

Selected Goals and Policies from the Draft Contra Costa General Plan Stronger Communities Element –
March 9, 2022 version reviewed by the Contra Costa County Planning Commission

Environmental Justice

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.

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.

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.

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.

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 nonresidential 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.

A1.3 – Revise the Industrial Safety Ordinance to increase the hazard scores for projects with potential to adversely affect Impacted Communities, as well as address ambiguities and antiquated terminology that complicate administration of the ordinance.

Community Health

P2.7 - Welcome redevelopment of undesirable uses, highly polluting industries, and other activities that detract from community character or well-being. (3-16).

Economic Development

P8.1 - Support schools, training programs, the Workforce Development Board, and other institutions whose mission is to develop and enhance local workforce skills.

P8.2 - Leverage opportunities to pursue workforce development, job training and re-training programs, and public-private partnerships that support economic growth. Support career pathway programs hosted by various County departments and encourage County staff to participate as mentors.

A8.1 - Establish a First Source Hiring Program requiring developers, contractors, and employers to use good-faith efforts toward employing residents of Impacted Communities, with emphasis on residents who are economically disadvantaged.

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.

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

P9.3 - Maintain a well-balanced regulatory environment that facilitates business investment and expansion while addressing community concerns about potential impacts.

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.

P9.7 - Support establishment of a Green Empowerment Zone for the Northern Waterfront area, which would prioritize access to tax incentives, grants, loan programs, workforce training programs, and private sector investment in the renewable energy sector.

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.

A9.5 - Maintain and expand the County's participation in the State's Green Business Program.

Community Engagement

P11.4 - Strive for more diverse representation on County boards, commissions, committees, and similar bodies to better reflect the county's demographics, with greater efforts to engage under-represented populations.

A11.6 - Amend the County Ordinance Code to increase the public notification distance for hearings concerning refineries and other large stationary sources (i.e., any stationary source that emits, or has the potential to emit, 40 tons per year or more of nitrous oxides or sulfur dioxide; 15 tons per year of coarse particulate matter; 10 tons per year of fine particulate matter; and/or 200 tons per year of carbon dioxide) from 300 feet to 3,000 feet.