



# ENVISION CONTRA COSTA 2040

Sustainability Committee

5/23/2022

# Envision Contra Costa 2040



**General  
Plan**



**Zoning  
Code**



**Climate  
Action  
Plan**

**Environmental Impact Report**

# General Plan Themes



**Community Health**



**Environmental Justice**



**Economic Development**



**Sustainability**

# 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)

# Public Review of Draft GOPAs

| Planning Commission Review  | Date          |
|---|---------------|
| Land Use (LU) Element<br>Public Facilities and Services (PFS) Element | February 2022 |
| Stronger Communities (SC) Element                                     | March 2022    |
| Health and Safety (HS) Element<br>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)**

# 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

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        |                      |     |    | ✓  |    | ✓   |

# Environmental Justice GOPAs

## » Previous Sustainability Committee input

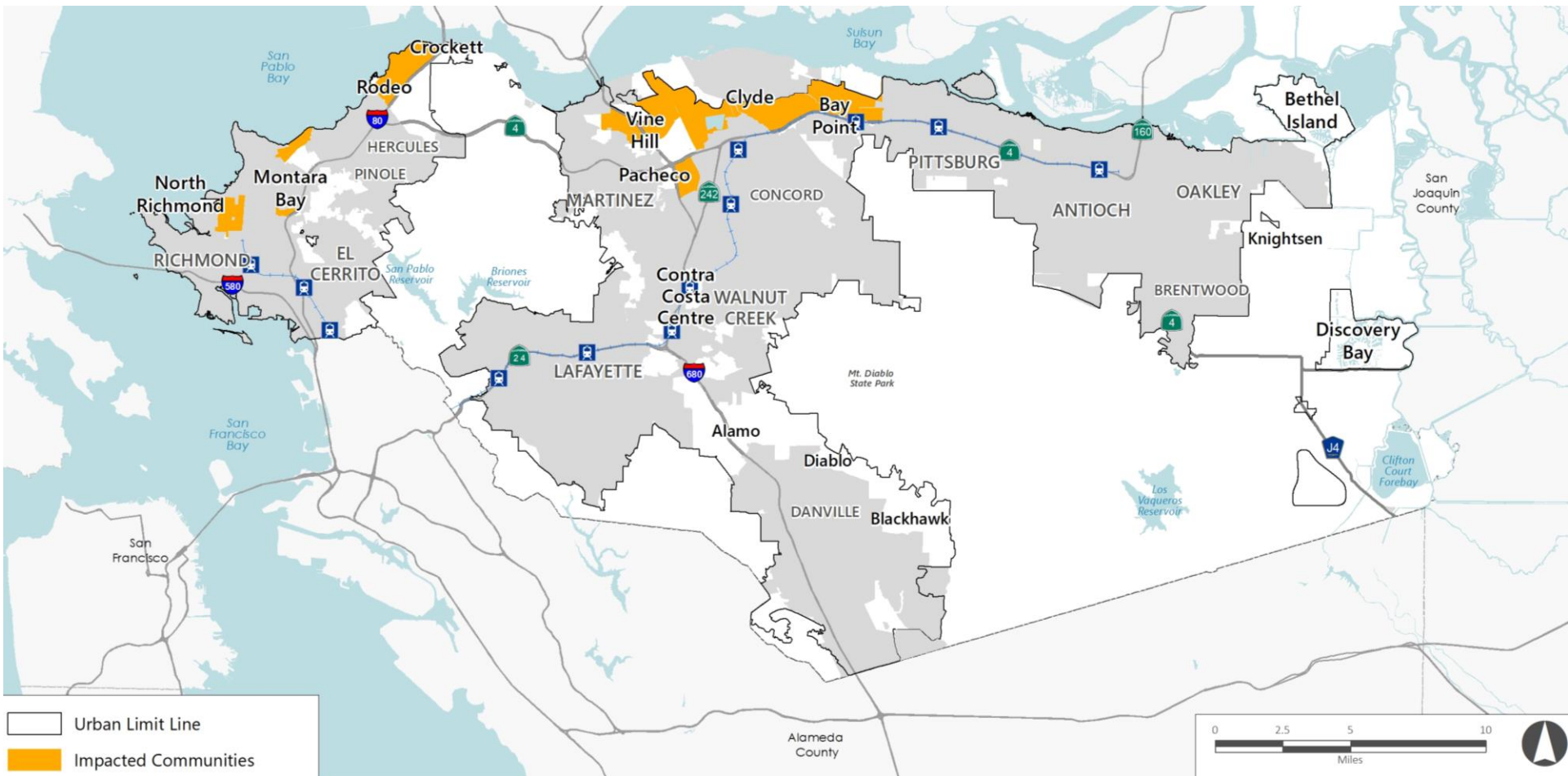
- September 2020: Reviewed initial draft EJ GOPAs
- April 2021: Reviewed revised draft EJ GOPAs
- June 2021: Reviewed revised draft EJ GOPAs

## » 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

# 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?

# 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?

# 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



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