes, etc.? -KH

Would like to see an overarching focus on electrification of all transportation modes, setting goals to zero carbon by 2045 w/interim goals along the way..ce





# Climate Change & Natural Hazards

- Air Quality
- Greenhouse Gas Emissions
- Flooding and Seismicity
- Wildfires
- Resilient Homes
- Resilient Infrastructure and Development
- Preparedness, Response, and Recovery
- Interagency Coordination

HS A1.2 Can all new County-funded community buildings should enable quick conversion into emergency evacuation centers/cooling centers. ND

The restrictions on new or expanded oil and gas wells should dovetail with the actions already considered by the Sustainability Commission: VRS

Really like HS-P6.1 thru 6.3. WS

HS-P1.7 - Fully support using ZEV trucks by 2025 - MM

PFS-A5.2 - Agree that we need levee flood risk management plan - MM

HS 3.4 On-site energy generation for med.-size businesses may be a good fit with with community microgrids, to achieve greater economies of scale. ND

BRM: Focus on climate resiliency and adaptation is good

COS-A14.1 - Support in particular the bonding requirement - MM

What do you support about these policies and actions?

and aesthetics.(b) Requirements for site reclamation, including bonding. The development of a more rigorous Interagency Coordination, ie for oil and gas operations, such as planning department with

If not here, recommend encouraging use of livestock for landscape management instead of herbicides or fossil fuel powered landscaping equipment SBF

Need to prioritize low carbon construction materials and the industries that support them. Follow the Buy Clean legislation and marin county low carbon concrete code. WS

Is COS the right category for COS-P13.8? HG

BRM: HS-P8.2 - asking people to use less energy at times when they need it most seems off. Need more focus on energy reliability as environmentally prudent possible

HS A3.1 Forecasts of GHG emissions for county include a huge element over which the county has little control: fossil fuel plants in CC County. ND

SCDA6.2 Require county RFPs or purchasing programs for residents to use construction materials identified by the Buy Clean California website, whenever possible. ND

HS-P3.1 is inconsistent with the CAP proposal to use per-capita metrics which wouldn't deliver absolute reductions. Need to stick to absolute reductions to be true to HSP3.1 HG

+1. WS

HS-P1.7: what does "near zero-emissions operations" mean? We should just say zero (and define it). Applicants can always file for a waiver if they have special conditions. WS

Ensure sea-level rise includes groundwater in projections & solutions - kh

what is the effect of requiring all new development to be served by adequate firefighting services? Funding needs to be allocated to this, as a large portion of East County already does not receive adequate firefighting services: VRS

Regarding a site-specific fire protection plan for a SFR, I'd like to know the cost of that before including it: VRS

Compatible tree planting should be a huge part of stormwater management and flooding SBF

Is there anything you would add or change?

COS-P14.2 - There should be ban on new oil and gas wells - MM

A countywide sea level plan is key, but the action item should state who is going to run that coordination process? VRS

Regarding wildfires, and in view of our immense need for new housing, I'm concerned about a ban of new housing, and would include in the policy that County should consult with structural fire experts regarding hardening new residents: VRS

Want to see ban on new refineries and drilling. We should be phasing-down from today onward; any fossil-fuel supporting permits today will require transition in the future. WS

I wonder where defensible landscaping against fire hazards can be placed somewhere. ConFire had already put out their reminders to encourage defensible landscaping. SBF

HS-A6.2 - Implement Goldman School Working Group to assist in coordinating activities with groups (BOS Res 3/29/22) - MM

HS-A6.1 - Facilitate coordinating by implementing Goldman School Working Group to assist in coordinating activities with groups (BOS Res 3/29/22) - MM

We need to commit to updating GHG inventory annually at least, prefer quarterly or even monthly, a dashboard that allows for transparency and tracking of progress ce

HS-P3.5 could be improved by adding soil health could be improved by preserving green open spaces SBF

I believe that the minimum roadway, ingress and egress standards are already in place in each fire district and this should be coordinated with the fire districts: VRS





# Energy Resources

- Energy Use
- Oil and Natural Gas Resources

What do you support about these polices and action

Is there anything you would add or change?

I support COS-P13.4 development of energy recovery from landfills, treatment plants, etc. because it lessens impact to adjacent nearby residential communities, like Keller Canyon SBF

COS-P13.6 agreed. emphasize use of built environment for distributed resources rather than "green field" development. HG

**COS-P14.2 – There should be ban on new oil and gas wells - MM**

wells are always likely to be dirty, effect public health more broadly and visually, cause a huge loss of housing values, negatively affect future community growth and also the amounts in property taxes collected for

Let's focus on renewable microgrids with battery back-ups...solving both wildfire and the shift to renewable energy. ce

COS-P13.1 is this limited to COS topics. As stated it could apply to many other areas. HG

Need to pair electrification of homes and equipment with strong job training and transition industries for affected workers, to build capacity. WS

limestone layers to form new rock has not yet been proven to be efficient. Storage in gas layers is also unproven as effective on a large scale. CO2 leakage can be dangerous to communities near high pressure CO2

COS-P13.4 and PFS-P7.10. I question the ability to site new landfills in county, but if so they should be required to capture methane. WS

**BRM: promote innovation for battery storage paired with solar/wind**

Prohibit new and expanded oil and gas wells near schools, child care facilities, and homes -kh

Reconsider the need for "COS-P14.1 - Require new or expanded oil or gas wells to mitigate impacts..." I do not support new or expanded oil and gas wells. WS

contemplate ways to work toward local grid management and decision making with local distributed resources, rather than the status quo that favors distant (fragile) resources that are less optimal, and less resilient, for the local community. HG

I like the policy of developing more energy recovery projects; EBMUD is doing that quite successfully; VRS

quickly phase out any rebate programs that provide incentives for efficient gas appliances, in favor of electrification-only incentives HG

BRM: important principle: the lower the energy density of an energy source, the higher the resource intensity of that source - efficiency will be key with lower energy dense sources (solar/wind)

Transitional projects like bio diesel and renewable fuels, Green Hydrogen, Carbon Capture Sequestration, tank storage will help us get to the net zero goal. CL

payment or true cost of GHG mitigation would make these operations unprofitable. Is that what the GP is aiming for? If so, why not an outright ban? Is it avoidance of cost of litigation? We want NO new extraction or drilling, no expansion.

HS-A9.2- Oil Spill Contingency be improved by adding waterways and rail transport where oil spills can happen SBF





# Management of Solid & Hazardous Waste

- Solid Waste Management
- Hazardous Materials and Hazardous Waste Management

development projects) should be put to long term durable use as wooden objects (street furniture, etc) rather than chipped and caused to return the carbon to the atmosphere faster. Removed trees should be initiated by

Maybe I missed it. Are there GOPAs that focus on reduction of food waste, both from institutional and private sources? Given huge contribution to methane emissions from food waste, this should be a big priority. ND

What do you support about these policies and actions?

Is there anything you would add or change?

HS-P9.6 - Supportive of having risk analysis done on stationary tanks in flood area - MM

PFS-P7.3 Safe, low temperature plastic recycling (for certain plastics), to be used as a cement hardening agent. While at the same time rigorously discouraging plastic usage. CD

programs needed to support repair through education, leading to job creation, and manufacturer and consumer changes of mindset. HG

PFS-P7.10. I question the ability to site new landfills in county, but if so they should be required to capture methane as well. WS

Add something about new bans on highly recyclable materials, and bans on materials with high carbon footprint (i.e. food waste). WS

HS-P9.15 yes! HHW can be inaccessible / inconvenient -kh

Haz Waste: Partner with state and national efforts for extended producer responsibility that shifts the disposal burden to producers, not counties. WS

A key concept is in understanding the nexus and trade-offs in achieving both zero waste and carbon neutrality...please address this critical nuance and related policy ce

not sure what's in the IWM plan, but would like to see options for localized processing of organics and recycling (without worsening air quality in impacted communities) -kh

HS-A9.1 and HS-P9.15: Suggest improving communications/education program to end-users - how can they help? SBF

BRM: big support for HS-P9.15

Consider ways to get more accurate reporting of waste recycling, especially for commingled waste. The recycling rates are often not regulated and artificially high. WS

emphasize reuse, as opposed to disposables, both inside county operations and outside. County Jail use of disposable foodware comes to mind (show leadership for private businesses). HG

HS-P9.15 - The plan should include prohibitive products such as batteries - MM

HS-A10.2 - The plan has not been updated since 2011 when BOS accepted the Brownfield report dated 9/17/10 at their 1/25/11 meeting. This report needs to be updated to current standards - MM

I like the emphasis on ensuring adequate sites and process of collecting Hazardous HHW, this should also include batteries, lightbulbs and over the counter and prescription drugs. VRS

BRM: Need to make basic lithium battery recycling convenient for ppl, to prevent ppl from throwing them away in curbside trash bins - important safety issue here

curbside residential food waste pick up is provided in some parts of the County and should be expanded throughout all the County franchises: VRS

Emphasize lithium ion battery reuse programs in county (not just recycling). See <https://global.nissanstores.com/en/releases/4r> WS

Monofilament line recycling, to keep these fishing lines out of our Delta: [https://dbw.parks.ca.gov/?page\\_id=29426](https://dbw.parks.ca.gov/?page_id=29426) SBF

open possibilities for small business composting business/job creation rather than single vendor contracts to big centralized facilities, if they can meet needs/standards. HG

open possibilities for small business composting business/job creation rather than single vendor contracts to big centralized facilities, if they can meet needs/standards. HG

open possibilities for small business composting business/job creation rather than single vendor contracts to big centralized facilities, if they can meet needs/standards. HG





# Water Resources

COS A3.5 These supports for local agriculture—signage, wayfinding etc. Sonoma County may be a model for these initiatives. ND

- Water Conservation
- Water Efficiency
- Water Quality
- Water Management
- Coordinated Facilities and Services

What do you support about these polices and actions?

Is there anything you would add or change?

