

September 15, 2020

SB 343

Senate Bill 343 mandates supplemental materials that have been received by the City Clerk's office that relate to an agenda item after the agenda packets have been distributed to the City Council be available to the public.

The attached documents were received in the City Clerk's office after distribution of the September 15, 2020, Regular City Council meeting agenda packet.

Item 4.7



CITY MANAGER'S OFFICE MEMORANDUM

DATE: September 15, 2020
TO: Honorable Mayor and City Councilmembers
FROM: Linda Smith, City Manager
SUBJECT: Item 4.7: Approval of First Amendment to Dublin Corporate Center Covenants, Conditions, and Restrictions Additional Information

Item 4.7 "Approval of First Amendment to the Dublin Corporate Center Covenants, Conditions, and Restrictions" incorrectly references an "Attachment 2" which was to include photos of the significant damage to the pavement caused by the weight of the commuter shuttles. These photos were not attached to the Staff Report as referenced and should have been attached as Attachment 4. These photos are included in this memo.

Images of Curb Damage



CITY MANAGER'S OFFICE MEMORANDUM

Images of Curb Damage (Continued)



Images of Pavement Damage



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Item 4.13



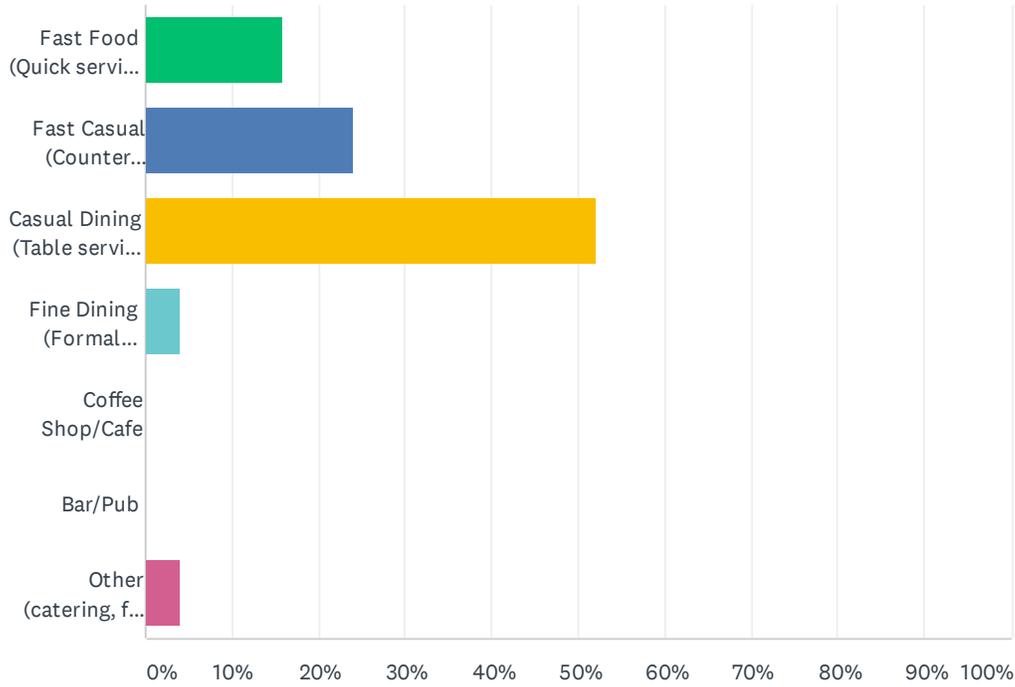
CITY MANAGER'S OFFICE MEMORANDUM

DATE: September 15, 2020
TO: Honorable Mayor and City Councilmembers
FROM: Linda Smith, City Manager
SUBJECT: Item 4.13: Urgency Ordinance Establishing a Temporary Cap on Commission Charges by Third-Party Food Delivery Services on Dublin Restaurants During the COVID-19 Pandemic

Following the September 1, 2020 City Council Meeting, Staff conducted a survey regarding the use of third-party food delivery services. The survey was sent out to 159 restaurants/food establishments with a 16% response rate (25 responses). The survey closed after the September 15, 2020 meeting packet was published, and a summary of the results of the survey are attached.

Q2 Type of food service:

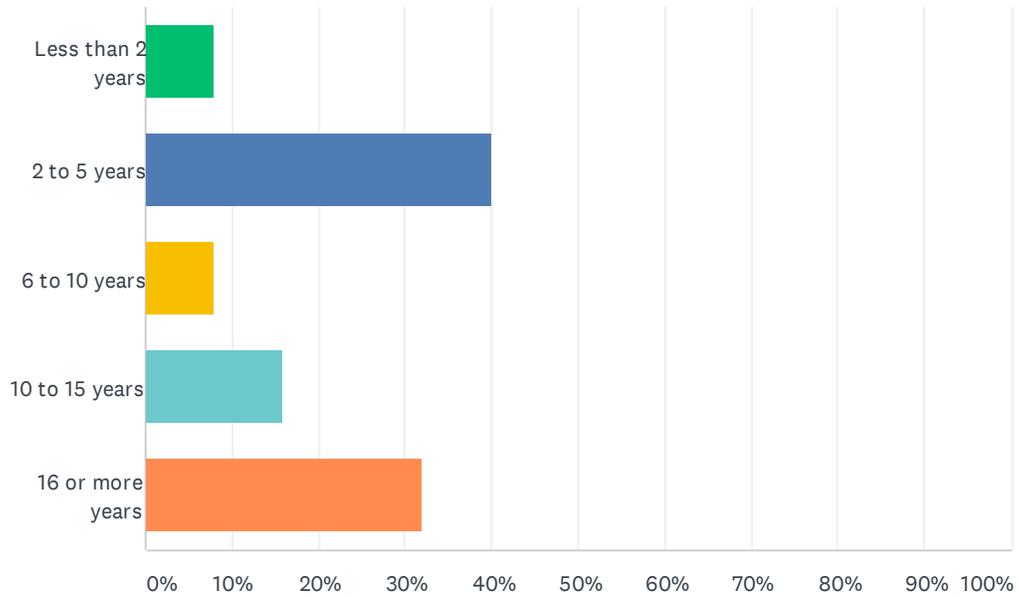
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES
Fast Food (Quick service i.e. counter service or drive-thru, food served in disposable containers/wrapping, \$)	16.00% 4
Fast Casual (Counter service, casual atmosphere, \$-\$\$)	24.00% 6
Casual Dining (Table service, casual atmosphere, \$\$)	52.00% 13
Fine Dining (Formal atmosphere, \$\$\$-\$\$\$\$)	4.00% 1
Coffee Shop/Cafe	0.00% 0
Bar/Pub	0.00% 0
Other (catering, food truck, etc.)	4.00% 1
TOTAL	25

Q3 How long has the business been in operation in Dublin?

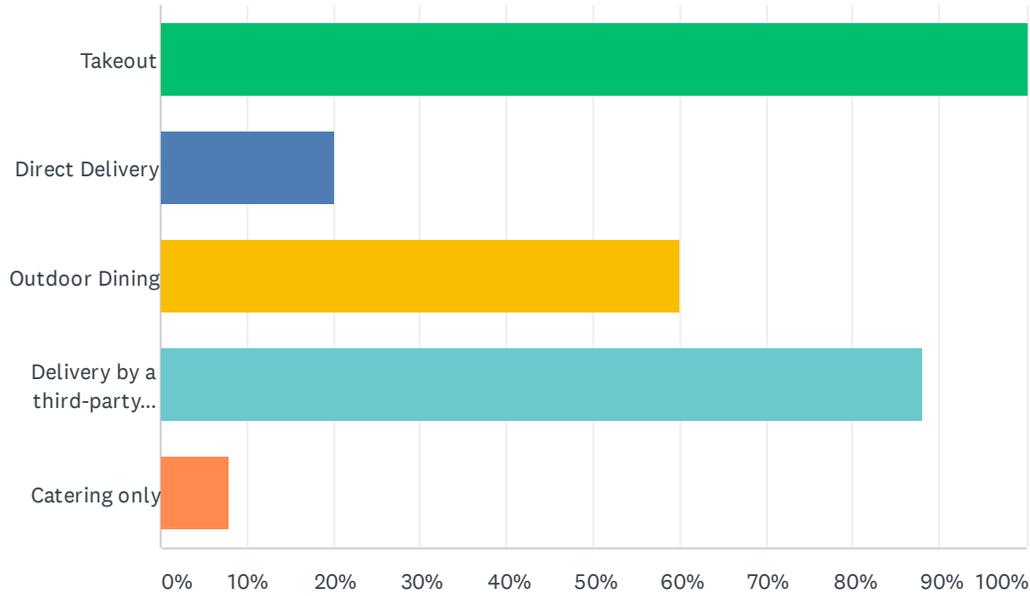
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 2 years	8.00%	2
2 to 5 years	40.00%	10
6 to 10 years	8.00%	2
10 to 15 years	16.00%	4
16 or more years	32.00%	8
Total Respondents: 25		

Q4 Do you currently offer: (Check all that apply)

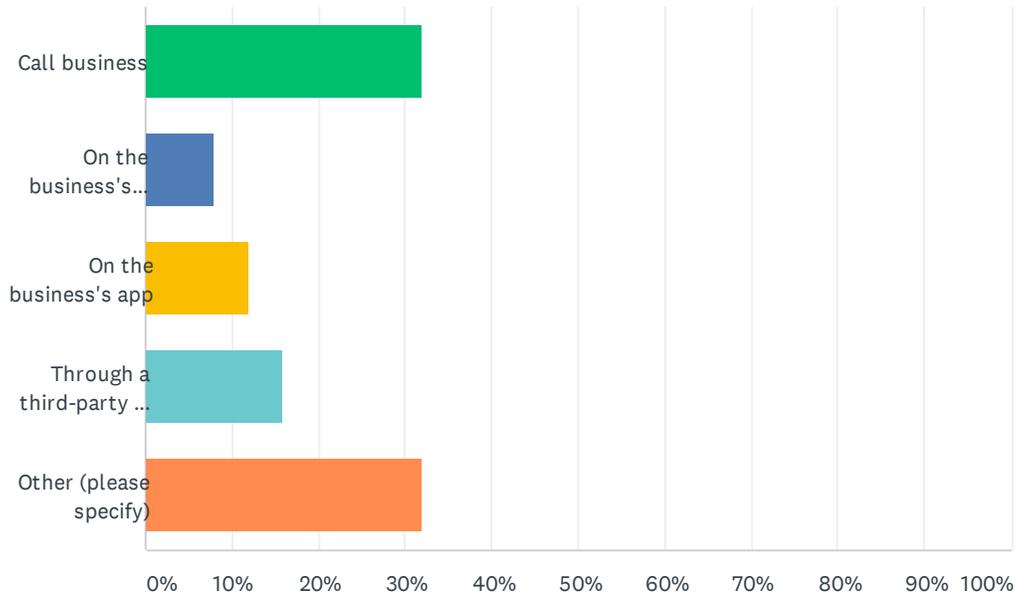
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Takeout	100.00%	25
Direct Delivery	20.00%	5
Outdoor Dining	60.00%	15
Delivery by a third-party food delivery service company	88.00%	22
Catering only	8.00%	2
Total Respondents: 25		

