Breakout Group 1

Pollution (Air, Soil, Water)

Issues Summary

The Eden Area scores worse than 75% of the state for Diesel PM pollution, with Ashland having the highest pollution, followed by San Lorenzo and Hayward Acres. This relates to location near freeways, industrial uses, and other polluting businesses.

Asthma Rates. Over one third of hospital patients in Alameda County suffering from asthma are from the Eden Area.

Traffic Pollution. Heavy on E. 14th St and Mission, and south of 238 freeway)

Industrial land use pollution (active crematoriums, industrial use pollution, wood smoke from wood burning chimney)

Poor multi-modal connectivity between communities

Tobacco litter. Need to reduce tobacco litter through policy option

Policy Examples

Air Pollution

•**Policy EJ-2.7**
•**Nurse Sensitive Land Uses** (all unincorporated areas). Consistent with the Land Use Element, avoid locating new homes, schools, childcare and elderly care facilities, parks and recreation, and health care facilities within **500 feet of freeways**, urban roads with **100,000 vehicles/day**, or rural roads with **50,000 vehicles/day**. (**San Diego County EJ Element**)

Soil Pollution

•**EJ.1-13:** Through the development review process, ensure that hazardous material-affected soil, groundwater, or buildings will not have the potential to adversely affect the environment or the health and safety of site occupants. (**City of Moreno Valley Environmental Justice Element**)

Water Pollution

•**Policy EJ.1-12:** Encourage use of cost-effective residential water filtration systems, providing information on product options and effectiveness on the City website. (**City of Moreno Valley Environmental Justice Element**)

Area Wide Policy Ideas

focus urban greening, the tree canopy investments, tree planting at neighborhoods that are most burdened from air pollution	analyze truck routes more closely	add air filtration systems to buildings	explore investments in electric vehicle infrastructure	we need to understand the data more and how to monitor	coordinate with public health department in continuing to collect and monitor datametrics over time
incentivize hydrogen fuel cell trucks and buses	recognize other related elements including Safety Element, Climate Action Plan, Air Quality Element				

Ashland

Cherryland

Castro Valley

Hayward Acres

San Lorenzo

Safe and Sanitary Homes

Issues Summary

Lead and Mold Risks. Need for education, reporting, and mitigation

Need for healthy indoor air quality, with prevalent mold, lead and other issues

Deferred Maintenance Issues; substandard living conditions for rental units

Need for tenant protection policies. Mediation and preventing landlord retaliation and a rental protection program

Implementation of a smoke free multi unit housing ordinance

Need for cross-agency collaboration within County on sharing resources (front line staff training)

Substantially higher rates of poverty and income deficiency, unemployment and severe housing cost burden in Ashland Cherryland and Hayward Acres.

Within the top 30 percent statewide for children's lead risk, with respect to the built environment.

Need for internal code enforcement program to address backlog in tenant complaints.

Policy Examples

Policy E.J 5.3 Identify funding for education and remediation of lead and other housing hazards to benefit low-income families. (**City of Inglewood EJ Element 2020**)

Policy HW9.2 Work with property owners and regional agencies to prevent, reduce or eliminate soil and water contamination from industrial operations, the Port and other activities that use, produce or dispose of hazardous or toxic substances, including petroleum products, and remediate sites where such uses are known to contain toxic materials any condition of reuse. Support the remediation and reuse of large, disturbed sites, such as the Winehaven complex at Point Molate and the Terminal 4 site at Point San Pablo, into mixed-use centers that provide the maximum benefit to the community without compromising the integrity of the surrounding natural areas (**City of Richmond General Plan 2020**)

Policy SC-P4.2 Coordinate with **residents of Impacted Communities, community land trusts, the Housing Authority of Contra Conta 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 homeownership models, and provide economic development opportunities to help residents build intergenerational wealth. (**DRAFT Contra Costa County General Plan 5060, Stronger Communities Element**).