Policies/Action items that support use of gray water are excellent: VRS

COS P3.5 and 3.10 Love the incentives, showcasing, and supports for local farmers. Foodies will love it too.

pipng for drains (greywater separation) as well as for water supplies (for non-potable uses like toilet flushing). It is much more expensive to retrofit plumbing in the future. New construction, which will last for decades, needs to be ready for

**Create tax credits for residential rain water harvesting.** CL

PFS-P4.2: Improve this policy by ensuring existing and future landscaping are compatible with recycled water that has salinity. Some trees cannot tolerate alkaline soils and salinity

PFS-P4.8 - The approval GSP should be the East Contra Costa Subbasin. The East Contra Costa Subbasin is no longer apart of the Tracy Subbasin. Policy not clear - MM

aquifers, for example, there is a wastewater well proposal currently before the County Planning Commission, which does pass through an aquifer mostly regulated by the East CC County Subbasin, but is accessible by virtue of being

Is there a way to have more teeth with water agencies on promoting efficiency and conservation? PFS-P4.6 seems vague. WS

PFS-P4.2 - Add criteria for adding water retention to buildings, such as rain gardens and green roofs and adding greenspaces to existing infrastructure. WS

Similar comment to Climate...more transparency on use and data visualization is needed. ce

With current drought, how do we determine if new development would significantly aggravate groundwater overdraft conditions? VRS

advanced water conservation and re-use measures (permitting for gray water landscaping for instance) over promoting desal plants as desal plants are very energy intensive (which then leads to more water

PFS P4.15 Water reclamation and reuse, yes. But can larger residential developments be encouraged to incorporate built-in systems for diverting graywater for irrigation purposes? ND

BRM: explore public-private solutions to maximize stormwater capture and use - may need to look creatively at property rights of stormwater

landscaping for new developments should also include natives and non-flammable vegetation: VRS

Gutter to landscape information: [https://www.sandiego.gov/sites/default/files/guidelines\\_for\\_gutter\\_rebate\\_fy19.pdf](https://www.sandiego.gov/sites/default/files/guidelines_for_gutter_rebate_fy19.pdf) SBF

RFL: continued from last post it - desal is very energy intensive, which then leads to even more water use.

Overall, water conservation should be targeted particularly towards exorbitant & non-productive water users (golf courses, etc.) - consider prohibiting such uses - kh

**We could use more desalination plants.** CL

PFS-P4.3 improve infiltration near street trees surrounded by large areas of hardscape to provide better access to water when they are otherwise outside a natural context. HG

explore building codes that promote rainwater harvesting, dual plumbing, and allowing common-sense water reuse. WS

Encourage alternate greywater ready plumbing in new builds <https://homeguides.sfgate.com/grey-water-new-home-constructi>

clarification on "foundation drainage" - is this diverting rainwater from foundation- current standard is draining to the street into stormwater capture. We could add gutter to landscape drainage which is the new emerging standard

**Deep incentives for residents & businesses to convert lawns** -kh





# Agriculture

- Agricultural Economy
- Agricultural Land Preservation
- Interagency Coordination
- Right-to-farm
- Sustainable Agriculture
- Agricultural Housing

What do you support about these polices and actions?

Like the idea of supporting land banks and permanent set-asides for ag and open space, especially where mitigation of development occurs elsewhere. WS

COS A3.4 Working w UC Cooperative Extension for training, information-sharing can grow into synergistic relationships. Very good idea. ND

**COS-P2.11 - IPM is important!**

expressly stipulates (per Policy 8-71 of the Conservation Element) that "production of gas and oil resources shall be encouraged as a way to support the agricultural viability of rural areas" (emphasis added). As it stands,

COS P2.5 Deed disclosures for new residential development near farms protects both agriculture and residential developers. Good. ND

sequestration methods implemented on local farm land, with financial benefits as well as supporting multiple-uses on farmland which might include a small footprint of dense housing, eco-tourism,

Is there anything you would add or change?

**Encourage additional Ag projects in County public spaces: VRS**

Requiring majority use of natives in new development landscaping is a great idea, they should also be non-flammable. VRS

The policies to strengthen mitigation for tree removal should be coordinated with the fire districts, so that we balance tree preservation with fire safety planning: VRS

County Community Development should work with local AG workers, Chambers of Commerce, Wineries, etc., to create more public support and increased revenue for farms/winerles from AG tourists: VRS

**COS-P2.3 - Support Right to Farm Buffers - MM**

The policy requiring deed disclosures for new residential developments adjacent to ag use, is a good idea, but should be an action item, as it would require passage of an ordinance: VRS

Perhaps a program could create awareness and linkage through "sister city" type relationships between population centers and local farm lands. HG

RFL: Adding in more stringent policies on which chemicals can be used within the county not only for agriculture but for county maintained grounds.

would like to see CCC focus on integrated pest management and describing related policies herein ce

What about addressing pesticide and herbicide "drift" when housing and industry are located adjacent to ag land. Add some support for IPM and organic farming. WS

support local farm food distribution/sale through transit site (BART and major bus hub) regular evening farmers markets including food moved on transit. HC

**Ensure availability of more recycled water for farm irrigation SBF**





# Sustainable Open Space & Natural Resources

- Interagency Coordination
- Recreational Amenities
- Preservation of Ecological Resources & Natural Systems
- Preservation of Creeks, Wetlands, and Riparian Areas
- Preservation of Upland Areas
- Preservation of Scenic Resources
- Sustainable Mineral Resources

What do you support about these polices and actions?

Is there anything you would add or change?

COS-P1.1 - Support Support efforts by public agencies and non-profit organizations to acquire and permanently protect open space areas - MM

Provide far more natural open spaces for disadvantaged communities = compared to historically. CD

COS-P5.2 In addition to wetland restoration, creek restoration and daylighting should be emphasized to restore habitat connectivity and function watersheds. HG

Need to optimize management and preservation of natural areas to maximize natural land based (soil and biomass) carbon sequestration potential. HG

CCC should focus on leveraging our coastal zone including access and riparian ecosystems. It is one of our great underutilized resources...ce

Fully support COS-P5.2. I hope we can emphasize restoration more in the General Plan. WS

age, lifespan, decline and rate of replacement if sustaining/expanding/protecting tree population since there have been die offs in the public and private spaces. Also to emphasize their carbon capture capacity- we need to

COS-P1.3 Not only discourage... but can we actively plan for more parks and open space? Overlaps with Sustainable Land Use section. WS

COS-A1.1- ECCCHC has jurisdiction to require native tree planting even within municipalities to support wildlife habitat restoration SBF

Agree with the inclusion of re-matriation and management of land by indigenous people. HG

of native plants in new development, avoiding invasive species: these practices also offer great educational opportunities, aesthetic choices are gradually shifted, and over time, "nature" based on natives

BRM: Leverage what may come out of CARB Scoping Plan related to Natural and Working Lands (NWL) - try to ensure county's NWLs are sinks not sources of GHGs

Encourage creekside / coastal businesses to create opportunities for community access to waterfronts - kh

Consult with Native American tribes of the area on conservation efforts. Consider returning land to indigenous peoples. -KH

COS-A6.2 is confusing. Are we trying to expand oak tree plantings or mitigating oak tree plantings? Please clarify. Thank you. SBF







# ENVISION CONTRA COSTA 2040

## Sustainability Committee

5/23/2022

# Envision Contra Costa 2040



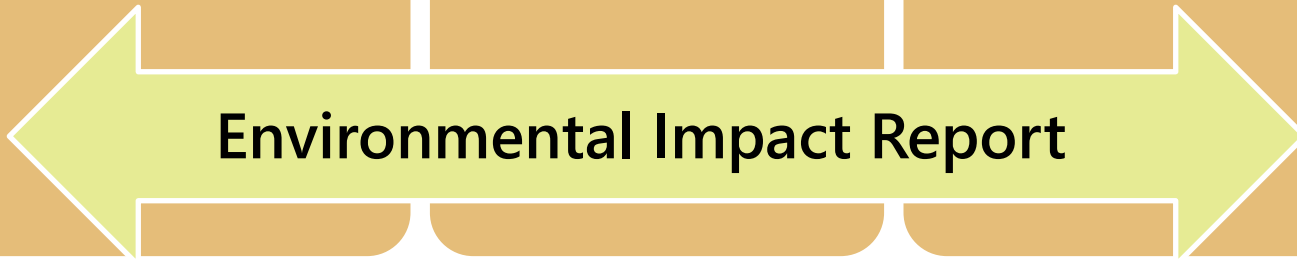
**General  
Plan**



**Zoning  
Code**



**Climate  
Action  
Plan**



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# General Plan Themes



**Community Health**



**Environmental Justice**



**Economic Development**



**Sustainability**

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# Current Stage of General Plan Update

- » Public review of Goals, Policies, and Actions (aka “GOPAs”)
- » GOPAs were developed from the following sources:
  - Statutory requirements
  - Internal County staff review and comments
  - Input received at public meetings
  - Best practices in planning and related fields
  - The existing County General Plan
- » Check out all the draft GOPAs online:  
[envisioncontracosta2040.org/documents](https://envisioncontracosta2040.org/documents)

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# Public Review of Draft GOPAs

Planning Commission Review	Date
Land Use (LU) Element Public Facilities and Services (PFS) Element	February 2022
Stronger Communities (SC) Element	March 2022
Health and Safety (HS) Element Transportation (TR) Element	April 2022
Conservation, Open Space, and Working Lands (COS) Element	May 2022
Housing (H) Element	Summer 2022

- » **Historical Landmarks Advisory Committee: Feb 2022**
- » **Hazardous Materials Commission: April 2022**
- » **Online Survey (May 2022)**

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# Sustainability Commission Review (April 2022)



provide living-wage jobs.

SC-P1.2



Streamline the permitting process for investment in new development, redevelopment, and rehabilitation that promotes community objectives in Impacted Communities, as identified in the Community Profiles.

SC-P1.3



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

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.

SC-P1.5



Maintain a streamlined process to permit and facilitate partial or temporary street closures for community-driven amenities and activities, such as parklets, farmers' markets, arts and cultural events, and outdoor dining, and assist applicants through the permit process.

SC-P1.6



For projects negatively affecting an Impacted Community, support community benefits agreements (CBAs) negotiated with the community and project applicant. The primary objective of these CBAs is to mitigate project impacts to the greatest extent possible, which could include mitigations exceeding the requirements of CEQA. Secondly, to compensate for impacts that cannot be fully mitigated, these CBAs should secure community benefits that exceed the inherent project benefits and support the community objectives identified in the Community Profile. Neighborhood-serving retail is exempt from this policy.