Q5 How can customers place an order? (Check all that apply)

Answered: 25 Skipped: 0

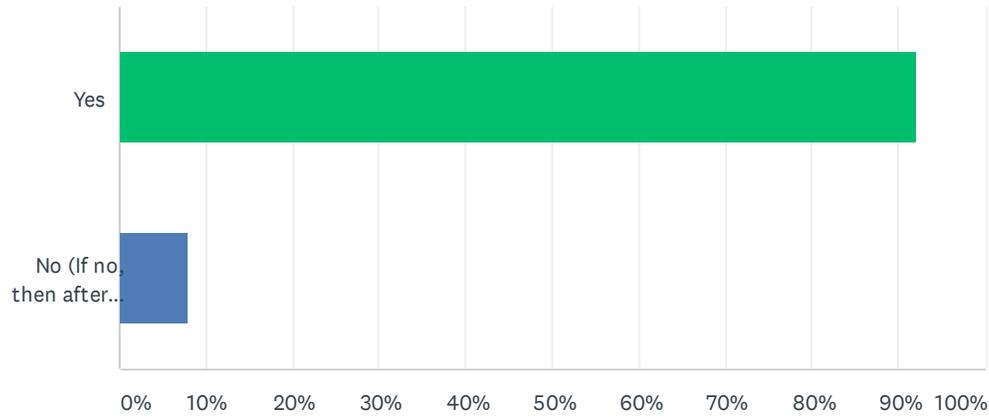


ANSWER CHOICES	RESPONSES
Call business	32.00% 8
On the business's website	8.00% 2
On the business's app	12.00% 3
Through a third-party app or website	16.00% 4
Other (please specify)	32.00% 8
TOTAL	25

#	OTHER (PLEASE SPECIFY)	DATE
1	phone, website, doordash, walk in at counter	9/11/2020 4:34 AM
2	all the above 4 options	9/4/2020 7:12 PM
3	call in or 3rd party app	9/4/2020 11:55 AM
4	All of the above, it wasn't letting me select multiple items	9/3/2020 7:57 PM
5	All the above	9/3/2020 7:20 PM
6	In person, Call, website, third-party app or website	9/3/2020 5:58 PM
7	All of the above	9/3/2020 5:37 PM
8	Not allowing me to choose. I select Call bus., Bus. website, 3rd party app.	9/3/2020 5:31 PM

Q6 Do you currently use a third-party food delivery service company?

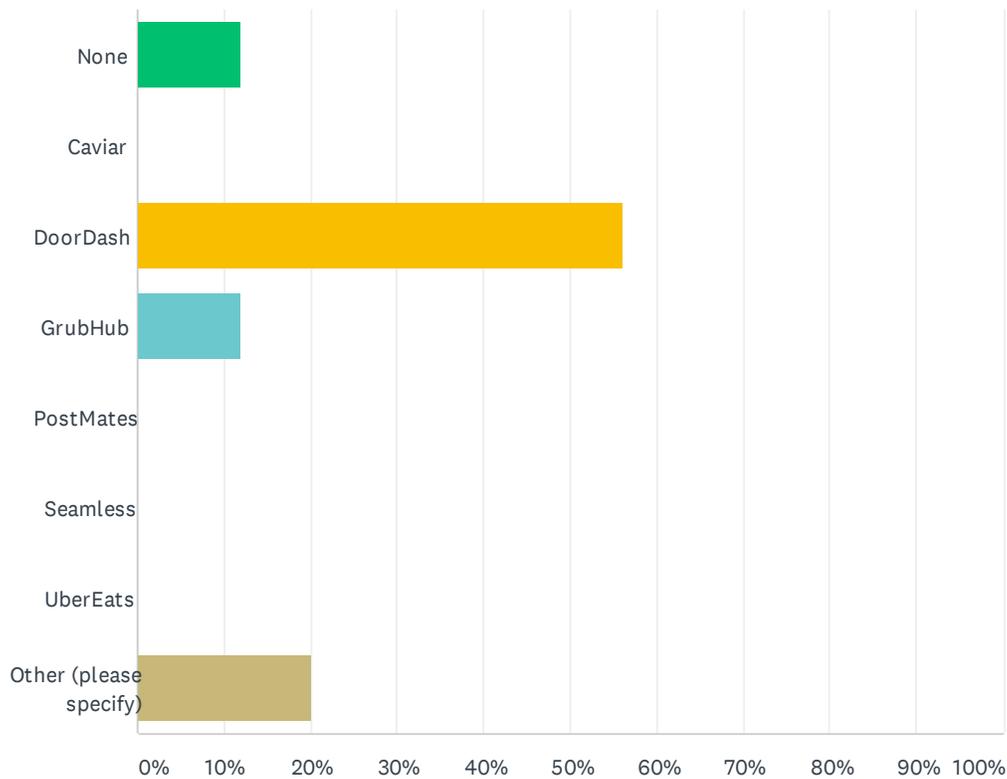
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	92.00% 23
No (If no, then after clicking the "OK" button, scroll to bottom of this page and click on the "NEXT" button to skip to question 13)	8.00% 2
Total Respondents: 25	

Q7 What third-party food delivery service companies, if any, did you use prior to the COVID-19 pandemic (i.e. prior to March 2020)?

Answered: 25 Skipped: 0

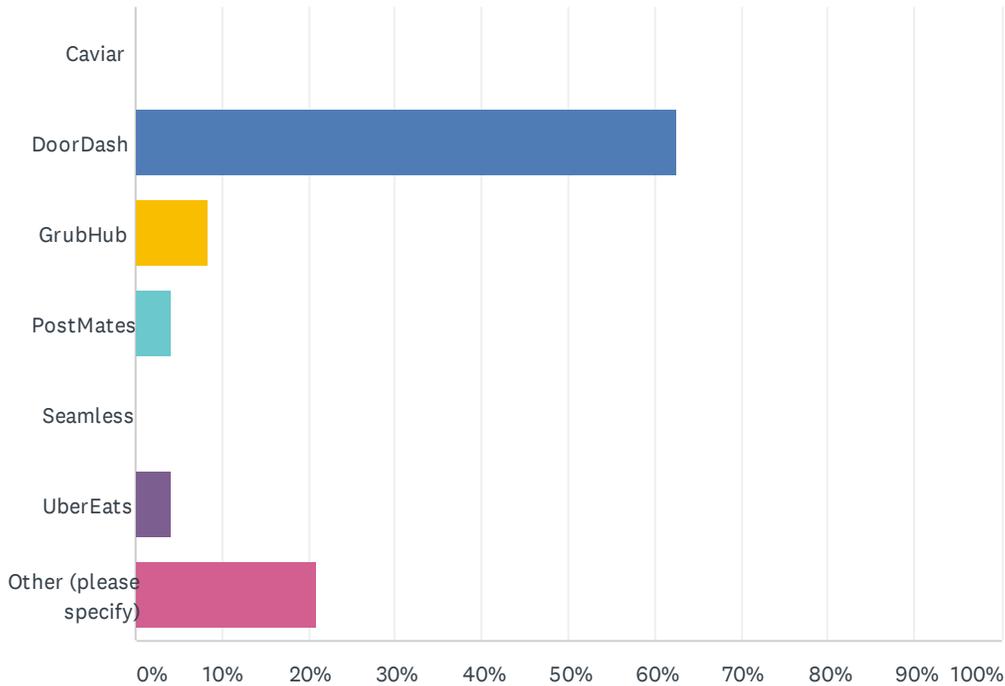


ANSWER CHOICES	RESPONSES
None	12.00% 3
Caviar	0.00% 0
DoorDash	56.00% 14
GrubHub	12.00% 3
PostMates	0.00% 0
Seamless	0.00% 0
UberEats	0.00% 0
Other (please specify)	20.00% 5
TOTAL	25

#	OTHER (PLEASE SPECIFY)	DATE
1	DoorDash, GrubHub, PostMates, UberEats, EZCater	9/4/2020 8:36 AM
2	DoorDash and GrubHub, it doesn't let you select multiple	9/3/2020 7:57 PM
3	ChowNow, DoorDash, Grubhub, Postmates, Grubhub, Ubereats, EzCater	9/3/2020 6:24 PM
4	DoorDash, GrubHub & UberEats	9/3/2020 5:38 PM
5	Again can't select multiples. I select: Doordash, UberEats, Postmates.	9/3/2020 5:31 PM

Q8 What third-party food delivery service companies do you currently use?

Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES
Caviar	0.00% 0
DoorDash	62.50% 15
GrubHub	8.33% 2
PostMates	4.17% 1
Seamless	0.00% 0
UberEats	4.17% 1
Other (please specify)	20.83% 5
TOTAL	24

#	OTHER (PLEASE SPECIFY)	DATE
1	DoorDash, GrubHub, PostMates, UberEats, EZCater	9/4/2020 8:36 AM
2	DoorDash and GrubHub	9/3/2020 7:57 PM
3	ChowNow, DoorDash, Grubhub, Postmates, Grubhub, Ubereats, EzCater	9/3/2020 6:24 PM
4	DoorDash, GrubHub & UberEats	9/3/2020 5:38 PM
5	Can't choose multiples. I select: Doordash, UberEats, Postmates.	9/3/2020 5:31 PM

Q9 Does your agreement include additional services such as marketing, etc?