Area Wide Policy Ideas

Adopt and ordinance to address tenant protection policies					
explore electrification of homes with incentives					
understand the requirements around electrification					
more incentives to EJ communities					
older health homes - 2% will qualify for assistance - Alameda County service and Contra Costa County service area; low vs property taxes south vs northing	tax taxes raise property values- only work if people use them — in E Oakland people don't use them				
grants and loans for lead abatement/rebate programs to encourage landlords to do something	public works should have an urban forestry program especially for GACs	need sidewalks (understand where there's a need)			
concerns with increased rents for improving homes	explore tree planting program in residential areas (need education-resident driven/involved programs	explore the cultural interests of those in the EJ communities			
concern with kids breathing air outside	look into shorter term	cleaner communities program	need a tree policy that covers more than just street trees- arrivate; urban walking trails/arrbtacks/history trails		

Ashland

Cherryland

Castro Valley

Hayward Acres

San Lorenzo

Breakout Group 2

Ali Abbors
Leo Esclamado
Sandra Macias
Diana Maravilla
Michael Williams
Alexa Young
Andy Nelson

Pollution (Air, Soil, Water)

Issues Summary

- The Eden Area scores worse than 75% of the state for Diesel PM pollution, with Ashland having the highest pollutions followed by San Lorenzo and Hayward Acres. This relates to location near freeways, industrial uses, and other polluting businesses.
- Asthma Rates. Over one third of hospital patients in Alameda County suffering from asthma are from the Eden Area.
- Traffic Pollution. Heavy on E. 14th St and Mission, and south of 238 freeway)
- Industrial land use pollution (active crematoriums, industrial use pollution, wood smoke from wood burning chimney)
- Poor multi-modal connectivity between communities
- Tobacco litter. Need to reduce tobacco litter through policy option

Policy Examples

Air Pollution

- **Policy EJ-2.7 •New Sensitive Land Uses (all unincorporated areas).** Consistent with the Land Use Element, avoid locating new homes, schools, childcare and eldercare facilities, parks and recreation, and health care facilities within 500 feet of freeways, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day. (San Diego County EJ Element)

Soil Pollution

- **•EJ.1-13:** Through the development review process, ensure that hazardous material-affected soil, groundwater, or buildings will not have the potential to adversely affect the environment or the health and safety of site occupants. **(City of Moreno Valley Environmental Justice Element)**

Water Pollution

- **•Policy EJ.1-12:** Encourage use of cost-effective residential water filtration systems, providing information on product options and effectiveness on the City website. (**City of Moreno Valley Environmental Justice Element**)

Area Wide Policy Ideas

Explore root causes of air pollution in Eden Area (e.g. gentrification, businesses and tax incentives to adopt remedial practices	create a County tax fund from polluting businesses for impacted EJ communities such as for air pollution mitigation grants or other air quality projects	★ Incentivize work from home to reduce pollution from local traffic	Fund programs that improve indoor air quality and help residents with delayed maintenance	community based campaign to raise awareness	Robust street tree master plan with emphasis on planting of drought and low emissions trees as allergens
Collaboration between public health, planning dept. & local districts to provide education on air pollution around & within EJ classrooms & in community	create signage of air pollution warning zones for walkable places	★ support planting and maintenance of residential trees	Improve bus routes to enable commuting without cars		
Improve internet and computer access to enable people to reduce commutes which would reduce pollution	create County wide campaign to reduce anthing rates (incorporate with noising festivals, community festivals, etc.	Phase out industries that case pollution causing in the area (crematoriums)			
Localized community education around soil pollution & soil remediation for residents in communities impacted by 880, 238, 580	Citations for tobacco littering	Strong enforcement of SFMUH			
Prioritize bike lane infrastructure and walking paths	lead mitigation funding and education for vegetable gardening adjacent to older homes				
Water pollution education (e.g. Bay Area Water Quality Labs for grads to conduct testing and present findings & recs to decision makers)	(recognize challenges of residents living near high-use freeways, when these may be the only sites available)				
★ Making safe water drinking more accessible in open spaces & community	More education around importance of water	establish public score card of water quality for all schools and government buildings			

Ashland

More access to education around air pollution in high density neighborhoods disfavored & access to resources and air filters		