SC-P1.7



Ensure the ongoing staffing, funding, and other resource needs for the Office of Racial Equity and Social Justice are adequately met to fulfill its mission and further the County's environmental justice goals.

## Actions

SC-A1.1



Partner with the stakeholders identified in Policy SC-P1.1 to develop and implement a plan to transition from petroleum-refining and other 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

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3-2 | Contra Costa County General Plan 2040 – Stronger Communities Element – DRAFT Goals, Policies, and Actions (March 2022)

Topic Icons

Sustainability Icon

# Sustainability Throughout the General Plan

Topic	General Plan Element					
	LU	PFS	SC	HS	TR	COS
Sustainable Economy	✓		✓		✓	✓
Sustainable Land Use	✓	✓	✓	✓	✓	✓
Sustainable Transportation	✓		✓	✓	✓	
Climate Change and Natural Hazards		✓	✓	✓		✓
Energy Resources				✓		✓
Management of Solid and Hazardous Waste		✓		✓		
Water Resources		✓	✓			✓
Agriculture	✓		✓			✓
Open Space and Natural Resources				✓		✓

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# Environmental Justice GOPAs

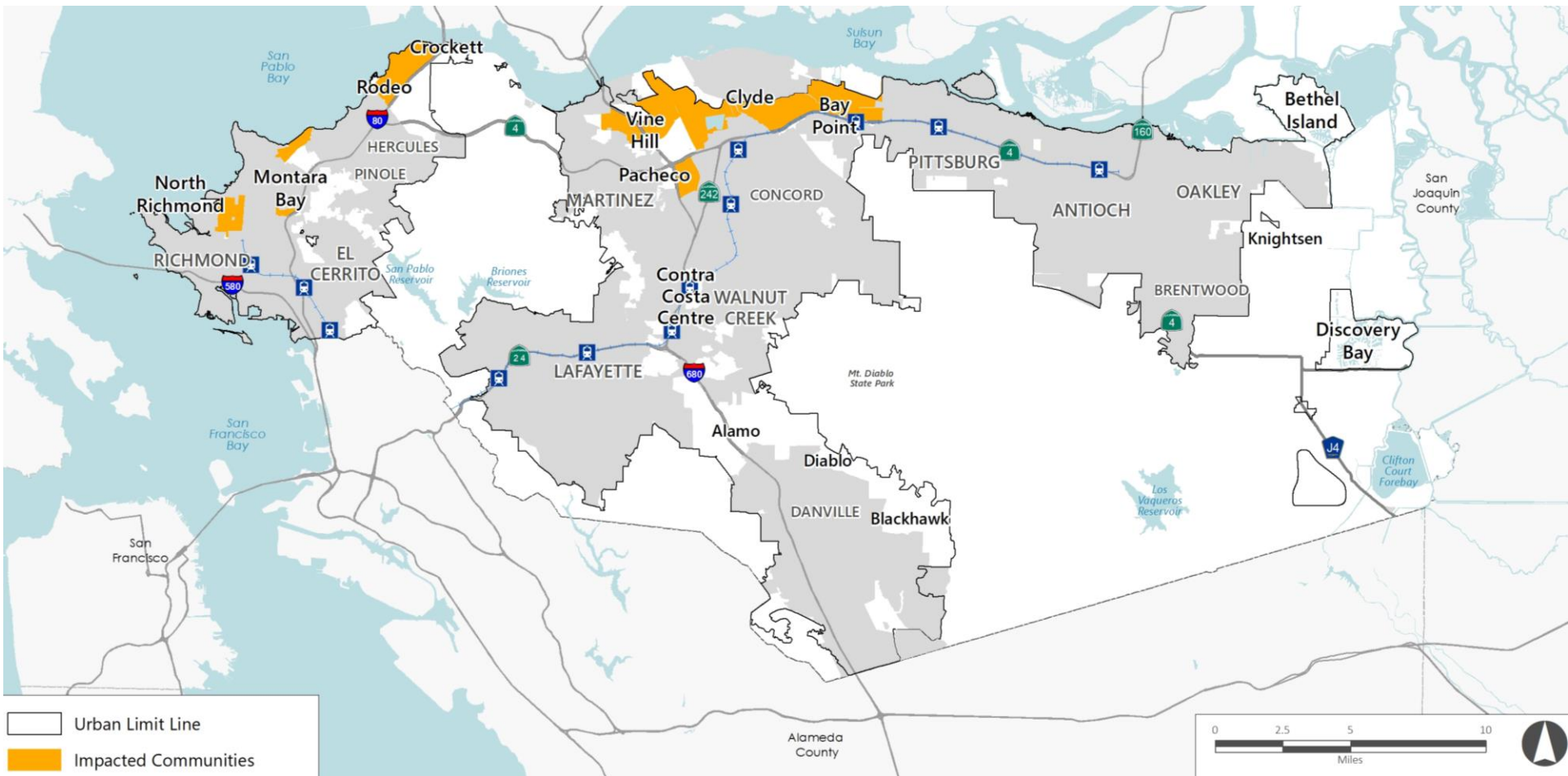
## » Previous Sustainability Committee input

- September 2020: Reviewed initial draft EJ GOPAs
- April 2021: Reviewed revised draft EJ GOPAs
- June 2021: Reviewed revised draft EJ GOPAs

## » Current draft EJ GOPAs

- Incorporated into full set of General Plan GOPAs
- Tracks changes to EJ GOPAs since June 2021 version
- Shows June 2021 policy numbering as parenthetical notes

# Draft Impacted Communities Map



» **Communities in unincorporated County only**

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# Discussion Items

## » Conservation, Open Space, and Working Lands Element

- Policy COS-P14.2: Prohibit new and expanded oil and gas wells in the following:
  - Sensitive ecological areas.
  - Areas subject to 100-year flood hazards or sea-level rise.
  - Within 3,200 feet of sensitive receptors or urban land use designations unless project-specific exceptions are granted by CalGEM.
- The County has received numerous requests to ban oil and gas drilling and phase out existing operations, which is supported by some members of the Sustainability Commission and Planning Commission. County staff recommend waiting for a CA Supreme Court decision on whether the County has authority to do so.
- **Question for Committee:** Do you have comments on this issue ahead of the Supreme Court decision, which may not occur prior to adoption of the new General Plan?

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# Discussion Items

## » Health and Safety Element: Air Quality/Buffers

- HS-P1.10: Requires new residential development to protect residents from air pollution by adhering to BAAQMD's Planning Healthy Places guidance.
- HS-A1.4: Creates an Air Pollution Overlay Zone around freeways and requires enhanced ventilation and other strategies to protect people in those areas.
- HS-A1.5: Creates an Industrial-Residential Interface Overlay Zone where heavy industrial and sensitive receptor uses interface. Requires mitigation on both the industrial and sensitive receptor sides of the buffer.
- **Question for Committee:** Does this revised policy guidance address your concerns about air pollution exposure and buffers in areas with high levels of air pollution?

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# Discussion Items

## » Health and Safety Element: Fire Standards

- HS-P7.4: Requires new development in fire hazard areas to meet or exceed State fire regulations.
- HS-A7.4: Adopt an ordinance that exceeds the minimum statewide standards in the State Responsibility Area Fire Safe Regulations for new development in fire hazard areas.
- This policy guidance was included based on CAL FIRE recommendations, but there is no requirement to exceed State standards.
- **Question for Committee:** Do you support policy guidance that requires new development to exceed State standards in fire hazard areas?

# What's Next?

- » **Fall/Winter 2022/2023**
  - Draft General Plan
- » **Spring 2023**
  - Public review
- » **Summer/Fall 2023**
  - Review and adoption





# ENVISION CONTRA COSTA 2040

## Sustainability Committee

5/23/2022



# Contra Costa County Board of Supervisors

## Subcommittee Report

### SUSTAINABILITY COMMITTEE

**Meeting Date:** 05/23/2022

**Subject:** RECOMMEND APPROVAL by the Board of Supervisors of Participation Agreement in MCE Strategic Energy Management Program.

**Submitted For:** Brian M. Balbas, Public Works Director/Chief Engineer

**Department:** Public Works

**Referral No.:** N/A

**Referral Name:** RECOMMEND APPROVAL of Participation Agreement in MCE Strategic Energy Management Program, as recommended by the Public Works Director.

**Presenter:** Brendan Havenar-Daughton, Public Works      **Contact:** Brendan Havenar-Daughton (925)957-2473

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#### **Referral History:**

In 2018, the Board of Supervisors adopted a Distributed Energy Resources (DER) Plan for County operations.

#### **Referral Update:**

Public Works has identified several programs that can help the County meet the goals of the DER Plan and broader climate action goals.

#### **Recommendation(s)/Next Step(s):**

RECOMMEND APPROVAL by the Board of Supervisors of Participation Agreement in MCE Strategic Energy Management Program, as recommended by the Public Works Director.

#### **Fiscal Impact (if any):**

No new capital expenses are required for program participation.

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#### **Attachments**

Presentation re Distributed Energy Resources Programs






Public Works Staff Report re MCE Strategic Energy Management Program

MCE Strategic Energy Management Flyer

Draft MCE SEM - Contra Costa Customer Participation Agreement - 5-16-22

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# Contra Costa County Distributed Energy Resource Plan & Supporting 3<sup>rd</sup> Party Programs

Electric Vehicles	MCE – EV Program	
Energy Efficiency	MCE - SEM	
Demand Response	MCE - PeakFLEX	
	PG&E - DRAM	
Energy Storage	PG&E – SGIP	
Solar PV		

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WHITE TEXT: Proposed programs for County participation

GREY TEXT: Examples of past program participation



## Memo

Date: May 23, 2022

**TO:** Sustainability Committee

**FROM:** Brian M. Balbas, Public Works Director  
By: Brendan Havenar-Daughton, Energy Manager

**SUBJECT:** CONSIDER County participation in MCE's Strategic Energy Management Program (SEM) as recommended by the Public Works Director.