Answered: 24 Skipped: 1

#	RESPONSES	DATE
1	No	9/11/2020 1:02 PM
2	no	9/11/2020 4:34 AM
3	no	9/9/2020 11:38 AM
4	No	9/7/2020 8:10 AM
5	no	9/5/2020 10:00 AM
6	N/a	9/4/2020 10:24 PM
7	no	9/4/2020 7:12 PM
8	No	9/4/2020 4:40 PM
9	no	9/4/2020 11:55 AM
10	Yes	9/4/2020 8:36 AM
11	We are not affiliated with any online delivery platforms, but we are a highly requested restaurant so sometimes they take customer orders anyways and place the orders with us. So they host our menu without any contract or partnerships with us. This has been the case with DoorDash and grub hub.	9/4/2020 12:50 AM
12	yes	9/3/2020 11:44 PM
13	Yes	9/3/2020 9:14 PM
14	No but it is an option if I want it	9/3/2020 8:12 PM
15	Yes, marketing and ads	9/3/2020 7:57 PM
16	Yes	9/3/2020 7:42 PM
17	Don't know	9/3/2020 7:21 PM
18	no	9/3/2020 7:07 PM
19	Yes	9/3/2020 6:24 PM
20	Marketing is not included in fees. Marketing is charged separately when used.	9/3/2020 6:24 PM
21	No	9/3/2020 6:03 PM
22	yes	9/3/2020 5:38 PM
23	These are optional, I do choose to give discounts, free delivery to aid with attaining new customers.	9/3/2020 5:31 PM
24	No	9/3/2020 5:28 PM

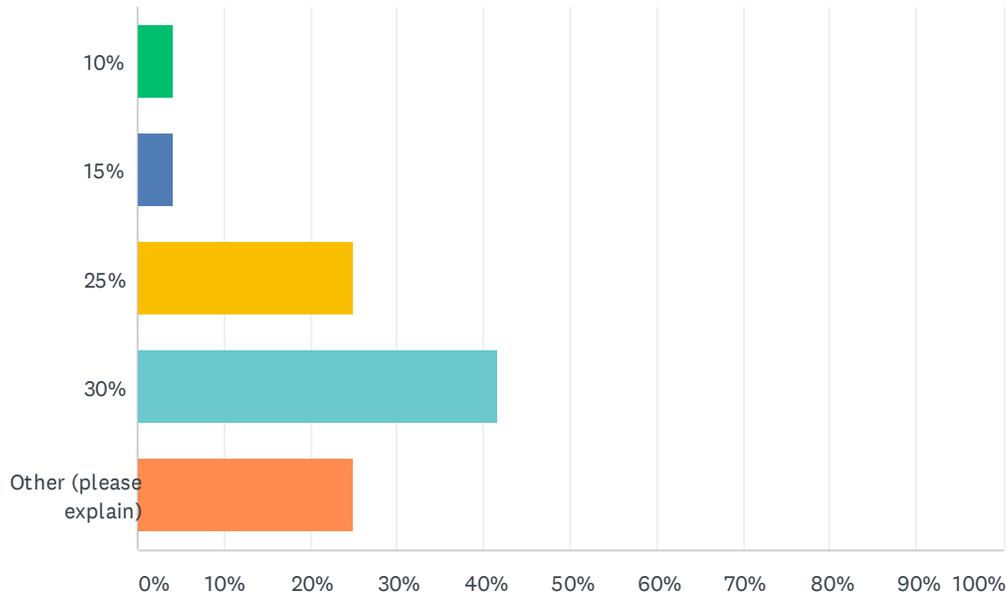
Q10 Has your experience been positive or negative? Please explain and include delivery partner's name if you use more than one service.

Answered: 24 Skipped: 1

#	RESPONSES	DATE
1	We pay 30% commission fee. Very high.	9/11/2020 1:02 PM
2	neutral, negative at first due to excessive error charges, but they actually have been pretty good about reversing the charges, it just takes a LOT of time on our part. We also have increased the prices so that we can cover their fees, which is a bummer because the end customer ends up paying a lot more	9/11/2020 4:34 AM
3	mostly positive	9/9/2020 11:38 AM
4	doordash is consistent	9/5/2020 10:00 AM
5	Positive	9/4/2020 10:24 PM
6	sometimes the drivers are late or do not show up which result in food wastage.	9/4/2020 7:12 PM
7	Positive	9/4/2020 4:40 PM
8	neutral to negative. Commission fees are too high.	9/4/2020 1:38 PM
9	mostly positive, DoorDash takes care of customer refunds and my main contact is super helpful even when its not her area of management. Also tried getting in touch with Postmates and Uber Eats for other businesses, they have been helpful in the beginning but the system after they get you signed on is very vague and distant. sometimes feeling a bit abandoned.	9/4/2020 11:55 AM
10	Mixed	9/4/2020 8:36 AM
11	Negative. Entirely negative. DoorDash added us to their platform without a contract from us, so they in turn would call us and place the orders. The problem lies in the fact that they would send drivers to pick up well before our quoted wait times and their drivers would take the frustrations out on us. They would also send drivers who were wearing pajamas, wreaked of marijuana and would behave blatantly disrespectful to my staff and our guests. It was not okay. Because we were unaware this was happening many times we would get frustrated customers calling us and looking for their orders. But unfortunately when they placed it with a third party app like that, we have no controls over what misinformation they receive/d and the liability really does not lie with us. grub hub did not frequent us as often but also refuse to remove us from their "place and pay" program that we never agreed to be part of. I had to submit the request for them to stop adding us to that customer request platform called "place and pay" (which they use for frequently requested restaurants who are not their partners). It took many months and several repeated requests before they removed it from it.	9/4/2020 12:50 AM
12	negative (charged too much and always have problem with an order)	9/3/2020 11:44 PM
13	Good service but high commission	9/3/2020 9:14 PM
14	in general it's been positive but not where their commission is concerned	9/3/2020 8:12 PM
15	Positive is the amount of business they help bring with delivery, negative is the fees and commissions are high	9/3/2020 7:57 PM
16	some positive but mostly negative	9/3/2020 7:42 PM
17	Door dash positive	9/3/2020 7:21 PM
18	the service fee is too high delivery no consistent	9/3/2020 7:07 PM
19	Positive because it brings in those orders	9/3/2020 6:24 PM
20	Every partner has it's plus and minus. Technology is mostly good and reliable. Satisfaction w/drivers will vary. Merchant services are responsive. Most customer can resolve their issues directly. DD is most used for their delivery services, Postmates has least traffic. Generally all are good outside the the high fees they charge.	9/3/2020 6:24 PM
21	Positive	9/3/2020 6:03 PM
22	mostly positive	9/3/2020 5:38 PM
23	Positive to us. It opened up a section of business that was not available to us. Doordash, UberEast and Postmates.	9/3/2020 5:31 PM
24	Neutral	9/3/2020 5:28 PM

Q11 What is the average fee/commission you are charged?

Answered: 24 Skipped: 1

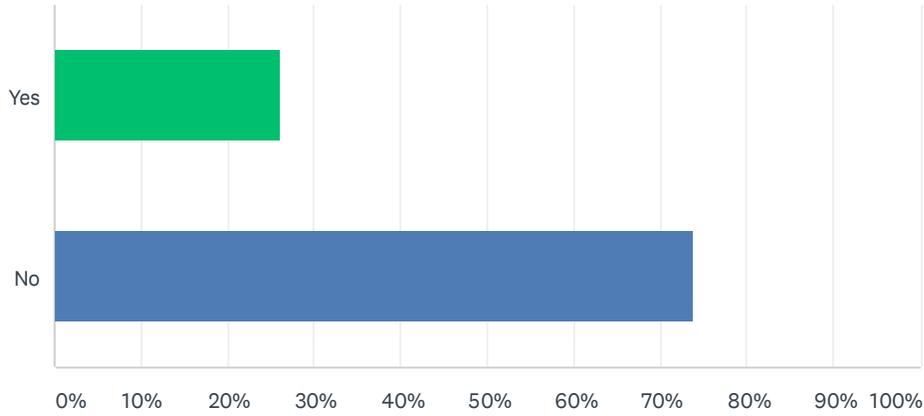


ANSWER CHOICES	RESPONSES
10%	4.17% 1
15%	4.17% 1
25%	25.00% 6
30%	41.67% 10
Other (please explain)	25.00% 6
TOTAL	24

#	OTHER (PLEASE EXPLAIN)	DATE
1	I am not sure	9/5/2020 10:00 AM
2	20-25% and 28% depends on exclusivity and other perks	9/4/2020 11:55 AM
3	See answer above. As we were not a partner and did not sign a contract, we did not get charged a commission.	9/4/2020 12:50 AM
4	Fees vary and have increased since contracts started - 30%+ at this time.	9/3/2020 6:24 PM
5	29% for us to be exact.	9/3/2020 5:31 PM
6	GrubHub does not charge businesses either does Postmates. They make their money from charging more for the food on their websites.	9/3/2020 5:28 PM

Q12 Is this amount more than you agreed to in your contract?

Answered: 23 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	26.09%	6
No	73.91%	17
Total Respondents: 23		

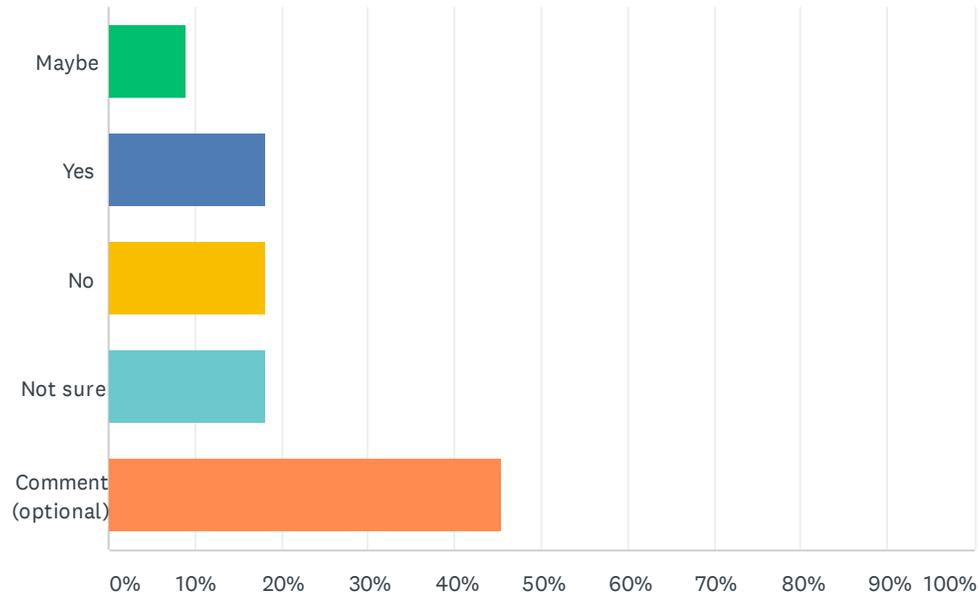
Q13 If you are not in contract with a third-party food delivery service, why?

