



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: July 24, 2018

Subject: General Plan Amendment Study for Policies Related to Warehouses and Similar Uses

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Conservation and Development Department to process a County-initiated General Plan Amendment (GPA) to consider amending the Land Use Element and/or Conservation Element of the 2005-2020 Contra Costa County General Plan by adding policies addressing greenhouse gas emissions and air quality impacts related to warehousing and similar types of commercial and industrial development.

FISCAL IMPACT:

The proposed GPA is County-initiated, estimated to cost \$10,000, and will be financed 100% through Land Development Funds.

BACKGROUND:

DCD has seen an influx of applications for development of light industrial projects, particularly in the North Richmond community. These buildings are often built "on spec," meaning they are developed without a particular tenant or use committed to the project at the time of construction. As such, they could eventually house any number of uses including warehouses/distribution centers, food processing and storage facilities, light manufacturing facilities, etc. These uses, and the buildings they occupy, tend to have several common

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **07/24/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: July 24, 2018

David Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Will Nelson (925)
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cc:

characteristics: 1) they consume significant amounts of electricity; 2) they have large, flat roof surfaces and

BACKGROUND: (CONT'D)

parking areas; 3) they generate significant truck traffic; and 4) their construction involves disturbance of large surface areas. Certain large retail uses, such as big-box stores and shopping centers, may have similar characteristics. Providing enough electricity to meet the energy demand of such facilities can increase greenhouse gas emissions. These facilities also can negatively impact air quality in surrounding communities during their construction and operation, mainly through emissions of particulate matter. However, because of their expansive roof and parking areas, these facilities also possess great potential for solar electrical generation.

On May 7, 2018, the Board's Ad Hoc Committee on Sustainability accepted a report from DCD staff (Attachment A) on recent efforts to address the impacts and opportunities presented by this kind of development. After accepting the report and opening the item for discussion, the Committee directed staff to explore amendments to the General Plan that would provide policy support for requiring, through project conditions of approval, light industrial and commercial buildings/uses to be constructed and operated in a manner that reduces air quality impacts on surrounding communities and greenhouse gas emissions. Examples of such conditions include, but are not limited to:

- Requiring "solar-ready" construction, meaning buildings are structurally able to support rooftop solar panels, include appropriate electrical panels and conduits, etc.;
- Upon securing a building tenant, requiring installation of solar panels sufficient to supply the tenant's base electrical load;
- Requiring loading dock areas to be electrified to allow Transport Refrigeration Units (more commonly known as refrigeration trucks) and future electric trucks to be plugged in;
- Requiring use of "clean fleet" vehicles onsite to the maximum extent possible; and
- Requiring period sweeping of driveways and parking areas to remove tire wear and brake dust.

Should the Board give authorization to proceed with the GPA, staff may be able to provide draft General Plan policies for the Board's consideration by the end of this year.

CONSEQUENCE OF NEGATIVE ACTION:

If the proposed GPA process is not authorized, then no changes will be made to the General Plan to address air quality impacts related to commercial and industrial development.

ATTACHMENTS

Attachment A - 5/7/2018 Staff Report to Ad Hoc Committee on Sustainability