**WORK ORDER NO:** n/a

---

**BACKGROUND:** In 2018, the Board of Supervisors adopted a Distributed Energy Resources (DER) Plan for County operations, noting that implementation of DERs in County facilities is the most expedient, efficient and effective way to meet the statutory renewable energy goals and the carbon reduction requirements of SB350 (Clean Energy & Pollution Reduction Act) and the objectives of the County's Climate Action. A foundational part of the DER Plan involves the identification and implementation of energy efficient equipment and the encouragement of energy conservation behavior throughout County operations. The program will dovetail with the County's G3 Sustainability Champions program, offering on-site support and technical assistance. Furthermore, this program offers a framework for wholistic planning and systems thinking and provides financial incentives for all energy savings achieved (measured or calculated).

Public Works recommends the County participate in this program, which is implemented by CleaResult on behalf of MCE and funded by the CPUC. Potential revenue from program participation could exceed \$10,000 per year while simultaneously reducing GHG emissions. This participation agreement has been submitted to County Counsel and is currently under review.

**RECOMMENDATION(S)/NEXT STEP(S):** APPROVE County participation in MCE's Strategic Energy Management Program (SEM) as recommended by the Public Works Director.

**FISCAL IMPACT:** No new capital expenses are required for program participation.

### Attachments:

1. Program Flyer – "MCE SEM Flyer"
2. Program Participation Agreement – "Draft MCE SEM - Contra Costa Customer Participation Agreement - 5-16-22"

WL:BHD:dt  
G:\Capital Projects\CPMS\Share\Shared\Diana Ternes\CPM\Letters Notices Templates & Transmittals\Energy Manager\Brendan H-D  
Attachments: Voltus distributed Energy Resources Agreement  
Willdan Program Participation Agreement

c: Brendan Havenar-Daughton, Energy Manager  
Michele Wara, Executive Secretary  
Alina Zimmerman, County Counsel Log

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*"Accredited by the American Public Works Association"*

255 Glacier Drive Martinez, CA 94553-4825  
TEL: (925) 313-2000 • FAX: (925) 313-2333  
www.cccpublicworks.org





## MCE Offers the SEM Program to Commercial and Industrial Sites

MCE's Strategic Energy Management (SEM) Program helps participants apply the principles and practices of continuous improvement and change management to implement energy management best practices that can help reduce energy usage by 3% to 15% annually with little to no capital investment. Plus, MCE offers a total incentive of \$0.03 per kWh and \$0.25 per therm saved!

### The Program

MCE's SEM support provides the tools, coaching, structure, and resources necessary to achieve energy savings through operations and maintenance changes and by engaging employees. Trainings, site walk-throughs, and building energy modeling are all included to help you achieve the highest savings possible.

### What's the Cost?

Participation requires no financial commitment. Your investment is the staff time to participate and implement projects, including attending no-cost quarterly workshops throughout the two-year program. Cost savings and incentives are directly related to the energy savings opportunities executed throughout the program.

### Who Can Participate?

Commercial, municipal, and industrial customers within MCE's service territory that are interested in further integrating energy management into their organizations.

### Benefits of Participating

- ✓ Potential energy savings of 3%-15%
- ✓ Incentive of \$0.03/kWh and \$0.25 therm saved
- ✓ Up to \$6,000 additional incentives for achieving program milestones
- ✓ Expert coaching assistance and tools
- ✓ Custom statistical models
- ✓ Reduced maintenance costs
- ✓ Increased quality and productivity



**CLEAResult<sup>®</sup>**

Large Brewing Company Case Study



## Leading brewery saves millions with no capital investment

In January 2013, this leading brewer joined SEM, along with 12 other large industrial sites with the goal to identify and implement low/no cost electrical energy saving opportunities. Through SEM practices, the brewery achieved significant reductions in electricity usage.

### The Opportunity

The 1,300,000 sq. ft. plant was experiencing a gap between energy savings goals and achievement. A task force was organized to close this gap. The team, along with the active support of the plant manager, eagerly joined the SEM program to help their performance. They were intrigued, but also skeptical, about the SEM approach of finding opportunities to save energy without having to spend capital dollars.

### The Solution

The brewery's energy task team was highly proactive and effective in adopting SEM employee engagement practices. They developed an energy awareness and training presentation for all employees that included tips on how to spot low/no cost opportunities. Through internal audits and employee suggestions, the team quickly developed a list of energy saving ideas such as shutting down empty conveyors and packaging equipment during non-production times.

The energy task team took advantage of SEM program technical resources to review their refrigeration and compressed air systems. These reviews resulted in identifying energy-saving set point and control settings adjustments and maintenance practices.

SEM gave this brewery the tools including a model to track energy intensity, to continue their energy saving efforts over the long term.

### SEM Savings at a Glance

**4,800,000**

kWh saved in SEM year 1

**4,939,515**

kWh saved in SEM year 2

**+5%**

kWh reduction



SEM Hospital Case Study



## SEM Implementation at Hospital Complex Yields Significant Savings

### The Opportunity

A large network of hospitals had a desire to improve their energy use. The hospital network enrolled four sites in a Strategic Energy Management (SEM) program provided by their utility company. The four sites included:

- A 60-bed surgical facility
- A 514-bed acute care hospital with a Level II trauma center, intensive care units, surgical suites, and a variety of in- and out-patient facilities
- A 435-bed acute care hospital with a Level II trauma center, intensive care units, surgical suites, and a variety of in- and out-patient facilities
- An outpatient treatment center and freestanding emergency department

Implementing energy efficiency measures at hospitals can be particularly tricky because of the necessity to ensure no changes affect patient outcomes. Hospitals also have a different energy usage profile compared to many buildings, with lighting being the largest energy driver. Cooling comes in as a close second, and other, encompassing devices such as medical equipment, comprise the third largest category. Overall, hospital energy use and energy waste are secondary concerns to saving lives. Still, there are savings to be found at hospitals and improvements that can help the hospitals' operations. That's where SEM comes in.

### The Solution

In the case of this hospital complex, the campuses identified one energy champion and executive sponsor over all four sites. These individuals built out an energy team that was responsible for identifying and implementing energy saving projects across the large number of systems found in a hospital. From surgical rooms to cafeterias to inpatient beds, spread across multiple sites, the team found numerous projects and achieved savings.

### SEM Savings at a Glance

**1,210,000\***

kWh saved in SEM year 1 (4 hospitals)

**+2%**

kWh reduction

\*Collective savings for four hospitals

## SEM Team Roles and Responsibilities

### Executive Sponsor

- Communicates program
- Creates a sense of purpose
- Sets clear expectations
- Provides direction
- Provides necessary resources
- Engages supervisors
- Communicates success
- Recognizes, rewards

### Energy Champion

- Assists team communications
- Drives activities
- Owns the projects
- Creates a sense of urgency
- Creates enthusiasm
- Engages others - spreading responsibility
- Prepares and conducts effective meetings
- Engages executives

### Team Member

- Interfaces with their departments
- Identifies energy saving opportunities
- Offers subject matter expert advice
- Prioritizes energy saving opportunities
- Quantifies cost and savings
- Implements projects

## SEM Two Year Workshop and Activity Schedule

	<b>Workshop/Activity Title</b>	<b>Format</b>	<b>Program Month</b>
Year 1	Workshop #1 Starting SEM	Combined cohort session - 4 hours	1
	Workshop #2 EE 101	Combined cohort session - 4 hours	2-3
	Energy Map 101	Site specific activities & support	3-4
	Treasure Hunt 101	Site specific activities & support	4
	Workshop #3 Tracking Performance 101	Combined cohort session - 4 hours	6
	Workshop #4 Employee Engagement 101	Combined cohort session - 4 hours	7-8
	Employee Engagement Support	Site specific activities & support	10
	Workshop #5 Making it Stick	Combined cohort session - 4 hours	13
	Workshop #6 EE 201	Combined cohort session - 4 hours	14
	Energy Map 201	Site specific activities to finish map	15-16
Year 2	Treasure Hunt 201	Site specific activities & support	18
	Workshop #7 Tracking Performance 201	Combined cohort session - 4 hours	18-20
	EMIS Planning and Implementation	Site specific activities & support	22
	EMIS Assessment	Site specific activities & support	23
	Workshop #8 Celebrating Accomplishments	Combined cohort session - 4 hours	24



MCE AIR - SEM  
CUSTOMER PARTICIPATION AGREEMENT

<b>CUSTOMER INFORMATION</b>		
Customer: Contra Costa County	Contact Name: Brendan Havenar-Daughton	
Address: 40 Muir Road, 2 <sup>nd</sup> Floor		
City: Martinez	State: CA	Zip: 94553
Email: <a href="mailto:Brendan.Havenar-Daughton@pw.cccounty.us">Brendan.Havenar-Daughton@pw.cccounty.us</a> >	Office Phone: 925.957.2473	Mobile Phone:

**Agreement**

This MCE AIR- SEM Customer Participation Agreement, dated \_\_, 2022 (this “Agreement”) is between CLEARResult Consulting Inc. (“CLEARResult”) and Contra Costa County, a political subdivision of the State of California (“Customer”), and incorporates the Standard Terms and Conditions for Participating Customers attached hereto.

**Program Overview**

The Strategic Energy Management Program, administered by CLEARResult, provides technical assistance, information and incentives to eligible commercial, agriculture, and industrial customers within Marin Energy Authority, a California joint powers authority (Sponsor) service territory to identify and implement energy efficient measures, the details of which are located at <https://www.mcecleanenergy.org/mce-news/mces-strategic-energy-management-program/>(the “SEM Program”). The Sponsor has contracted with CLEARResult as the SEM Program implementer to provide program administration, coaching, and technical assistance to accomplish all aspects of the SEM Program at no cost to the Customer. The Program is offered on a first come, first-served basis from 7/1/2019 through 12/31/2023 while funding lasts (the “SEM Program Period”).