Answered: 8 Skipped: 17

#	RESPONSES	DATE
1	we are in contract	9/4/2020 7:14 PM
2	Their fees are astronomical. We are already so extremely high volume, we cannot set aside designated employees just to transfer their order to our point of sale systems. DoorDash partnerships require you take a tablet from them and then you have to transfer the orders to your system when they come in. I don't have the time to do that. We need up to 7 people on average just to man the phones, bagging orders and delivering curbside. That's not including kitchen staff. If I had to transfer orders from their tablet to our system, that would require I have more bodies. Aside from that, we are so high volume and we would never be able to keep up with the order demand that would come barreling through once we open for service. It would be unmanageable even with the tools they offer to manage the number of orders coming through and the estimated wait times. Our customers are loyal and do their own takeout directly through us.	9/4/2020 12:59 AM
3	NA	9/3/2020 7:58 PM
4	I am	9/3/2020 7:22 PM
5	n/a	9/3/2020 6:25 PM
6	N/A	9/3/2020 6:05 PM
7	N/A	9/3/2020 5:39 PM
8	N/A	9/3/2020 5:36 PM

Q14 Do you have interest in entering into a contract with one?

Answered: 11 Skipped: 14

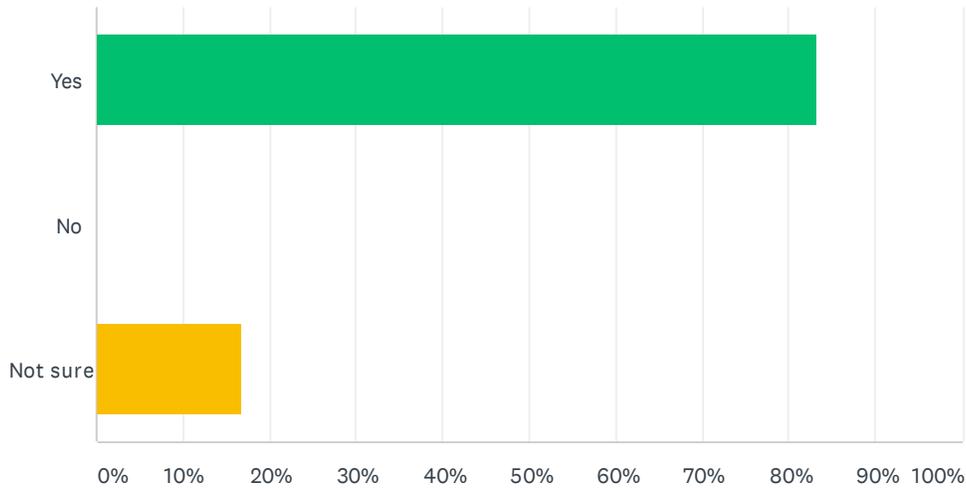


ANSWER CHOICES	RESPONSES
Maybe	9.09% 1
Yes	18.18% 2
No	18.18% 2
Not sure	18.18% 2
Comment (optional)	45.45% 5
Total Respondents: 11	

#	COMMENT (OPTIONAL)	DATE
1	we only use Doordash, it is very complicated to manage just the one	9/11/2020 4:37 AM
2	Absolutely not. Not ever.	9/4/2020 12:59 AM
3	NA	9/3/2020 7:58 PM
4	We are open to new providers if they provide delivery.	9/3/2020 6:25 PM
5	We already are in contract.	9/3/2020 5:36 PM

Q15 Do you think the City should implement a temporary 15% cap on food delivery service fees charged to restaurants in Dublin related to the COVID-19 pandemic?

Answered: 18 Skipped: 7



ANSWER CHOICES	RESPONSES
Yes	83.33% 15
No	0.00% 0
Not sure	16.67% 3
TOTAL	18

Q16 Are there any other comments you would like to share regarding the City implementing a possible COVID-19 related limit (or cap) on fees charged by third-party food delivery companies?

Answered: 15 Skipped: 10

#	RESPONSES	DATE
1	Livermore more has a cap at 15% which helps the local businesses profit margin. Please help your local businesses so we don't loose customers to Livermore.	9/11/2020 1:04 PM
2	They have done this in Livermore, and it has helped us a lot. Our weekly fees with doordash exceed \$2000 at our Dublin location now.	9/11/2020 4:37 AM
3	reduce delivery fees to \$5	9/4/2020 7:14 PM
4	it would def be nice to have a 15% cap, but then they would charge extra for many services we might be receiving for free/included...	9/4/2020 12:14 PM
5	15% is already a lot. If it can be less or little to none, it would be ideal. Although we have a loyal following that's keeping us afloat, most others do not. We have many friends in the industry that are struggling greatly just to stay afloat. They need ALL of their revenue to stay in house.	9/4/2020 12:59 AM
6	Yes	9/3/2020 9:16 PM
7	I'm all for it. During this pandemic it is necessary. Once the pandemic id over, the commissions can go back to where they were pre-covid	9/3/2020 8:15 PM
8	No	9/3/2020 7:58 PM
9	no	9/3/2020 7:44 PM
10	No	9/3/2020 7:22 PM
11	Commission and service fee paid are almost 25-30%	9/3/2020 6:26 PM
12	The third party partners early on offered some relief, which was appreciated. For the long term, the 25%+ fees compound our loss in sales. Food, rent and utilities have had no relief, so even the best of business are running inefficiently. It is difficult to control and cover all costs. We work hard to avoid impacting our employees and quality of products we offer to our customers, but we cannot maintain high fees while sales are unstable due to the crisis.	9/3/2020 6:25 PM
13	/A	9/3/2020 6:05 PM
14	Since 3/16/2020 our sales via 3rd party delivery service have increased by 75% compare to before COVID. The strongest of the 3rd party delivery companies in our Tri-Valley area is Doordash. Since start of COVID their sales/market share have increased substantially.	9/3/2020 5:36 PM
15	I usually try to avoid third party companies. They cause bad reviews. Sometimes the delivery company orders wrong or takes too long and the business ends up getting a bad review.	9/3/2020 5:28 PM

Q17 Please review the City's #DublinEats webpage and let us know if there are any edits/corrections to your restaurant's listing or if you wish to remove delivery partners from your listing.

Answered: 7 Skipped: 18

#	RESPONSES	DATE
1	looks good, thank you!	9/11/2020 4:37 AM
2	None	9/4/2020 7:14 PM
3	Ok	9/3/2020 9:16 PM
4	Okay	9/3/2020 7:58 PM
5	Add STE F to the address: Add CHOWNOW, UBEREATS to 3rd party	9/3/2020 6:25 PM
6	N/A	9/3/2020 5:36 PM
7	It's good	9/3/2020 5:28 PM

Q18 Do you have other COVID-19 related questions or concerns and would like to talk to Staff from the City's Office of Economic Development?

Answered: 10 Skipped: 15

#	RESPONSES	DATE
1	no	9/11/2020 4:37 AM
2	the rent is too high	9/4/2020 7:14 PM
3	No	9/3/2020 9:16 PM
4	Financial help with tents during the rainy season would be extremely helpful	9/3/2020 8:15 PM
5	No	9/3/2020 7:58 PM
6	No	9/3/2020 7:22 PM
7	No	9/3/2020 6:26 PM
8	Lease rent relief - directly appealing to commercial landlords to be a partner. Remove all city fees and permits needed for temporary signage. We are desperate to get the word out that WE ARE OPEN at a street level.	9/3/2020 6:25 PM
9	N/A	9/3/2020 5:36 PM
10	I do not	9/3/2020 5:28 PM

September 15, 2020

SB 343

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Item 6.1

From: [hepjazz](#)
To: [Marsha Moore](#)
Cc: [Wietske Medema](#); [Arun Goel](#); [Kunal Khaware](#)
Subject: COUNCIL AGENDA Item 6.1 Request
Date: Monday, September 14, 2020 9:59:19 AM
Attachments: [Agenda Item 6.1 - Dublin Green Economic Recovery Act.pdf](#)
[Dublin Green Economic Recovery Act.pdf](#)
[Alameda County Green Recovery Act\(2\).pdf](#)
[Bay Area Green New Deal\(1\)-1.pdf](#)

Good morning,

We are requesting the following letter and attached documents be added under SB343 for the Agenda item #6.1.

These are the documents first introduced by Vice-Mayor Arun Goel during the previous council meeting.

Please find the attached documents and the letter for distribution to the council members (letter also included as a pdf file).

If there are any further requirements needed, or if you have any questions, don't hesitate to contact me.

Hope you are staying safe and healthy during this unusual historical moment.

Kindest regards,

Mark Van Landuyt

Bay Area Green New Deal Coalition

925-858-5910

City of Dublin City Council

September 14th, 2020

We are in a Climate Emergency.

We are in an Economic Emergency.

The urgency of this moment has become undeniable.

With bold smart policies that create job growth and sustainability, Dublin can emerge stronger out of the pandemic.

Preparing Dublin and its workforce for the post-pandemic economy, prioritizing a Green economy will be essential to maintaining Dublin's leadership of innovation and prosperity.

Dublin's Green Economic Recovery Act is complimentary to the city's Climate Action Plan. There is overlap and synchronicity in certain policy areas, but the Green

Economic Recovery Act is most centered on pioneering the economy of the future and creating Green jobs.

To be effective, a city's environmental policy works interconnected with its county and state environmental policy. For that reason, we are including The Bay Area Green New Deal and the Alameda County Green Economic Recovery Act, which supports the Dublin Green Economic Recovery Act, which assists the delivery of Dublin's Climate Action Plan.

In tandem, all proposals provide the framework for implementing, delivering, and exceeding the 2030 CAP.

We would like to enter The Bay Area Green New Deal, the Alameda County Green Economic Recovery Act, and the Dublin Green Economic Recovery Act into public comment under SB343.

We urgently request the council take on Dublin's Green Economic Recovery Act and use it as a pathway to the future. This crucial conversation must continue.

Thank you for your leadership,

California Green New Deal Coalition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Dublin City Council
September 14th, 2020

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We are in an Economic Emergency.

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sustainability, Dublin can emerge stronger out of the pandemic.

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Dublin's Green Economic Recovery Act is complimentary to the city's Climate Action Plan. There is overlap and synchronicity in certain policy areas, but the Green Economic Recovery Act is most centered on pioneering the economy of the future and creating Green jobs.

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Thank you for your leadership,

California Green New Deal Coalition

The Alameda County Green Recovery Act

We are in an emergency. We are in an economic crisis. We are in a climate crisis.

Alameda County needs a bold Green jumpstart to our economy.

The pandemic has resulted in the loss of 2.4 million California jobs so far, the highest unemployment record in state history. In May 2019, Alameda County had an unemployment rate of 2.6 percent, which has now grown to 13.7 percent due to COVID-19. This has economically affected local businesses and the most vulnerable communities in Alameda county.

Alameda's Green Recovery Act is the most viable strategy for long-term economic recovery. Top economists have shown in a recent [analysis](#) how Green and sustainable recovery policies offer powerful advantages in spurring growth during economic downturn - boosting the creation of jobs, delivering higher short-run fiscal multipliers and leading to higher long-run cost savings.