Cherryland

Castro Valley

Phase out industries that case pollution causing in the area (crematoriums)		

Hayward Acres

San Lorenzo

Safe and Sanitary Homes

Issues Summary

- Lead and Mold Risks. Need for education, reporting, and mitigation
- Need for healthy indoor air quality, with prevalent mold, lead and other issues
- Deferred Maintenance Issues; substandard living conditions for rental units
- Need for tenant protection policies. Mediation and preventing landlord retaliation and a rental protection program
- Implementation of a smoke free multi unit housing ordinance
- Need for cross-agency collaboration within County on sharing resources (front line staff training)
- Substantially higher rates of poverty and income deficiency, unemployment and severe housing cost burden in Ashland Cherryland and Hayward Acres.
- Within the top 30 percent statewide for children's lead risk, with respect to the built environment.
- Need for internal code enforcement program to address backlog in tenant complaints.

Policy Examples

- **Policy E.J 5.3** Identify funding for education and remediation of lead and other housing hazards to benefit low-income families. **(City of Inglewood EJ Element 2020)**

- **Policy HW9.7** Work with property owners and regional agencies to prevent, reduce or eliminate soil and water contamination from industrial operations. The Port and Chevron shall be required to prepare a plan for disposal of hazardous materials. Implement appropriate mitigation measures and clean-up of sites that are known to contain toxic materials as a condition of reuse. Support the remediation and reuse of large, disturbed sites, such as the Winehaven complex at Point Molate and the Terminal 4 site at Point San Pablo, into mixed use centers that provide the maximum benefit to the community without compromising the integrity of the surrounding natural areas **(City of Richmond General Plan 2030)**

- **Policy SC-P6.2 Coordinate** with **residents of Impacted Communities, community land trusts, the Housing Authority of Contra Costa County, affordable housing developers, and other organizations to implement strategies to preserve housing in Impacted Communities that is affordable and, wherever feasible, uses shared equity models,** which could include many types of innovative housing products. This should include homeownership opportunities to help residents build intergenerational wealth. **(DRAFT Contra Costa County General Plan 2040, Stronger Communities Element).**

Area Wide Policy Ideas

Ensure all renters have access to healthy, safe housing	Create a referral line for tenants to get information about resolving livability issues.	Create a fund or grant program for landlords/ property owners to make improvements to homes	Prohibit short term or month to month lease agreements that allow landlords to displace tenants without improving living conditions easily		
Create clear County agency rules for inspecting housing units and ensure cultural responsive implementation	Create educational and accessible information on lead and mold risks	Create system to report mold & lead			
Community land trust focus vacant housing, rotisseries & ownership goals to community or individuals at deed restricted affordable prices	Create a loan fund or incentive program for small landlords to fix ★ and repair units	Better funding for code enforcement to allow for be more proactive vs. identifying issues vs. ★ reactive	Create a rental registry program to track landlord ownership and violations (many tenants do not know or cannot easily verify with landlord)		
Healthy home education workshops to include resources and materials and education for families in rentals	Streamline permit application process for residential improvements	Ensure renters can complain about repairs without threats of eviction and landlord retaliation			
Site-specific education workshop around healthy homes (EJ Water Quality Labs for grads to conduct studies. Ed week program & after completing labs can with away with incentives	Provide pre-approved plan sets for ADUs to decrease costs of building units	Strengthen legal, mediation infrastructure for landlord and tenant disputes			
Permit concierge to help homeowners navigate permitting process for residential building and improvements	Education for home owners & tenants around front lawn conversion to drought tolerant plants to increase access green space in community				
Street tree care and related sidewalk repair paid for by the City, with reimbursement of adjacent homeowner at 1/2 rate					
★ Making safe water drinking more accessible in open spaces & community	More education around importance of water	establish public score card of water quality for all schools and government buildings			

Ashland

Cherryland

Castro Valley

Designated CV WAC seat for member from CV priority communities to represent that community's interests in the decision-making vendor for development		

Hayward Acres

San Lorenzo

Breakout Group 3

Pollution (Air, Soil, Water)

Issues Summary

★ The Eden Area scores worse than 75% of the state for Diesel PM pollution, with Ashland having the highest pollution, followed by San Lorenzo and Hayward Acres. This relates to location near freeways, industrial uses, and other polluting businesses.