CLEARResult will provide Customer with continuous improvement processes to save energy and implement an ongoing energy management system within Customer’s facilities. The benefits and services made available to participants include:

- Energy management training and education for customer’s staff
- Tools, templates, and other resources to implement strategic energy management
- Coaching and mentoring at the executive, energy champion, and energy team levels
- Technical assistance, including site visits to help your staff identify energy use and energy-saving opportunities
- Quantify and document energy savings
- Financial incentives for energy savings and milestones associated with SEM activities
- Actionable Energy Management Plan
- Designated energy coach
- Visibility to customer savings progress throughout program term

**Program Eligibility**

Customer confirms that it is an existing commercial, agriculture, or industrial customer that is located within the Sponsor’s service territory. Customer agrees to provide full and accurate electricity usage data and other information upon CLEARResult’s request. Customer also agrees to provide CLEARResult access to Customer’s buildings for the purpose of CLEARResult performing its obligations under this Agreement. For all non-residential HVAC and lighting controls (LC) measures, Customer shall adhere to the workforce standards as detailed in item 9 of the Standard Terms and Conditions attached hereto.

**Program Incentives**

By engaging in the Program, CLEARResult will cause Customer to be eligible for the following incentives:

- Energy savings incentives: CLEARResult will pay the Customer incentives on behalf of the Sponsor for achieving measured, verified and approved energy savings at the rates in the table below. Eligible savings include those resulting from energy efficiency measures implemented by the Customer during the SEM program period.

Measure	Unit	Rate
Behavioral Retro-Commissioning and Operational (BRO)	kWh	\$0.03
	Therm	\$0.25
Custom Retrofit	kWh	In compliance with MCE AIR program incentive levels
	kW	
	Therm	

- Milestone incentives: CLEAResult will pay the Customer incentives on behalf of the Sponsor for SEM milestone achievements at the following rates:

Milestone	Quantity	Rate
Initial: Energy and Relevant Variable Data and Workshop Attendance	1/Customer	\$2,000/Customer
Subsequent: Updated Data and Opportunity Register	4/Customer	\$1,000/Customer

## Enrollment Instructions

**Step 1:** Complete this Customer Participation Agreement

**Step 2:** Complete a W-9

**Step 3:** Submit completed Customer Participation Agreement and W-9 to the following:

Email: Pavel.Tumakov@clearesult.com

CUSTOMER AGREED AND ACCEPTED – CONTRA COSTA COUNTY	
<i>I have read and understood the Customer Participation Agreement and the attached Standard Terms and Conditions for Participating Customers.</i>	
Signature:	Date:
Name (printed):	Title:
CLEAResult CONSULTING, INC. AGREED AND ACCEPTED	
Signature:	Date:
Name (printed):	Title:

These Standard Terms and Conditions for Participating Customers are part of the Customer Participation Agreement to which they are attached (collectively, the “**Agreement**”) entered into by and between CLEAResult and Customer for the purpose of evaluating and installing energy efficient measures (“**EEM**”) under the Program funded by Sponsor. CLEAResult and Customer may be referred to in this Agreement individually as a “Party” and collectively as the “Parties.” The Parties acknowledge and agree that the Sponsor is a third party beneficiary of this Agreement. In consideration of the mutual covenants and agreements set forth below, the adequacy and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **ACCESS AND PARTICIPATION.** Customer agrees to assign a representative to facilitate the services provided under this Agreement. Customer acknowledges its intent to install EEM using Program incentives. Customer agrees to allow CLEAResult and the California Public Utilities Commission (“CPUC”) to access its facilities, energy use and energy cost information for the purpose of CLEAResult performing its obligations under this Agreement and SEM Program eligibility. If any EEM is to be installed in any facilities where Customer is a tenant, Customer represents that it has obtained the property owner’s permission to install the EEM. Customer agrees not to use the name or identifying characteristics of Sponsor or its contractors for any advertising, sales promotion, or other publicity of any kind. Customer also confirms that it has not and will not receive rebates, incentives or services for any measures installed under the SEM Program from another program funded by Sponsor. Sponsor may modify or terminate the SEM Program without prior notice to Customer, provided that any modifications will only be prospective and effective 60 days after CLEAResult provides written notice of the modification to Customer, and provided further that if the CPUC requires that changes to the SEM Program go into effect in less than 60 days, CLEAResult will promptly notify Customer in writing of such modifications. If Sponsor makes modifications to the SEM Program, Customer may terminate this Agreement by providing 30 days’ written notice to CLEAResult. This Agreement is subject to modifications by Sponsor.
2. **ELIGIBILITY; TERM.** Sponsor determines eligibility of Customers at its sole discretion. CLEAResult may request verification of eligibility requirements at any time during the Program period. The term of this Agreement is for one year beginning on the date first set forth above unless earlier terminated by either Party. Either Party may terminate this Agreement by providing written notice thereof to the other Party
3. **INCENTIVE PAYMENT.** Customer acknowledges that incentives will be paid by Sponsor only if: (a) Customer and implemented EEM and services meet the SEM Program eligibility requirements and the requirements outlined by the Program; (b) measures are implemented in eligible project sites; and (c) EEM are implemented at a project site that has not received incentives from any other of Sponsor’s energy efficiency programs for the same measure(s). Customer understands that Sponsor, in its sole discretion, may withhold incentive payments committed to Customer if a project site is proven ineligible or a project otherwise does not comply with the requirements set forth by the Program. Customer acknowledges that the incentive amount may not exceed the cost of the EEM. The total incentive funds available under the SEM Program are limited and available on a first come, first serve basis. Incentive payments will be issued in the form of direct payments, not utility bill credits. Taxes apply to incentive payments. Sponsor and CLEAResult are not responsible for any taxes imposed as a result of Participant’s receipt of an incentive.
4. **AUDITING, MONITORING AND VERIFICATION.** Customer also agrees to allow CLEAResult, Sponsor and the CPUC to access its facilities for the purpose of confirming Customer’s participation in the Program, inspecting implemented EEM, and verifying the energy savings achieved through the Program. Customer understands that Sponsor may withhold any incentives if Customer refuses to participate in any reasonable verification that the EEM have been installed within a reasonable period. Customer shall cause all EEMs to be implemented in accordance with all applicable federal, state and local laws and manufacturer’s specifications.
5. **CONFIDENTIALITY.** CLEAResult shall keep Customer information confidential. Only Sponsor and the CPUC shall be granted access to Customer data as set forth in the SEM Program documentation. CLEAResult will not use the name or identifying characteristics of Customer in advertising sales promotion or other publicity without Customer’s prior written approval.
6. **NO WARRANTY.** CLEAResult, SPONSOR AND THE CPUC MAKE NO REPRESENTATIONS OR WARRANTIES, AND ASSUME NO LIABILITY WITH RESPECT TO QUALITY, SAFETY, PERFORMANCE, OR OTHER ASPECT OF ANY EEM IMPLEMENTED PURSUANT TO THIS AGREEMENT AND EXPRESSLY DISCLAIM ANY SUCH REPRESENTATION, WARRANTY OR LIABILITY, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NONINFRINGEMENT. NONE OF THE

STANDARD TERMS AND CONDITIONS FOR PARTICIPATING CUSTOMERS

CPUC, SPONSOR, OR CLEAResult SHALL BE RESPONSIBLE FOR COSTS OR CORRECTIONS OF CONDITIONS ALREADY EXISTING IN CUSTOMER'S FACILITIES INSPECTED THAT FAIL TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS.

- 7. **INDEMNIFICATION; LIMIT ON LIABILITY.** CUSTOMER AGREES TO INDEMNIFY THE CPUC, SPONSOR AND CLEAResult AGAINST ALL LOSS, DAMAGES, COSTS AND LIABILITY ARISING FROM ANY CLAIMS RELATED TO ANY SERVICES PERFORMED DURING THE IMPLEMENTATION OR MAINTENANCE OF EEM. NEITHER THE CPUC, SPONSOR, CLEAResult, NOR CUSTOMER SHALL BE LIABLE TO EACH OTHER FOR ANY INCIDENTAL, SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES RELATED TO THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, CUSTOMER IS NOT OBLIGATED TO INDEMNIFY OR DEFEND THE CPUC, SPONSOR AND/OR CLEAResult FROM ANY LIABILITIES THAT ARISE FROM THE SOLE NEGLIGENCE OR SOLE WILLFUL MISCONDUCT OF THE CPUC, SPONSOR, CLEAResult, OR ANY OF THEIR OFFICERS, EMPLOYEES, OR REPRESENTATIVES.
  
- 8. **MISCELLANEOUS.** This Agreement shall be governed by and construed under the laws of the State of California, without regard to conflict of law rules. CLEAResult may not assign its rights or delegate its duties under this Agreement to any third party without Customer's prior written consent, which may not be unreasonably withheld. If any provision of this Agreement is invalid or unenforceable in any jurisdiction, the other provisions in this Agreement shall remain in full force and effect in such jurisdiction and shall be liberally construed in order to effectuate the purpose and intent of this Agreement. The failure of either Party to enforce strict performance by the other of any provision of this Agreement, or to exercise any right available to the Party under this Agreement, shall not be construed as a waiver of such Party's right to enforce strict performance in the same or any other instance. Sections 1 and 4 through 7 shall survive the termination or expiration of this Agreement.
  
- 9. **HVAC AND LIGHTING CONTROL WORKFORCE STANDARD QUALIFICATION REQUIREMENTS.** As required by the CPUC, to be eligible to receive an energy efficiency (EE) incentive for non-residential heating, ventilation, and air conditioning (HVAC) measure exceeding \$3,000 and/or for lighting control (LC) measure exceeding \$2,000, prior to these measures being installed, modified or maintained, each worker and/or technician performing such will be required to provide a copy of their applicable qualification documentation as follows:
  - A.) HVAC Measure Installation Qualification. at least one of the following criteria:
    - 1. Completed an accredited HVAC apprenticeship.
    - 2. Is enrolled in an accredited HVAC apprenticeship.
    - 3. Completed at least five years of work experience at the journey level according to the Department of Industrial Relations definition, Title 8, Section 205, of the California Code of Regulations, passed a practical and written HVAC system installation competency test, and received credentialed training specific to the installation of the technology being installed.
    - 4. Has a C-20 HVAC contractor license issued by the California Contractor's State Licensing Board.
  - B.) Lighting Control Measure Qualification. A certification from the California Advanced Lighting Controls Training Program.





# Contra Costa County Board of Supervisors

## Subcommittee Report

### SUSTAINABILITY COMMITTEE

**Meeting Date:** 05/23/2022

**Subject:** RECOMMEND APPROVAL by the Board of Supervisors of Participation Agreement in PG&E Demand Response Program, as recommended by the Public Works Director.