The Alameda County Green Recovery Act prioritizes the integration of environmental, social, and economic justice policies that benefit low-income disadvantaged communities, as well as the business sector. These policies will focus on reducing pollution exposure, improving air quality, and promoting equitable access to public facilities, open green spaces, safe and sanitary homes, as well as local organic food markets.

This plan correctly identifies the urgency of climate change and economic recovery, which demands a reimagining of public works and market incentives. The Alameda County Green Recovery Act will build a foundation for a healthier, more equitable clean energy future for all of us.

The Alameda County Green Recovery Act consists of the following policy areas and action items:

1. **Clean Energy Generation, Storage and Distribution:** Investing in low carbon energy production and storage infrastructure. Extending and modernizing the grid to enable higher renewable penetration as well as electrification of heat and transport.
 - Forward an advocacy campaign for Community Choice Aggregation (CCA) programs to become the dominant energy provider model in Alameda County to foster more locally controlled renewable energy services and provide affordable access to clean energy.

- Alameda county will provide incentives for the installation of energy storage technology in homes, commercial buildings, institutional buildings, and industrial facilities. Both to manage intermittent power grid energy loss and to provide on-site supplies of emergency power should the grid be compromised by climate events.
 - Install new types of wind and solar farms on underutilized land without endangering community valued open spaces. County leadership will collaborate closely with municipal leadership to implement renewable energy opportunities in underutilized spaces or land that is not viable for development or agriculture.
2. **Building Climate-Smart Infrastructure:** Investment in low and zero-carbon infrastructure projects.
- Alameda County and municipal governments will provide incentives to accelerate installation of renewable energy technologies, prioritizing community microgrids to build flexibility and resilience into the energy infrastructure. Microgrid cooperatives should be able to disconnect from the main power grid during or after climate events to share locally generated energy within their neighborhoods (e.g. hospitals, police stations, fire stations and K-12 schools).
 - The county will build resilient, affordable, publicly owned broadband infrastructure. Internet access and communications are crucial in the wake of climate emergencies. Infrastructure grants and technical assistance will be provided for communities to build democratically controlled, co-operative, or open access broadband networks.
 - Bicycle infrastructure improvements can help reduce transportation-related greenhouse gas emissions by increasing the viability of bicycling as a travel mode within the community. The County will amend the 2007 Alameda County Bicycle Master Plan to prioritize bicycle infrastructure improvements that enhance residents' access to key community activity areas. These include major transit stations, schools, employment centers, neighborhood commercial centers, and downtown business districts.
3. **Electric Vehicle Conversion:** Promote the uptake of electric cars through financial incentives, expand fast-charging stations, and improve bike lanes to encourage wider uptake of e-bikes.
- Tax credits provided for the purchase of electric vehicles, and graduated tax on the purchase of internal combustion vehicles. Vouchers should exceed the trade-in value of the internal combustion vehicles. The goal is to eliminate the sale and registration of all new internal combustion vehicles – cars, trucks, buses by 2035.

- Tax credits provided for installing electric charging stations in and around residential, commercial, and industrial building sites to power electric vehicles. Real estate companies and landlords owning dwellings with multiple occupants should be encouraged to install sufficient charging stations and should receive a tax credit for doing so, while escalating a tax over time for not providing the service.
 - Help school districts and transit agencies replace all school and transit buses with electric buses. The EPA classifies diesel exhaust as a human carcinogen, containing chemicals and air pollutants classified as hazardous under the Clean Air Act. Children on buses are exposed to concentrations of these substances that can be 5-15 times higher than background levels negatively impacting their health and performance in school. School districts will save in fuel and maintenance costs over the life cycle of the bus.
4. **Reducing Industrial Emissions:** Introduce financial incentives (e.g. wider carbon price floor) for industrial companies to reduce net carbon emissions and increase efficiency in production.
- Alameda will aim at reducing industrial emissions 38% by 2035; and 82% by 2050. Reduce methane leak emissions by 54% by 2035; and 80% by 2050.
 - Partner with companies to help create world-class operations utilizing zero emissions and clean electric power generation. Implement the latest innovations in Green technologies -- When you cut emissions, you cut costs.
5. **Circular Economy -- Reduce, reuse, recycle and compost:** The county will move to zero waste by 2035 through the development of programs to prevent and divert waste of paper, cardboard, food, construction and demolition, glass, and plastic. Surplus produce will be diverted to food banks.
- Regional manufacturing of recycled content products. Support the development of new regional manufacturing companies that will make products from paper, cardboard, and plastic waste generated in the county and region.
 - Building deconstruction. Create municipal ordinances that require buildings to be deconstructed instead of demolished and provide grants for one year to cover the labor cost differential between the two.
 - Demand for recycled content products. Develop Environmentally Preferable Purchasing programs at city, county, and state government agencies that buy products manufactured in the region from the region's waste materials and plastic films made from agricultural waste.
6. **Affordable Sustainable Housing:** Efficiency spending for renovations and retrofits including improved insulation, heating, and domestic energy storage systems. Higher

carbon standards for new homes. Financial support for households installing insulation and other energy efficient improvements.

- Prioritize efficient land use to house every resident ethically and affordably through new housing production, existing housing preservation, and tenant protection: (1) producing new market-rate and affordable homes; (2) preserving existing housing that is currently affordable; and (3) protecting tenants from unaffordable rent increases and unfair evictions. The county will lead and support campaigns to address these three targets.
 - Weatherize homes and businesses to perform energy efficiency upgrades and lower energy bills. Alameda County will provide sliding-scale grants for low- and moderate-income families and small businesses to invest in weatherizing and retrofitting homes and businesses.
 - Repair and modernize public housing including making all public housing accessible, conducting deep energy retrofits of all public housing, and providing high-speed broadband access. Public housing will have quality, shared community spaces to ensure every public complex has the capacity to serve as a community resiliency center.
7. **Nature-Based Solution Investments:** Investment in ecosystem resilience and regeneration by enhancing green spaces, planting trees, encouraging climate-friendly agriculture and restoring carbon-rich habitats.
- Promote sustainable land uses and development patterns. Pursue infill development opportunities and encourage the construction of higher-density, mixed-use projects around existing public transit infrastructure, schools, parks, neighborhood-serving retail and other critical services. Incorporate ecologically sustainable practices and materials into new development, building retrofits and streetscape improvements. In areas that are already built-up include affordable housing as a means to reduce vehicle miles traveled and greenhouse gas emissions. Facilitate walking, bicycling, and public transit use, including through mixed-use corridors and activity centers.
 - Require all new construction to protect and restore natural features such as waterways, creeks & wetlands in urban areas as a means of connecting residents with nature and reversing damage to natural systems. Where feasible, restore creek corridors in urban areas. Creeks currently diverted in culverts or hardened channels should be restored to their natural state.
 - Promote a Community Restoration Network for the county to provide practical knowledge, scientific understanding, and proven expertise to communities, while

meeting restoration goals through volunteer-driven, community and science-based ecological restoration projects.

8. **Education and Training:** Funding skills and retraining initiatives, such as investment in education and digital training to address immediate unemployment from COVID-19 and structural decarbonization shifts.

- Create proactive education campaigns for residents and businesses about the importance of meeting or exceeding state requirements for reductions in greenhouse gas emissions.
- Alameda County will leverage existing partnerships to make Green industries a central priority, partnering with local job training programs and collaborating with regional colleges to train and build a Green workforce.
- Focus job training and local hiring to reflect the racial and gender diversity of the community receiving investments. Procurement will prioritize minority and women-owned businesses, cooperatives and employee-owned firms, and community-owned and municipal enterprises.

9. **Research and Development:** Invest in high impact sustainability technology research and development that includes start-ups, small and medium-sized enterprises, and large companies.

- The county will give particular attention to funding research, development, and deployment to accelerate the transition from fossil fuel-based markets to renewable energy processes and products.
- In order to ensure an affordable and complete transition away from fossil fuels in the transportation sector, the county will invest in research and development to decrease the cost of electric vehicles.
- Plastic film made from agricultural waste - Support research, development and commercialization of plastic film from biodegradable agricultural waste to replace plastic film made from fossil fuels.
- Coordinate the UC universities and community colleges to collaborate on creating the latest Green technology innovations.

With focused investments on the county level, Alameda County will pioneer the economy of the future. Alameda County Green Recovery Act will lead our region out of both the climate crisis and the economic crisis.

Preparing Alameda for the Green Revolution will maintain our leadership of innovation and prosperity.



“Act like your house is on fire....because it is.” - Greta Thunberg

The Bay Area Green New Deal...

The Bay Area Green New Deal calls for the swift and complete conversion to a 100 percent renewable energy system for both electricity and transport by 2030, partnered with the full de-carbonization of the economy by 2040.

With focused investments on the city and county level, the Bay Area will pioneer the economy of the future. The Bay Area Green New Deal will lead our region out of the economic crisis as well as the climate crisis.

The Bay Area Green New Deal is our local civic commitment to a Green economic recovery as we emerge stronger after the Covid-19 Pandemic. Preparing the Bay Area workforce for the Green era is essential to maintaining the Bay Area’s leadership in innovation and prosperity.

We call upon local elected leaders to correctly recognize the urgency of climate change, which demands a re-imagining of public works and market incentives. The Bay Area

Green New Deal aims to help build a foundation for a healthier, more equitable clean-energy future for all of us.

The Bay Area will be climate neutral by 2045. To achieve this, we need to surpass the state's Greenhouse Gas Reduction targets. We must plan and prepare for the threats of climate change within our own communities -- the threats that are already here and the threats science predicts we will be facing. Bold action must be taken to reduce greenhouse gas emissions, sequester carbon, and transition to a carbon-free economy.

The Bay Area Green New Deal contains ten critical policy areas. This plan is designed to evolve over time with community input and participation. It lies in the hands of Bay Area communities to support the policies that come from this document, and to strengthen it with our own creativity and expertise.

1. Clean energy and zero-carbon economy

The climate crisis demands energy democracy – the transition from a centralized corporate fossil fuel economy to a clean energy system governed by local communities. Transitioning to a 100% clean energy supply by 2030 is the backbone of the Bay Area's strategy to go carbon neutral. It is essential to build sufficient clean energy generation capacity for the Bay Area's growing needs by investing in solar and wind energy opportunities. The Bay Area is ideal for solar and wind power, which offer opportunities for local economies.