★★ Asthma Rates. Over one third of hospital patients in Alameda County suffering from asthma are from the Eden Area.

Traffic Pollution. Heavy on E. 14th St and Mission, and south of 238 freeway)

★ Industrial land use pollution (active crematoriums, industrial use pollution, wood smoke from wood burning chimney)

★★ Poor multi-modal connectivity between communities

Tobacco litter. Need to reduce tobacco litter through policy option

Policy Examples

Air Pollution

•Policy EJ-2.7

•New Sensitive Land Uses (all unincorporated areas). Consistent with the Land Use Element, avoid locating new homes, schools, childcare and eldercare facilities, parks and recreation, and health care facilities within 500 feet of freeways, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day. (San Diego County EJ Element)

Soil Pollution

•EJ.1-13: Through the development review process, ensure that hazardous material-affected soil, groundwater, or buildings will not have the potential to adversely affect the environment or the health and safety of site occupants. (City of Moreno Valley Environmental Justice Element)

Water Pollution

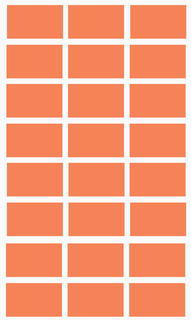
•Policy EJ.1-12: Encourage use of cost-effective residential water filtration systems, providing information on product options and effectiveness on the City website. (City of Moreno Valley Environmental Justice Element)

Area Wide Policy Ideas

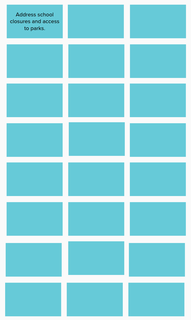
Asthma Start-Education, when moving or renting - look at that place.	BAAQMD 500 feet buffer banning/ restricting new sensitive uses	Soil contamination - a lot of soil in Alameda County is contaminated, yet there is no complaint-based - or pumped in - system to address soil contamination	★ Get Alameda County to develop a planning policy of "strictly increase artificial turf"	Mapping major sources of stationary pollutants and harm - and testing levels there regularly
Asthma can also be allergies and other things; not always air pollution	West Oakland Environmental Indicators Project - 10 years - smoke engineers, Could invite to speak to us in future	E14th, Grove Way, Mission - auto-related stuff right in people's backyards	Food production soil contamination with heavy metals and exhaust chemicals	Sanitary homes with support from pro-active rental inspection program
BAAQMD provides ★ air purifiers - that's really helpful, families report ★	Trees capture ★ quality in those locations REALLY ★ close to freeway	★ Intersection between soil and water	Food safety and contamination from soil, water and air	Prevent displacement and green gentrification
Explore innovative planning screening processes that reduce particulate flow into ★ neighborhoods	Tying mitigation in homes to work in homes in or closer to locations - housing is hard to find, so people end up in housing that lack of proper ventilation	Creeks! San Lorenzo Creekway	Body shops - homes for asthma patients, that's a major issue - PHD late - Devin's friend - wood stove is likely sheep have smoke in closets	Create producers other factors, rodents - they eat food, they produce fecal debris, they multiply, then create issues in homes
Create special tree-lawns that would maximize air drainage - mature tree removal	Covid has taken a lot of attention - let's start revisiting	Run-off into creeks - ★ significant contamination - Cherry Creek - PCBs - actually, toxic foam flows off	★ Lunar habitation using creeks from homeless encampments, a lot of people don't realize - water sample - PCBs, pesticides, and other other contaminants - these creeks flow through people's backyards	SLZ Creek - flows through entire unincorporated area - Bay Ridge Trail down the Bay. Relatively hidden resource
Internal air and external air monitors - BAAQMD ★	NOEP and "Communities for a Better Environment" - East Oakland - consider them for best practices	AB617 Communities - community participation is important factor to get nominated	Urban Greening		