**Submitted For:** Brian M. Balbas, Public Works Director/Chief Engineer

**Department:** Public Works

**Referral No.:** N/A

**Referral Name:** RECOMMEND APPROVAL by the Board of Supervisors of Participation Agreement in PG&E Demand Response Program.

**Presenter:** Jody London, DCD

**Contact:** Jody London (925)655-2815

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#### **Referral History:**

In 2018, the Board of Supervisors adopted a Distributed Energy Resources (DER) Plan for County operations.

#### **Referral Update:**

Public Works has identified several programs that can help the County meet the goals of the DER Plan and broader climate action goals. See attached memo for details.

#### **Recommendation(s)/Next Step(s):**

RECOMMEND APPROVAL by the Board of Supervisors of Participation Agreement in PG&E Demand Response Program.

#### **Fiscal Impact (if any):**

No new capital expenses are required for program participation.

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#### **Attachments**

Public Works Staff Report re PG&E Demand Response Program

Draft Distributed Energy Resource Agreement for PG&E Program

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## Memo

**Date:** May 23, 2022

**TO:** Sustainability Committee

**FROM:** Brian M. Balbas, Public Works Director  
By: Brendan Havenar-Daughton, Energy Manager

**SUBJECT:** CONSIDER County participation in PG&E's Demand Response Auction Mechanism (DRAM) program, as recommended by the Public Works Director.

**WORK ORDER NO:** n/a

**BACKGROUND:** In 2018, the Board of Supervisors adopted a Distributed Energy Resources (DER) Plan for County operations, noting that implementation of DERs in County facilities is the most expedient, efficient and effective way to meet the statutory renewable energy goals and the carbon reduction requirements of SB350 (Clean Energy & Pollution Reduction Act) and the objectives of the County's Climate Action. A key part of the DER Plan involves strategic demand management of electricity usage. PG&E offers a program that provides financial incentives to customers that reduce electricity load during peak periods.

Public Works recommends the County participate in this program, which is implemented by Voltus on behalf of PG&E and funded by the CPUC. Potential revenue from program participation could exceed \$50,000 per year while simultaneously reducing GHG emissions. This participation agreement has been submitted to County Counsel and is currently under review.

**RECOMMENDATION(S)/NEXT STEP(S):** APPROVE County participation in PG&E's Demand Response Auction Mechanism (DRAM) program, as recommended by the Public Works Director.

**FISCAL IMPACT:** No new capital expenses are required for program participation.

**ATTACHMENTS:**

1. Program Participation Agreement - "Draft Voltus US Distributed Energy Resource Agreement - Contra Costa County\_5-16-22"

**CONTACT:** Please Contact Brendan Havenar-Daughton at (925)-957-2473 if you have any questions or concerns.

WL:BHD:dt  
G:\Capital Projects\CPMShare\Shared\Diana Ternes\CPM\Letters Notices Templates & Transmittals\Energy Manager\Brendan H-D  
Attachments: Voltus distributed Energy Resources Agreement  
Willdan Program Participation Agreement

c: Brendan Havenar-Daughton, Energy Manager  
Michele Wara, Executive Secretary  
Alina Zimmerman, County Counsel Log



## Distributed Energy Resource Agreement

This Distributed Energy Resource Agreement (“Agreement”), effective as of \_\_\_\_\_ (“Effective Date”), is made between Voltus, Inc. (“Voltus”), located at 2443 Fillmore St. #380-3427, San Francisco, CA 94115, and County of Contra Costa (“Customer”), located at 40 Muir Road, Second Floor Martinez, CA 94553 United States both defined herein as the Parties to this Agreement. Any Exhibit or Appendix attached hereto shall be incorporated herein by reference and be binding on the Parties.

1. **Term.** This Agreement will start on the Effective Date and continue for 60 months after the first day of participation in the distributed energy resource program(s) (“Program”). Prior to the expiration of the initial term, the Parties may mutually agree to amend this Agreement in writing to extend the initial term for up to an additional two (2) years.

2. **Voltus Managed Services**

- a. *Scope of Services:* Voltus will manage Customer’s participation in the Program(s) listed on Exhibit 1, in accordance with rules set forth by the grid operator and/or utility (“Operator”). Voltus will (i) work with Customer to develop an appropriate curtailment plan; (ii) manage all aspects of Customer’s participation in the Program(s) and (iii) process all Program payments in accordance with the rules set forth by the Operator.
- b. *Voltlet and Voltapp:* Upon Customer’s authorization, Voltus will equip Customer with a system that collects energy data (“Voltlet”) and provides visibility of this data through the Voltus cloud (“Voltapp”). At the Customer’s request, such system may enable remote distributed generation control and direct load management. Voltus will install the system at each Customer facility as identified on Exhibit 1, which may be amended with the Customer’s consent to reflect additional locations.

3. **Customer Requirements**

- a. *Utility Data:* Customer hereby authorizes utility data access for Voltus for facilities listed on Exhibit 1.
- b. *Voltus System Installation:* In the event a Voltlet needs to be installed, Customer will provide Voltus personnel, or their designee, with access to meters and/or equipment at facilities listed on Exhibit 1.
- c. *Acceptance Testing:* If the program requires acceptance testing, Customer will work with Voltus to prove Customer capability at each facility in a timely manner prior to Voltus registration of each facility in the Program(s).
- d. *Distributed Energy Resource Performance:* Customer will reduce electrical demand when notified by Voltus in accordance with Program rules. The Parties understand that the capacity listed on Exhibit 1 represents the best estimate of performance and that performance may vary.

4. **Payments**

- a. *Capacity Payments:* Voltus will pay Customer \$3 per kilowatt (kW) per month of Earnings kW for all capacity owing to Customer’s performance in the PG&E DRAM/CBP/ELRP Programs for all months Customer is enrolled in the Program.
- b. *Underperformance:* In no event shall Customer be penalized for underperformance.
- c. *Payment Timing:* Voltus will issue customer payment within 45 days of Voltus’s receipt of payment from the Operator for (i) each Program season if the Program has a fixed season, or (ii) the preceding quarter. Voltus shall not invoice or otherwise charge Customer for any fees or other amounts pursuant to this Agreement.

5. **General Terms**

- a. *Limitation on Liability:* Voltus is not liable for Customer participation in Program(s). All remedies or damages are expressly waived, including any indirect, punitive, special, consequential, or incidental damages, lost profit, or other business interruption damages.
- b. *Choice of Law:* This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of California without giving effect to choice of law rules.
- c. *Insurance:* At a minimum, Voltus shall purchase and maintain, or shall cause to be maintained the following insurance coverages at Voltus’ sole expense. Coverage shall be written with insurance carriers rated A, VIII or better according to the current A.M. Best’s Insurance Guide and must be approved to do business in the State of California. Prior to commencement of work, Voltus will provide a certificate of insurance (and any applicable endorsements, as may be requested), evidencing the following insurance:
  - i. Workers compensation as required by California statute and employers’ liability and shall include a Waiver of Subrogation in favor of Customer.

The minimum employers’ liability limits of liability shall be:

\$1,000,000	Each Accident
\$1,000,000	Bodily Injury by Disease – Each Employee
\$1,000,000	Bodily Injury by Disease – Policy Limit

- ii. Commercial general liability (CGL), including personal injury, bodily injury, broad form property damage, premises operations hazard, contractual liability, products liability and completed operations, and personal and advertising liability, on coverage forms at least as broad as the most



current version of the ISO occurrence form CG 0001 and shall contain a waiver of subrogation in favor of the additional insureds.

CGL and Umbrella Liability coverage shall be written on an occurrence form to cover all claims arising out of any work performed pursuant to the Agreement, regardless of when such claim shall be first made against Customer.

The minimum limits of liability shall be:

\$6,000,000      General Aggregate Limit  
\$6,000,000      Each Occurrence Limit

The limits may be provided by using a combination of primary and umbrella policies, provided that the umbrella policy follows form of the primary. Customer shall be included as additional insured with respect to each of the foregoing General Liability, Umbrella Liability, and Automobile Liability coverages.

- iii. (c) Commercial Automobile Liability Insurance applicable to any non-owned or hired vehicles with limits not less than the following:

\$1,000,000      Combined Single Limit Liability

- iv. Customer shall be included as additional insured with respect to each of the foregoing General Liability, Umbrella Liability, and Automobile Liability coverages. Additional Insured coverage under the general liability and umbrella liability policies will be provided for ongoing and completed operations, using the combined ISO Additional Insured endorsement or their equivalents. All Additional Insured coverage will be provided on a primary and non-contributory basis.

**Voltus, Inc.**

Name: Todd Krause  
Title: Chief Revenue Officer  
Date: 4/12/2022  
Email: TKrause@voltus.co

Signature: \_\_\_\_\_

**Customer**

Name:  
Title:  
Date:  
Email:

Signature: \_\_\_\_\_







# Contra Costa County Board of Supervisors

## Subcommittee Report

### SUSTAINABILITY COMMITTEE

**Meeting Date:** 05/23/2022

**Subject:** RECOMMEND APPROVAL by the Board of Supervisors of County Participation in MCE's PeakFLEX Program, as recommended by the Public Works Director.

**Submitted For:** Brian M. Balbas, Public Works Director/Chief Engineer

**Department:** Public Works

**Referral No.:** N/A

**Referral Name:** RECOMMEND APPROVAL by the Board of Supervisors of County Participation in MCE's PeakFLEX Program, as recommended by the Public Works Director.

**Presenter:** Brendan Havenar-Daughton, Public Works      **Contact:** Brendan Havenar-Daughton (925)957-2473

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#### **Referral History:**

In 2018, the Board of Supervisors adopted a Distributed Energy Resources (DER) Plan for County operations.

#### **Referral Update:**

Public Works has identified several programs that can help the County meet the goals of the DER Plan and broader climate action goals. See attached memo for details on the MCE PeakFLEX program.

#### **Recommendation(s)/Next Step(s):**

RECOMMEND APPROVAL by the Board of Supervisors of County Participation in MCE's PeakFLEX Program, as recommended by the Public Works Director.

#### **Fiscal Impact (if any):**

No new capital expenses are required for program participation.