- **Focus local governments' resources on transitioning to a 100 percent clean energy economy.** All applicable departments must prepare for the clean energy economy by transitioning resources and offices historically used to facilitate fossil fuel extraction, transportation, or refining. Instead, Bay Area agencies will lead a centralized taskforce to phase out fossil fuels by expediting research, development, deployment, and technical support for polluting industries to ensure a smooth transition for workers and communities who have historically relied on fossil fuel production. This taskforce will be responsible not only for phasing out fossil fuel production on public lands and waters, but will support the end of fossil fuel production on private property as well.
- **The Bay Area needs Public Banking.** The fight for a Bay Area Green New Deal is also the fight for Public Banks. With Municipal and public banks operating for the people instead of private shareholders, the flow of capital better reflects the values of our local communities. This can be ensured by creating public banking charters

based on a framework of responsibility, transparency and accountability. Through locally controlled public banks, chartered with socially and environmentally responsible mandates, we can build a public banking model to become a nationwide network of Public Banks, responsive to the needs of local communities. Public Banks would provide credit to fund public infrastructure projects and reinvest in local communities, while simultaneously reducing expenses previously incurred from extractive private banks.

- **The region will support the move to a California Public State Banking Model.** Under the Bay Area Green New Deal we will support the State providing emergency COVID-19 relief by transferring 10% of California's Pooled Money Investment Account (PMIA) into the existing California Infrastructure Bank (IBank). It then requires the IBank to convert into a state depository institution which can leverage funds and lend directly to cash-strapped local governments and small businesses. A California State Public Bank can offer emergency lending and credit to community banks and credit unions, rescue small businesses, and help historically marginalized communities.
- **Forward an advocacy campaign for Municipal Clean Energy (MCEs)** non-profit agencies into every region of the Bay Area to foster more renewable and locally controlled energy services. Real estate companies and landlords owning dwellings with multiple occupants should be encouraged to install solar panels and should receive a tax credit for doing so, while escalating tax hikes over time for not providing the service.
- **County and municipal governments will provide tax credits and other incentives to accelerate installation of solar and where viable, wind technologies.** The mix of solar and sustainable installations will prioritize neighborhood and community microgrids to build flexibility and resilience into the energy infrastructure. Microgrid cooperatives should be able to disconnect from the main power grid during or after climate events or cyberattacks to share locally generated solar and wind power within their neighborhoods.
- **Install new types of wind and solar farms on underutilized land.** Regional leadership will collaborate closely with county and city leadership as well as the agricultural community to implement solar and wind opportunities in underutilized spaces. In addition to putting land to new use, these projects create a new source of income for farmers and ranchers that will be spent locally. Land that is not viable for development or agriculture should be home to solar development throughout the

Bay Area. Utilize parking lots, city land, airport, and other unused spaces for solar arrays.

- **Bay Area counties must provide tax credits and other incentives for the installation of energy storage technology** in homes, commercial buildings, institutional buildings, and industrial facilities to provide backup power. Both to manage intermittent power grid energy loss and to provide on-site supplies of emergency power should the grid be compromised by climate events or cyberterrorist attack.
- **Weatherize homes and businesses to perform energy efficiency upgrades to make buildings more efficient and lower energy bills.** Communities will provide sliding-scale grants for low- and moderate-income families and small businesses to invest in weatherizing and retrofitting homes and businesses. Deep weatherization retrofits will reduce residential energy consumption by 30 percent. As the Bay Area moves forward with energy efficiency efforts, the oldest, leakiest and least energy efficient homes, and the homes of seniors, people with disabilities, and low-income families will be prioritized.
- **Ban regional fracking.** Fracking is a particularly harmful method to extract fossil fuels. They make surrounding communities less healthy and less safe. Fracking must be immediately banned.
- **Require fossil fuel corporations to repair leaking infrastructure,** including natural gas, oil pipelines, and drilling sites. Methane from fracked natural gas is 86 times more powerful than carbon dioxide at trapping heat in our atmosphere. Hydrofluorocarbons (HFCs) can be more than a thousand times more potent than carbon dioxide. Methane leaked by the oil and gas industry each year is roughly equivalent to the amount of carbon pollution emitted each year by the US coal industry.
- **Require implementation of a baseline greenhouse gas (GHG) emissions inventory** for both community wide and county operations, that is reviewed and adjusted on an annual basis to ensure GHG reduction goals are met or exceeded. The Inventory shall provide a GHG emissions forecast of 2020 and 2030, and beyond if needed. The GHG emissions reduction target will align with Executive Order B 55 80, committing to net zero carbon by 2045 and will include commitment to SB100, 100% zero carbon energy by 2045.
- **Regulate all dangerous greenhouse gases.** Carbon dioxide is a very dangerous greenhouse gas, but it is not the only one we must address. Methane is 86 times

more powerful than carbon dioxide at trapping heat in the atmosphere, and hydrofluorocarbons (HFCs) can be more than a thousand times more powerful.

- **Collaboration will be needed to create proactive education campaigns** for residents and businesses about the importance of meeting or exceeding state requirements for reductions in greenhouse gas emissions.
- **Declare a regional climate emergency.** There is a climate emergency which demands a massive-scale mobilization to halt, reverse, and address its consequences and causes. This is an existential threat and the Bay Area must do whatever it takes to confront it.
- **Call for California to divest pensions from fossil fuels.** State employees' pensions are currently invested in fossil fuels, which put their pensions at risk. California's state government must protect and grow those pension funds by instead investing in the clean energy economy.
- **Pressure financial institutions, universities, insurance corporations, and large institutional investors** still invested or insure fossil fuels to transition those investments to clean energy bonds. We have seen a movement of activists force divestment from fossil fuel corporations, they must be supported by local governments.
- **To achieve these goals, Bay Area counties will promote new initiatives and innovative strategies** that meet and exceed state requirements. Municipalities will participate with other jurisdictions and organizations to develop effective regional solutions and regulation at local and state levels.

2. Green jobs creation and a just transition for workers

As of May 2020, there are 14 million people between the ages of 25 and 64 who are officially unemployed. In addition, there are 39 million people who are not part of that 25-64 year old Labor Force. Now that the pandemic surge is upon us and unemployment benefits will soon run out, it's a crucial time to create millions of new Green jobs.

- **Allocate the expenditure of city and county funds to programs, businesses, organizations, agencies, and institutions that provide greatest opportunities for green jobs** with labor provisions, and climate-based solutions consistent with the urgency of the climate crisis and the need to make rapid and sustained

reduction in greenhouse gases consistent with targets from the Intergovernmental Panel on Climate Change.

- **Bay Area counties must direct actions in their general plans to transition from toxic industries to clean industries that offer good-wage jobs** accessible by biking, walking and public transportation. The counties must promote a local hiring incentive or requirement.
- **The region will create 300,000 green jobs by 2035, and 400,000 green jobs by 2050.** Increase private sector green investment in the region by \$750 million by 2025, and \$2 billion by 2035.
- **Bay Area counties must leverage existing partnerships to make Green industries a central priority**, partnering with local job training programs and collaborating with regional colleges to train and build a green workforce.
- **New Green jobs require strong labor standards.** That means all jobs created under the Bay Area Green New Deal will have family-sustaining fair wages, local hiring preferences, project labor and community agreements, including buying clean, American construction materials and paying workers a living wage to the greatest extent possible. We will improve worker and fence-line community safety standards at manufacturing and industrial plants.
- **Ensure a just transition for energy workers.** Thousands of union, family-wage jobs will be created through the Bay Area Green New Deal. Steel and auto manufacturing, construction, energy efficiency retrofitting, coding and server farms, renewable power plants will all be booming in the Green economy. Workers transitioning into new job sectors should be guaranteed job placement assistance, relocation assistance, and pensions based on their previous salary. Workers requiring training for a different career path will receive vocational job training with certain expenses provided.
- **Protect the right of all workers to form a union without threats or intimidation from management.** We will work with the trade union movement to establish a sectoral collective bargaining system that will work to set wages, benefits, and hours across entire industries, not just employer-by-employer. Unions not only ensure that workers receive fair pay and benefits, they fight to ensure that workers, first-responders, and fence-line communities are safe and healthy.
- **Invest in workers and de-industrialized communities' economic development.** Counties with more than 35 qualifying workers should be eligible for targeted economic development funding to ensure job creation in the same communities that

will feel the impact of the transition most. Other eligible projects include drinking and waste water infrastructure, broadband, and electric grid infrastructure investments.

- **Bay Area communities will call upon the philanthropic community's participation** -- doubling the federal mandate in which private philanthropies give away 10% annually of their endowments instead of 5%. Doing so for just three years would pump an additional \$200 billion into the economy. This will be used to create green entrepreneur accelerators to support workers who want to start new businesses and create green jobs.

3. Clean transportation

The Bay Area will grow by over two million people by 2038. As populations grow, rising housing costs push lower income families to the suburbs, creating sprawl that puts pressure on our open spaces and increases commuting by automobiles. Transportation is the largest single source of air pollution in the Bay Area. Without transforming our transportation system, the Bay Area cannot become climate neutral. Transforming this system requires strategic implementation of accessible alternatives to driving cars. A goal of the Bay Area Green New Deal is to transition to 100% electric vehicles by 2030 and to build public transit that is affordable, accessible, fast, resilient, and that fits communities' needs.

- **Expand the green transportation network** by encouraging the use of climate-friendly technology, planning growth around multiple modes of travel and reducing automobile reliance. In addition to promoting improved public transit, partner with private developers to undertake region-wide improvements that make active modes of travel, such as walking and bicycling, more comfortable and preferable options. Establish an energy efficient fleet management and operation practices.
- **Enhance regional transportation systems to reduce the impacts of single-occupancy vehicle travel.** Our region must ensure transit-oriented development, focus economic development near housing or transit, reduce vehicle miles traveled and promote equitable access to jobs and services, especially for disadvantaged communities. It is also essential to strengthen the urban limit line, and preserve lands along the line.
- **Increase public transit ridership by 65 percent by 2030.** We will ensure that reliable, affordable public transit is accessible for seniors, people with disabilities,

and rural communities. In addition to expanding transit service to communities, we will promote transit-oriented development to link this service to popular destinations and vital community services. We will help discourage long car commutes, congestion, and dangerous emissions. The Bay Area Green New Deal will reverse these trends and create more livable, connected, and vibrant communities.