Ashland

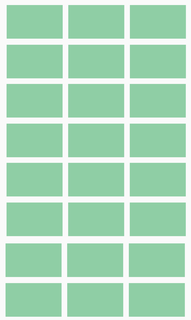
Cherryland



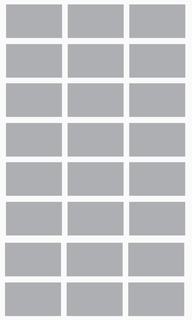
Castro Valley



Hayward Acres



San Lorenzo



Safe and Sanitary Homes

Issues Summary

Lead and Mold Risks. Need for education, reporting, and mitigation

Need for healthy indoor air quality, with prevalent mold, lead and other issues

Deferred Maintenance Issues; substandard living conditions for rental units

Need for tenant protection policies. Mediation and preventing landlord retaliation and a rental protection program

Implementation of a smoke free multi unit housing ordinance

Need for cross-agency collaboration within County on sharing resources (front line staff training)

Substantially higher rates of poverty and income deficiency, unemployment and severe housing cost burden in Ashland Cherryland and Hayward Acres.

Within the top 30 percent statewide for children's lead risk, with respect to the built environment.

Need for internal code enforcement program to address backlog in tenant complaints.

Policy Examples

Policy E.J 5.3 Identify funding for education and remediation of lead and other housing hazards to benefit low-income families. (City of Inglewood EJ Element 2020)

Policy HW9.2 Work with property owners and regional agencies to prevent, reduce or eliminate soil and water contamination from industrial operations, the Port and other activities that use, produce or dispose of hazardous or toxic substances. Prevent the exposure of residents and workers to toxic pollutants, and work to reduce to certain toxic contaminants as a condition of reuse. Support the remediation and reuse of large, disturbed sites, such as the Winehaven complex at Point Molate and the Terminal 4 site at Point San Pablo, into mixed-use centers that provide the maximum benefit to the community without compromising the integrity of the surrounding natural areas. (City of Richmond General Plan 2030)

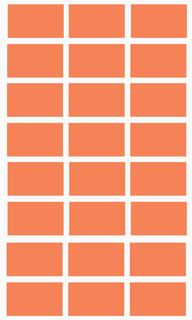
Policy SC-P6.2 Coordinate with residents of impacted communities, community land trusts, the Housing Authority of Contra Costa County, community development corporations and other organizations to transition vacant, unentitled land in impacted Communities into affordable and transitional housing and shared equity models, which could include many types of innovative housing products. This should include homeownership opportunities to help residents build intergenerational wealth. (DRAFT Contra Costa County General Plan 2045, Stronger Communities Element).

Area Wide Policy Ideas

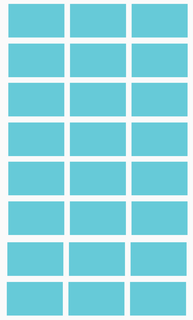
★ Rodents in homes - small hole, then multiply	Funding for indoor air monitors	Electrification - data about air quality of any gas vs. electric - benefits, more-so than hot water heater		
Substandard housing		Earthquake safety - gas leaks, free ourselves of gas! Transitional benefits		
Roaches can trigger asthma		Induction range tops - so quick and effective!		
★ Supporting air purifiers		StopWaste does induction demos for cooktops		
Proactive Vector control in E.J. neighborhoods		★ Mold		
		Need sidewalks! For people to get out and active		

Ashland

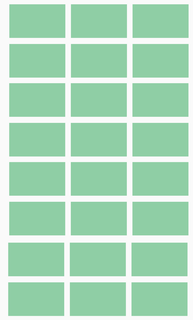
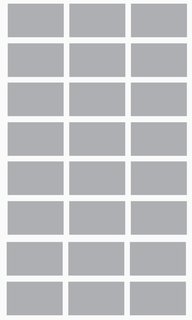
Cherryland



Castro Valley



Hayward Acres



San Lorenzo