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#### **Attachments**

Public Works Staff Report re MCE PeakFLEX Program

PeakFLEX Market Flyer

PeakFLEX Participant Agreement

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## Memo

**Date:** May 23, 2022

**TO:** Sustainability Committee

**FROM:** Brian M. Balbas, Public Works Director  
By: Brendan Havenar-Daughton, Energy Manager

**SUBJECT:** CONSIDER County participation in MCE's PeakFLEX program, as recommended by the Public Works Director.

**WORK ORDER NO:** n/a

**BACKGROUND:** In 2018, the Board of Supervisors adopted a Distributed Energy Resources (DER) Plan for County operations, noting that implementation of DERs in County facilities is the most expedient, efficient and effective way to meet the statutory renewable energy goals and the carbon reduction requirements of SB350 (Clean Energy & Pollution Reduction Act) and the objectives of the County's Climate Action. A key part of the DER Plan involves strategic demand management of electricity usage. MCE offers a program that provides financial incentives to customers that shift or shed electricity load during peak periods.

Public Works recommends the County participate in this program, which is implemented by Recurve on behalf of MCE and funded by the CPUC. Potential revenue from program participation could exceed \$25,000 per year while simultaneously reducing GHG emissions. This participation agreement has been submitted to County Counsel and is currently under review.

**RECOMMENDATION(S)/NEXT STEP(S):** APPROVE County participation in MCE's PeakFLEX program, as recommended by the Public Works Director.

**FISCAL IMPACT:** No new capital expenses are required for program participation.

**ATTACHMENTS:**

- 1) Program Flyer – *"Peak-FLEXmarket-Flyer-20220511"*
- 2) Program Participation Agreement *"Participant Agreement\_PF Market\_2022\_Final"*

**CONTACT:** Please Contact Brendan Havenar-Daughton at (925)-957-2473 if you have any questions or concerns.

WL:BHD:dt  
G:\Capital Projects\CPMShare\Shared\Diana Ternes\CPM\Letters Notices Templates & Transmittals\Energy Manager\Brendan H-D  
Attachments: Voltus distributed Energy Resources Agreement  
Willdan Program Participation Agreement

c: Brendan Havenar-Daughton, Energy Manager  
Michele Wara, Executive Secretary  
Alina Zimmerman, County Counsel Log

**5-23-22 Sustainability Committee Mtg - Agenda Packet, Page 162 of 172**

# TURN ENERGY INTO REVENUE IMPROVE GRID RELIABILITY AND REDUCE GHG EMISSIONS



## SUPPORT A CLEAN AND RELIABLE CALIFORNIA GRID

MCE's Peak FLEXmarket program pays you to shift or reduce your electricity use throughout the summer during peak hours of 4–9 p.m. and demand response events, when the grid is most constrained.

The Peak FLEXmarket program uses meter data and analytics to accurately calculate your hourly energy savings.<sup>1</sup> You're compensated the most when the need to reduce energy is the greatest.

## BENEFITS

**⚡ Flex Savings:** Payment for daily energy load shedding or shifting during peak hours (4–9 p.m. from June 1–September 30) is based on the value of energy at the time you reduce your usage. The average value of energy saved is \$0.35 per kWh.<sup>2</sup>

**⚡ Demand Response:** Payment for energy load shedding or shifting during demand response events is valued at \$2.00 per kWh. You will receive email notifications approximately 24 hours in advance to prepare for the event.



## ELIGIBILITY

- » Must be located in [MCE's service area](#)
- » Must have a SmartMeter with interval data for the previous 12 months
- » Must have dedicated staff able to influence energy usage at your facility
- » Have not participated in a California Public Utility Commission (CPUC) funded energy efficiency program in the past 12 months
- » Have not installed solar in the past 12 months
- » Are not currently participating in a demand response program

## SAMPLE SAVINGS

Customer Type	Summer Peak Period Energy Usage (kWh)	Energy Shifted Outside of Peak Period (kWh) <sup>3</sup>	Estimated Flexible Savings Incentive Payment	Demand Response Incentive Payment <sup>4</sup>	Total Program Incentive Payment
College	511,000	51,100	\$13,500	\$6,500	\$20,000
Office Building	143,000	14,300	\$4,500	\$2,000	\$6,500
Hotel	274,000	27,400	\$9,500	\$3,500	\$13,000
Food Sales (Warehouse)	350,000	35,000	\$12,500	\$4,500	\$17,000

## PROCESS

- 1 | Get in Touch** — Contact us at the email below to see if MCE's Peak FLEXmarket program is right for your facility. Once MCE confirms your eligibility, you will complete the Peak FLEXmarket Enrollment Form.
- 2 | Implement Your Strategies** — Your facility can implement a wide range of clean energy strategies including behavioral changes, adjusting building or equipment controls and scheduling, and discharging battery storage. Diesel generators and natural gas-fired solutions are prohibited.
- 3 | Receive Payments** — MCE will measure and monitor your energy savings that show up on the meter and send you a quarterly check for your measured results.

<sup>1</sup> Energy savings is calculated based on 12 months of historical meter data and actual metered energy reductions during the applicable program period(s).

<sup>2</sup> Actual value varies per hour per day.

<sup>3</sup> Sample calculation based on a 10% load reduction or shift.

<sup>4</sup> Sample calculation based on a 10% load reduction for 10 event days, lasting 5 hours per event. 20220511



## MCE Peak FLEXmarket Direct Participation Enrollment Form Summer 2022-23

The Peak FLEXmarket Program (“Program”) is aimed at reducing peak energy demand in the evenings, and making the grid more resilient. At times when there is peak energy demand – when California’s electrical grid is overwhelmed and electricity costs are high – MCE will pay incentives to participants for shedding or shifting their energy consumption using clean energy strategies. Qualifying clean energy strategies (interventions) can include but are not limited to: behavioral changes, building or equipment controls and/or scheduling, and battery storage. MCE, through the Peak FLEXmarket Program, will pay incentives to participating aggregators or participating MCE customers (“Participant(s)”) who work directly with an MCE business relationship manager. Incentives will be paid for two different types of peak energy impacts: flex savings and demand response.

The Peak FLEXmarket Program utilizes meter data and analytics to accurately quantify energy impacts – and when the need to reduce energy is the greatest, participants are compensated the most. Those customers who are able to participate during the daily peak hours can rely on a consistent performance-based incentive. When Demand Response Events are forecasted, MCE will send out email notifications roughly 24 hours in advance to allow customers time to prepare for the event.

Flex Savings: Daily energy load shedding or shifting may generate flex savings. Flex savings – paid on an average of \$0.35/kWh – are the energy impacts of load shifted or shed on a daily basis during summer peak hours, 4-9 PM, from June 1st until September 30<sup>th</sup>. A premium rate of roughly \$0.46/kWh is applied to the 7-9pm hours.

Demand Response: Measured the same as Flex savings, Demand Response is the energy impact of load shifted or shed during an extreme weather event, when California Independent System Operator (“CAISO”) Flex Alerts are forecasted. During Demand Response (“DR”) events, MCE will pay an incentive valued \$2,000/MWh. Participants are notified via email by MCE roughly 24 hours in advance of the DR event.

The methodology for determining Flex Savings and/or Demand Response is outlined in the [Peak FLEXmarket’s Implementation and M&V Plan](#)<sup>1</sup>. The Peak FLEXmarket leverages site level interval meter data to determine energy impacts, and does not review device or sub-meter level data.

Incentive payments for qualifying peak energy demand reduction by MCE will occur on a quarterly basis as described in the Program’s Implementation and M&V Plan. Incentive payment amounts will be based on energy load shedding or shifting that is measured at the meter by MCE’s authorized contractor. Measurements will take place both before the clean energy strategy is used, and after the clean energy strategy is used. Please refer to the [Peak FLEXmarket’s Implementation and M&V Plan](#) for additional details on how peak energy demand reduction is quantified.

In order to establish Program eligibility, MCE will confirm with the Participant that a given project site meets the data sufficiency criteria outlined in the Program plan.<sup>2</sup>

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1 <https://www.demandflexmarket.com/peak-event.html#!directory>

2 Data Sufficiency will be assessed by MCE upon site intake – Participants will be alerted within two weeks of eligibility.

**Customer Enrollment Information**

Customer Name \_\_\_\_\_

Customer Address \_\_\_\_\_

Primary Contact Name \_\_\_\_\_

Primary Contact Phone Number \_\_\_\_\_

Primary Contact Email \_\_\_\_\_

Project Address (if Different from Above) \_\_\_\_\_

Site Service Account Identification (SAID) \_\_\_\_\_

Estimated Intervention Start Date \_\_\_\_\_

Brief description of the energy demand reduction intervention(s). Additional supporting documentation may be included separately.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Intervention Savings Forecast**

Forecasted savings should be as accurate as possible. Understanding that intervention strategies may vary on a daily/weekly/monthly basis, please use a conservative approach in your calculations. MCE staff are available to assist in the formulation of savings forecast, if necessary. Simplified program assumptions are below:

- Forecasted energy reduction = participating hours X average kW saved in one hour
- 610 hours in program period (4-9pm, June 1<sup>st</sup>-September 30<sup>th</sup>)

Forecasted energy reduction for program period \_\_\_\_\_ (kWh)

Forecasted energy demand reduction during demand response events \_\_\_\_\_ (kW)

*\*Participant must generate a reasonable, substantiated forecast of peak period energy savings. Customers who are not able to demonstrate net positive energy savings during the peak hours on a monthly basis, or during Demand Response Events, may be excluded from the program at MCE's discretion.*

**Customer Self Certification**

To be eligible to participate in the Program, Participant must certify that, for the duration of the Program:

- Project site is located in the MCE service area;
- Participant has a SmartMeter and generates interval data;
- Participant has a staff member with the ability to influence energy usage at Participant site(s)
- Participant meets the following Program-specific data requirements:

For Flex Savings Participants (full participation), Participant must also certify that the Participant:

- Has not participated in a California Public Utility Commission-funded energy efficiency program within the past 12 months;
- Has not installed solar at least 12 months prior to intervention.

For Demand Response Participants (no credit for daily load shifting), Participant must also certify that the Participant:

- Has a SmartMeter with ongoing data collection starting 45 days prior to any event, and continuing through 15 days post event.