- **Increase the percentage of all trips made in the region by walking, biking, and micro-mobility or matched rides** to at least 35% by 2025; 50% by 2035; and maintain at least 50% by 2050. Reduce Vehicle Miles Travelled (VMT) per capita by at least 13% by 2025, 39% by 2035, and 45% by 2050.
- **Vehicle trade-in program.** Families with conventional cars will be able to access an additional incentive for trading-in for an electric vehicle. We will expand on the program and make it stronger by requiring even higher efficiency and make it available predominately to cars manufactured in the U.S.
- **Tax credits provided for the purchase of electric vehicles**, and graduated tax hikes should be imposed on the purchase of internal combustion vehicles. Vouchers should exceed the trade-in value of the internal combustion vehicles. The goal is to eliminate the sale and registration of all new internal combustion vehicles – cars, trucks, buses by 2035.
- **Electric vehicle charging infrastructure.** In order to ensure that no one is ever stranded without the ability to charge their vehicle, the Bay Area will ensure that new EV stations are open access and interoperable between all payment systems. Under our plan, drivers will no longer need to worry about where to charge their car or if they can pay for it.
- **Tax credits provided for installing electric charging stations** in and around residential, commercial, and industrial building sites to power electric vehicles. Real estate companies and landlords owning dwellings with multiple occupants should be encouraged to install sufficient charging stations and should receive a tax credit for doing so, while escalating tax hikes over time for not providing the service.
- **Counties must help school districts and transit agencies replace all school and transit buses with electric buses.** The EPA classifies diesel exhaust as a human carcinogen, and this exhaust contains over 40 different chemicals and air pollutants that are classified as hazardous air pollutants under the Clean Air Act. Children on buses are exposed to concentrations of these substances that can be 5-15 times higher than background levels negatively impacting their health and

performance in school. Once older buses are replaced with clean electric buses, school districts will save in fuel and maintenance costs over the life cycle of the bus.

- **Encourage telecommuting options through public outreach** with new or existing employers, as appropriate and modeled by County policies that encourage telecommuting whenever feasible. Work with existing shuttle service providers to coordinate services with other forms of transit, special events and work centers. Encourage home offices, live work sites and satellite work centers in appropriate locations.
- **Coordinate ride-sharing programs to provide up-to-date lists** of potential riders and to educate the public on commuting options. Encourage the development of employer-funded vanpool and shuttle bus services to new employment centers. Encourage employer provision of information on alternative modes of transit. Encourage employers to offer flex-time arrangements to their employees in order to reduce travel during peak hours.
- **Promote the development of a regional high-speed rail.** Many other developed nations have advanced high speed rail systems to give travelers a meaningful affordable alternative to car travel between cities and counties. High-speed rail has not been embraced in the United States because we have not built the political mobilization needed to demand the funding needed to complete this clean transportation vision. Together, we will create the movement needed to push for the development of a high-speed rail system, regionally and beyond.

4. Clean Air, Water and Waste

Water is life. Clean water is a human right.

Water pollution in the Bay Area comes in the form of dredge spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural waste discharged into water. Water quality standards are not met in over half of California's 3 million acres of lakes, bays, wetlands and estuaries. Under the Bay Area Green New Deal, we aim to replace lead pipes, clean up hazardous waste sites, and reduce toxic air and water pollution from oil, gas, and coal. Those benefiting the most will be communities of color and low-income families in the region who today endure disproportionate exposure to toxins.

Clean air is a human right. A combination of three factors are the cause of unhealthy levels of air pollution in our region: the activities of over 8 million people, mountainous terrain that traps pollution, and a climate that helps form ozone and other pollutants. We must be tenacious about improving the quality of air our communities breathe.

- **The Bay Area must upgrade all water systems, sewage systems, and storm water drains by 2030** to be resilient to climate-induced storms and floods that threaten public health. In preparation for drought and other climate events, water storage systems (e.g. cisterns) must be established across the region to provide emergency backup access to water.
- **County Clean Water Revolving Fund programs must be developed**, along with a new grant program to help households install, repair, replace, and upgrade septic and drainage fields. Where necessary, counties and school districts will refurbish public schools water systems during Covid19 quarantine and summer recess.
- Where applicable, **cities should ensure public oversight and local control by re-municipalization of all water-related systems** that have been privatized over the years.
- **Better groundwater management for urban, rural, and agricultural areas** is needed in the region. More than 40 percent of Californians rely on groundwater for part of their water supply, creating dangerous water overdrafts. We must encourage the transition from groundwater wells to surface water use and extend mandatory groundwater monitoring and reporting plans.
- **Reuse water, adapt to water scarcity:** Recycle 100% of waste water for beneficial reuse by 2035. Source 70% of all water locally by 2035. Source 70% of the Bay Area's water locally and capture 250,000 acre ft/yr (AFY) of stormwater by 2035. Build at least 10 new multi-benefit stormwater capture projects by 2025; 100 by 2035; and 200 by 2050. Reduce potable water use per capita by 22.5% by 2025; 25% by 2035; and maintain or reduce 2035 per capita water use through 2050. Install or refurbish hydration stations at 200 sites, prioritizing municipally-owned buildings and public properties such as parks, by 2035.
- **Require new development and significant remodels to reduce the waste of potable water** through the use of efficient technology, recycled water plumbing (purple pipe), and conservation efforts that minimize the region's dependence on imported water and conserve groundwater resources.

- **The region must eliminate legacy pollution** from toxic waste sites, remediating lead in paint and pipelines, ensuring safe wastewater and water systems in low income communities and communities of color.
- **Cleaning up existing hazardous waste and abandoned sites.** Develop funding for point source (i.e. any single identifiable source of pollution from which pollutants are discharged, such as a pipe, ditch, ship or factory smokestack) and nonpoint source management programs (i.e. nonpoint source pollution includes excess fertilizers, herbicides and insecticides from agricultural lands and residential areas; Oil, grease and toxic chemicals from urban runoff and energy production, sediment from improperly managed construction sites).
- **Reduce waste:** Increase landfill diversion rate to 90% by 2027; 95% by 2035; and 100% by 2050. Reduce municipal solid waste generation per capita by at least 15% by 2030, including phasing out single-use plastics by 2028. Eliminate organic waste going to landfill by 2028. Increase proportion of waste products and recyclables productively reused and/or repurposed in the Bay Area to at least 25% by 2025; and 50% by 2035. Find feasible alternatives to plastic packaging and single-use food containers.
- **Clean air is a human right:** The Bay Area will have zero days of unhealthy air quality by 2028. Reduce industrial emissions by 38% by 2035; and 82% by 2050. Reduce methane leak emissions by 54% by 2035; and 80% by 2050.
- **Enforce the Clear Air and Water Acts on large factory farms** and ensure all farmers have access to the tools and resources they need to address pollution. Industrial animal feeding operations, and the millions of pounds of untreated waste they create, are a major source of air pollution and driver of climate change. The region will end the weak oversight of factory farms.

5. Sustainable agriculture

Sustainable agriculture is farming in sustainable ways, which means meeting society's present needs, without compromising the ability for current or future generations to meet their needs. It is based on an understanding of ecosystem services. The Bay Area Green New Deal strives to support a safe and sustainable local food supply, and to connect consumers with local farms and healthy foods. We aim to invest in family farms and rural communities -- not corporate ownership. We also aim to expand and incentivize community gardens and community supported agriculture.

- **Bay Area communities will move towards 100% organic certification by 2035.** The region will deploy plans to phase out petro-chemical agriculture and introduce organic and renewable ecological practices, while boosting regional agricultural production for local markets over a 15-year period. Counties should provide subsidies and incentives to encourage a speedy transformation.
- **Transition to organic farming.** Create a grant program to help farmers transition their land to new organic farmers. As Conservation Reserve Program (CRP) contracts end, we will help connect these farmers with new organic farmers who want to continue rigorous conservation practices on a working landscape.
- **Preserve and expand farmers' markets, and explore opportunities to expand access to fresh, healthy, local foods within our region.** Ensure the long-term stability of our existing farmers markets to allow communities in the region to depend on fresh, local foods and places to purchase them. Support job creation by expanding opportunities for small farmers and ranchers to reach local markets more often and in broader geographical areas.
- **Increase efforts to process agricultural products locally, addressing gaps in the agricultural supply chain.** When products are shipped away to be stored and processed, our economy loses out on revenue, additional greenhouse gasses are emitted and our local communities are less likely to benefit from keeping good, wholesome foods local.
- **Preserve the region's limited agricultural lands for local food production,** ensuring the long-term viability of these lands for local and sustainable food production. Develop collaborative marketing with local organizations to create funding streams for projects to support local food production. Also encourage community gardens in empty lots and new developments in order to maximize both local food production and community engagement.
- **Incentivize community ownership of farmland.** One of the barriers to being able to choose a career in ecologically regenerative farming is the cost of acquiring farmland. We want communities to be able to join together to own farmland to help people grow our local, ecologically regeneratively produced food and help solve the climate crisis.
- **Incentivize farmers to develop ecologically regenerative farming systems** that sharply reduce emissions; sequester carbon; and heal our region's soils, forests, and prairie lands. Pay farmers to keep carbon in the soil. Counties will provide incentives and subsidies to farmers for soil health improvements they make and for

the carbon they sequester, which both mitigates climate change and helps farmers adapt to it.

- **Adopt farmland mitigation programs aimed at preserving farmland** while giving agricultural landowners the opportunity to recover equity in their property without developing it. These should be coordinated among localities so as to create a level playing field and prevent developers from playing one jurisdiction against its neighbors. Local Agency Formation Commissions (LAFCOs) can help do this by adopting their own policy of requiring cities to mitigate farmland loss as a condition of annexation.
- **End exclusions for agricultural workers in labor laws.** We must ensure farmworkers have the right to overtime pay, strong safety protections, and the right to collectively bargain. Currently, farm workers are exempt from many labor laws that other workers have benefitted from for years. Farming is a dangerous and demanding profession. We need to protect these workers as we do others.
- **Establish a victory lawns and gardens initiative to help urban, rural, and suburban communities transform their lawns** into food-producing or reforested spaces that sequester carbon and save water.
- **Incentivize schools to procure locally produced foods.** Institutional purchasing can be a huge boost to local producers and build local farm economies. Counties will give a meal incentive for schools that acquire at least 30 percent of their food from local sources.

6. Affordable sustainable housing

The Bay Area is facing an enormous housing crisis. Working and middle-income families can no longer afford to own a home, renters face rising costs that force them to move further from their jobs and communities, and growing numbers of unhoused people live on our streets. This crisis has been building for decades and has spread to moderate-income households. The largest impacts are felt by communities of color, people with disabilities, formerly incarcerated people, low-wage immigrants, transgender and gender-non-conforming people, and those with the lowest incomes.

The fight for housing justice is inextricably linked to the fight for racial, economic and environmental justice. A focus of the Bay Area Green New Deal will be on expanding affordable and sustainable housing opportunities for low-income frontline communities,

and developing housing that people and the planet can afford. Under the Bay Area Green New Deal, we will end homelessness by 2028.