To enroll in the Peak FLEXmarket Program as a direct Participant, sign below and complete the above form which captures all relevant service address identification numbers (“SAIDs”) for your facility and acknowledges any current participation in other demand response programs.

By signing below, Participant will be enrolled in the Peak FLEXmarket Program and hereby authorizes the provision of this enrollment form and relevant data (including SAIDs) to its authorized contractor (Recurve). Participant also agrees to allow MCE and its authorized contractors/implementers to use usage and non-usage data gathered as a part of participation in the Peak FLEXmarket Program for use in regulatory reporting, ordinary business use, industry forums, case studies or other similar activities, in accordance with applicable laws and regulations.

\_\_\_\_\_  
CUSTOMER NAME

\_\_\_\_\_  
CUSTOMER EMAIL

\_\_\_\_\_  
CUSTOMER SIGNATURE

\_\_\_\_\_  
DATE





## MCE Peak FLEXmarket Pilot Terms and Conditions

By participating in the MCE Peak FLEXmarket program, Participant agrees to following terms and conditions:

1. **PERMISSION TO USE DATA:** Participant agrees to allow MCE and its authorized contractors to use usage and non-usage data gathered as a part of the MCE Peak FLEXmarket Program for use in regulatory reporting, ordinary business use, industry forums, case studies or other similar activities, in accordance with applicable laws and regulations.
2. **INCENTIVE PAYMENTS:** The amount paid as an incentive payment consisting of each MWh or fractional MWh of energy load shed or shifted, daily or during an event. Participant must meet and maintain Program eligibility to receive incentive payments.
3. **QUALIFYING PEAK ENERGY DEMAND REDUCTION:** Customer's shifting or shedding of load to achieve energy demand reduction that qualifies for incentive payments must be accomplished via clean energy strategies and be detectable as per the Implementation and M&V Plan. Demand reduction achieved from a fossil fuel-based strategy (i.e., gas back-up generators) does not qualify for incentive payments.
4. **TAX LIABILITY and CREDITS:** MCE is not responsible for any taxes which may be imposed on Participant as a result of the rebates provided within the MCE Peak FLEXmarket Program.
5. **DISPUTES:** Except where otherwise limited by law, MCE reserves the right, at its sole discretion, to make final determinations regarding any disputed issues about the MCE Peak FLEXmarket Program, including but not limited to eligibility and payment amounts.
6. **PROGRAM CHANGES:** MCE reserves the right to change, modify, or terminate the MCE Peak FLEXmarket Program at any time without any liability except as expressly stated herein. MCE will honor participation in all Resiliency Events in which Participant participated prior to the date of any change, modification or termination of this Program, provided that Participant remained eligible to participate in the MCE Peak FLEXmarket Program through the date of any change, modification or termination.
7. **PROGRAM EXPIRATION:** The MCE Peak FLEXmarket Program will expire upon September 1, 2023, unless terminated earlier by MCE.
8. **DISCLAIMER:** MCE makes no guarantee, representations or warranties, expressed or implied, regarding the savings achieved pursuant to this MCE Peak FLEXmarket Program. MCE will use best efforts to notify all participants enrolled in the Peak FLEXmarket Program of a particular event, but makes no guarantee Customer will receive notification of any particular event. MCE has no responsibility to ensure Customer participates in the daily peak hours or a called event, and MCE has no liability to Customer if Customer does not participate in a notified event.
9. **INDEMNIFICATION:** Customer agrees to indemnify, defend, and hold MCE, its employees, officers, and agents, harmless from any and all liabilities including, but not limited to, litigation costs and attorney's fees arising from any and all claims and losses to anyone who may be injured or damaged by reason of Customer's negligence, recklessness or willful misconduct while participating in the MCE Peak FLEXmarket Program.



# Contra Costa County Board of Supervisors

## Subcommittee Report

### SUSTAINABILITY COMMITTEE

**Meeting Date:** 05/23/2022  
**Subject:** RECEIVE REPORT from Sustainability Commission Chair, or Designee.  
**Submitted For:** Jody London, Sustainability Coordinator  
**Department:** Conservation & Development  
**Referral No.:** N/A  
**Referral Name:** RECEIVE REPORT from Sustainability Commission Chair, or Designee.  
**Presenter:** Jody London, DCD                      **Contact:** Jody London (925)655-2815

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**Referral History:**

**Referral Update:**

**Recommendation(s)/Next Step(s):**

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**Attachments**

*No file(s) attached.*

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# Contra Costa County Board of Supervisors

## Subcommittee Report

### SUSTAINABILITY COMMITTEE

**Meeting Date:** 05/23/2022  
**Subject:** RECEIVE REPORT from Sustainability Coordinator.  
**Submitted For:** Jody London, Sustainability Coordinator  
**Department:** Conservation & Development  
**Referral No.:** N/A  
**Referral Name:** RECEIVE REPORT from Sustainability Coordinator.  
**Presenter:** Jody London, DCD                      **Contact:** Jody London (925)655-2815

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#### **Referral History:**

This is a standing item of the Committee.

#### **Referral Update:**

Key activities since the Sustainability Committee's last meeting on March 28, 2022, are listed below.

- On January 18, 2022, the Board of Supervisors adopted the all-electric ordinance for all new construction of residential and some new non-residential construction, such as retail, office, and hotels. The California Energy Commission has confirmed that the new requirements will go into effect June 1, 2022. The Department of Conservation and Development also launched a new [webpage](#) to inform the public about the new ordinance requirements.
- The G3 Champions (Green Government Group) held their inaugural meeting on April 26. 50 people attended, and even more are registered as Champions. The G3 Champions are focusing initially on Bike to Work Week in May. The G3 Champions will be recognized at the June 7 Board of Supervisors meeting. The group will meet every other month, with a different focus and activity each meeting. The following departments have nominated G3 Champions: Agriculture, Animal Services, Health, Child Support Services, Probation, County Counsel, Conservation and Development, Employment and Human Services, Human Resources, Library (every branch!), Public Defender, Public Works, Treasurer-Tax Collector, Risk Management.
- Sustainability staff are working to schedule the next Energy Efficiency Collaborative meeting in June for Contra Costa County city staff. County staff will provide updates on BayREN programs and present on the County's all-electric ordinance.
- Contra Costa Health Services (CCHS) has the following report:
  - CCHS has joined Practice Green Health as of May 2022. Practice Green health is a health sector membership origination, affiliated with Health Care Without Harm, focused on reducing the carbon footprint of the health care industry.
  - CCHS joined other health care organizations in pledging to reduce its greenhouse gas emissions, part of the National Academy of Medicine Climate Network and the White House Earth Day 2022 Pledge.
  - To date over 250 Portable Air Filters have been requested via the AB 836 Clean Air Grant program, across multiple city and school jurisdictions in Contra Costa County.
  - CCHS participated in an exploratory conversation with the California Department of Public Health related to proposed state funding to craft a Regional Climate-Health Action Plan. The Governor has proposed \$25 million in one-time funding in the FY 2022-23 budget to support this effort. Another \$10 million has been proposed for the State to capture much improved climate-health data via syndromic surveillance.

- CCHS also provided input to the County Health Executives Association of California related to AB 2076, a bill proposed to compliment health data collection related to extreme heat.
- The County Library has launched seed libraries at a number of branches where community members can share and trade seeds.
- Sustainability staff partnered with Flood Control for the Q2 meeting of the Sustainability Exchange, a quarterly gathering for local government staff in Contra Costa County who work on sustainability issues to network and learn from one another. Paul Detjens from Flood Control provided a tour of the Lower Walnut Creek restoration project.
- *Healthy Lands, Healthy People*, the [carbon sequestration feasibility study](#) funded through a grant from the California Department of Conservation, is underway. The technical work to analyze options for storing carbon in the different land use types in our County is proceeding. The team has developed a video and survey about carbon sequestration in natural and working lands and will host a series of focus groups later in May and June.
- The Sustainability group in the Department of Conservation and Development (DCD) welcomed a new planner, Adam Scarbrough, on April 1. Adam is the second new planner in the Sustainability group since Nicole Shimizu started on February 15.
- Public Works is working to launch the Sustainability Fund for investments in County facilities that support Climate Action Plan goals.
- Administrative Bulletins 507 and 508 have been updated to require purchase of Zero Emission Vehicles (battery electric, hydrogen, plug-in hybrid with battery range of at least 30 miles) unless justification based on operational need is approved by the County Administrator's Office.
- Public Works has identified several programs that can help the County meet the goals of the Distributed Energy Resources plan and broader climate action goals. Several of the items on the May 23 Sustainability Committee agenda are related to this work.
- Public Works continues implementation the Vision Zero Action Plan and the Active Transportation Plan adopted by the Board of Supervisors.
  - The Vision Zero Action Plan is designed to be an equitable, sustainable, multimodal transportation system where users of all ages and abilities can travel conveniently, reliably, and free from harm. The Vision Zero Action Plan was approved by the Board of Supervisors on March 1, 2022.
  - The Active Transportation Plan will focus on improving walking, biking, and rolling (i.e., wheeled mobility devices used by people with disabilities, strollers, scooters, skateboards, etc.) in the unincorporated areas of the County. The Active Transportation Plan was approved by the Board of Supervisors on April 26, 2022.
- The Federal government authorized funding to begin planning work for economic transition. The federal omnibus appropriations package (H.R. 2471) includes \$750,000 for this purpose. Details on how the funding will be transmitted to the County are pending.
- Jody London spoke at a meeting of Sustainable Rossmoor about how sustainability is being woven into the ongoing update to the County's General Plan, and at a conference hosted by the Center for Creative Land Recycling on environmental justice in the County's General Plan update.
- Staff participated in professional learning opportunities regarding environmental justice, carbon sequestration, communication and facilitation strategies, race and equity, and related.
- Sustainability staff collaborated with County staff working on topics including land use and transportation, hazardous materials, green business program, the County's state and federal legislative platforms, economic development, health, codes, solid waste, energy, and related.
- Staff participated in regional activities.

**Recommendation(s)/Next Step(s):**



RECEIVE report from Sustainability Coordinator.

**Fiscal Impact (if any):**

None.

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**Attachments**

*No file(s) attached.*

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