- **Housing is affordable if it costs no more than 30% of one's income.** People who pay more than this are considered “cost burdened”. Those who pay more than 50% are “severely cost burdened.” Affordable housing generally means affordable to lower-income people with incomes at or below 80% of area median income (AMI). Affordable rental housing programs target lower-income people, while affordable homeownership programs target people making up to 120% of AMI.
- **Prioritize efficient land use and house every resident ethically and affordably** through new housing production, existing housing preservation, and tenant protection: (1) producing new market-rate and affordable homes; (2) preserving existing housing that's currently affordable; and (3) protecting tenants from unaffordable rent increases and unfair evictions. The region will lead and support campaigns to address these three targets.
- **All new development will uphold the principle that people must be able to live where they work.** Increase cumulative new housing unit construction to 150,000 by 2025, and 275,000 units by 2035. Ensure 57% of new housing units are built within 1,500 feet of transit by 2025, and 75% by 2035. Create or preserve 50,000 income-restricted affordable housing units by 2035 and increase stability for renters. Creation of a sustainable carbon-neutral public housing index of 400,000 units. Cities and counties ratio determined by population size.
- **Reduce environmental impacts of housing development by promoting infill, mixed use development, and alternative housing.** Infill housing involves the insertion of additional housing units into already-approved subdivisions or neighborhoods, provided as additional units built on the same lot or as new residential lots by further subdivision or lot line adjustments. Mixed-use zoning or planning blends residential, commercial, cultural, institutional, and entertainment uses into one space, where those functions are integrated while providing pedestrian connections. Alternative housing will involve, for example, townhomes, apartments, tiny homes, abandoned buildings.
- **Reduce energy consumption by promoting sustainable land uses and development patterns.** Pursue infill development opportunities and encourage the construction of higher-density, mixed-use projects around existing public transit infrastructure, schools, parks, neighborhood-serving retail and other critical services. Incorporate ecologically sustainable practices and materials into new

development, building retrofits and streetscape improvements. In areas that are already built-up include affordable and deeply affordable housing, as a means to reduce vehicle miles traveled and greenhouse gas emissions, and facilitate walking, bicycling, and transit use, including through mixed-use corridors and activity centers.

- **Retrofitting public and commercial buildings.** All public buildings must meet new standards by 2025. All existing residential and commercial buildings reduce greenhouse gas emissions by 40 percent below 1990 levels by 2030 and be zero net energy before 2040. All new residential buildings must be at zero net energy by 2025 and new commercial buildings be zero net energy by 2030. Local municipal governments will mandate and finance the transition of all public and commercial property to green zero-emission assets and infrastructure by 2027, using procurement to boost green businesses.
- **Introducing generous tax credits and deductions, grants, and low interest loans to encourage the retrofitting** of the county's residential, commercial, industrial, and institutional building stock. The conversion from gas and oil heating to electric heating by renewable energy from the grid will bolster resilience to climate-related disruptions. Additional supplementary tax credits, deductions, grants, and low interest loans should be extended to low and middle income rental properties and homeowners to encourage retrofits.

7. Social justice for frontline communities

The Bay Area Green New Deal calls upon county and city officials to engage and provide technical assistance to populations and communities most impacted by pollution to promote meaningful involvement of these communities in environmental and land use decision making. It is an unfortunate reality that institutional racism also impacts environmental health, and thus the public health and safety of millions of low-income families, people of color, and tribal communities. African American and Latinx communities deal with 56 percent and 63 percent more air pollution, respectively, than they create. We will abide by the United Nations Declaration on the Rights of Indigenous Peoples and ensure the free, prior and informed consent by Indigenous Peoples. The Bay Area Green New Deal must serve to address modern and historical inequities, environmental racism, and will follow Environmental Justice principles.

- **Respect indigenous sovereignty.** Commit to upholding regulations in a way that strengthens tribal sovereignty and ensures tribal consent on projects involving land in which tribes own even a fractional interest. Commit to early and ongoing

consultation with tribes to identify and work to appropriately mitigate or address concerns regarding infrastructure projects.

- **Protect cultural and sacred sites.** Work with local Native American tribes to protect recorded and unrecorded cultural and sacred sites and to educate developers and the community at large about the connections between Native American history and the environmental features of our local landscape.
- **Invest in organization partnerships with a green focus on low income neighborhoods.** The fewer resources people in our communities have, the more vulnerable they are to the impacts of climate change. As the region transitions to greener solutions and a greener economy, we must work to create opportunities for low income communities to participate from the start. The Bay Area must step up to support and bolster existing efforts that invest in low income communities and create more economic stability for low income families.
- **Prioritizing disadvantaged communities.** The region will prioritize Green business opportunities in the most disadvantaged communities and provide appropriate training for new employment opportunities that come with scaling-up green infrastructure. Generous tax credits, grants, low-interest loans, and other incentives to upgrade all public health services should be prioritized to the poorest communities facing public health risks brought on by climate change. Update permitting rules that currently allow polluters to target poor communities for polluting infrastructure. Cumulative environmental impacts will be measured and we will require polluters to remediate them. Precaution for the health and safety of our children and planet should be valued above profit.
- **Enact equitable tax laws.** To ensure a more fair and just society, more equitable tax laws should be enacted in the Bay Area that reduce the vast disparity between the super-rich and the rest of the population, with the revenues accrued being used to advance the transition categories that make up the new Green economy.
- **California state recovery resources will fund environmental equity** in a manner that prioritizes reversing the factors creating disproportionate health suffering in low income communities, immigrant communities, and communities of color that have historically faced underinvestment and discriminatory policies.
- **Focus job training and local hiring to reflect the racial and gender diversity** of the community receiving investments. Procurement will prioritize minority and women-owned businesses, cooperatives and employee-owned firms, and community-owned and municipal enterprises.

- **Follow the Principles of Environmental Justice** adopted at the First National People of Color Environmental Leadership Summit. The goals and outcomes of the Bay Area Green New Deal should continue to be developed under the Jemez Principles for Democratic Organizing with strong and consistent consultation with the communities most affected by the current unequal enforcement of environmental laws.

8. Ecosystem restoration and conservation

Ecosystem restoration is the process of assisting in the recovery of ecosystems that have been degraded, damaged, or destroyed and focused on establishing the ecological processes necessary to make terrestrial and aquatic ecosystems sustainable, resilient, and healthy under current and future conditions. Restoration will help to control erosion, improve water quality, repair habitats, and provide other benefits to people and the environment. Under the Bay Area Green New Deal, the region will focus on restoring ecosystems through land preservation, afforestation, and (citizen) science-based projects.

- **Integrating Traditional Ecological Knowledge of Indigenous Tribes and native communities into emerging ecosystem management models.** A primary goal of ecosystem restoration under the Bay Area Green New Deal will be to develop and use tools of ecological restoration to enhance the survival of indigenous people and their cultures, and to incorporate the Traditional Ecological Knowledge of Indigenous tribes and native communities into newly emerging models of sustainable (agro-) ecosystem management.
- **Protect, restore and preserve our wetland, riparian, and aquatic systems.** Identify and create an inventory of riparian habitats, vernal pools, waterways, shorelines, wetlands, sloughs, and green infrastructure, and promote conservation, preservation and stewardship of these aquatic systems. Monitoring aquatic systems and preparing reports on findings to government authorities, to improve decision-making.
- **Promote a Community Restoration Network for the region** to provide practical knowledge, scientific understanding, and proven expertise to communities, while meeting restoration goals through volunteer-driven, community and science-based ecological restoration projects.

- **Require all new construction to protect and restore natural features** such as waterways, creeks & wetlands in urban areas as a means of connecting residents with nature and reversing damage to natural systems. Where feasible, restore creek corridors in urban areas. Creeks currently diverted in culverts or hardened channels should be restored to their natural state.
- **Protect, restore and preserve our natural spaces, hillsides and vistas.** Identify and create an inventory of areas in the region with significant natural habitat, open space and recreation resources and promote conservation, preservation and environmental rehabilitation of these lands. Work with property owners to acquire or dedicate those lands that could be preserved as open space.
- **Develop hillside development guidelines** that will ensure construction activities retain natural vegetation and topography and minimize grading of hillside. Minimize soil depletion and prevent erosion.
- **Prohibit and eradicate the use of invasive plant species such as broom and ivies**, especially adjacent to wetlands, riparian areas, or other sensitive habitat. Require landscaping that replaces turf grass with native species, incorporating drought-tolerant plants and sustainable maintenance practices and standards. Plant rain gardens to absorb rainwater running off roofs or asphalt.
- **Restoring ecosystems through afforestation.** Provide trees on residential and mixed-use neighborhoods. Ensure a 3 to 1 replacement of all trees removed. Plant trees to shade county buildings, businesses and residential homes to reduce energy use and sequester carbon. Plant 90,000 trees by 2025.
- **Bay Area counties will provide tax credits and other incentives to reforest and rewild marginal land** to capture and sequester CO2 from the atmosphere and serve as carbon capture sinks.
- **Require green infrastructure** such as impervious surfaces to reduce stormwater runoff and provide swales and retention basins.

9. Climate adaptation and emergency planning

In the Bay Area, we must become a collective of Climate-Resilient Communities, for our own economic and material survival. Under the Bay Area Green New Deal, we will strengthen community and natural environment resilience through climate adaptation

and emergency planning efforts. Each county will name and address climate action explicitly, and will incorporate Climate Action Plan goals and strategies within their General Plans. The region will incorporate climate adaptation and resilience strategies into all relevant policies to protect environmental quality, as well as public health and safety, with a focus on disadvantaged communities.

- **Identify all infrastructure, particularly industrial infrastructure at risk** of floods, seismic and/ or liquefaction risk, and enhanced wildfire risk due to climate change. Require needed safety upgrades identified in hazard mitigation assessment and emergency preparedness policies and procedures and hold public meetings to discuss these plans and ensure widespread understanding and confidence in these plans.
- **Rebuild the region's crumbling infrastructure.** In order to remain resilient to the climate impacts we know are coming, we must repair our crumbling infrastructure. Dangerously outdated infrastructure is not ready to withstand impacts like floods, hurricanes, or wildfires. Under the Bay Area Green New Deal, the region will also promote legislation and campaigns to rebuild any aging infrastructure.
- **Retrofit our public infrastructure to withstand climate impacts.** Beyond repairing our existing crumbling infrastructure, we must ensure that our public highways, bridges and water systems are ready for climate impacts we know are coming. The region will invest in our roads, bridges, and water infrastructure to ensure it is resilient to climate impacts, and to ensure that all new infrastructure built over the next 10 years is also resilient.
- **Create a regional jurisdiction-wide program for mitigating greenhouse gas emissions and vehicle miles traveled** that incentivizes carbon sequestration, zero-emission buildings and vehicles, soil building agricultural activities, and natural based shoreline adaptation measures and social resilience.
- **Tax credits and other incentives must be provided for the installation of energy storage technology** in homes, commercial buildings, institutional buildings, and industrial facilities to provide backup power – both to manage intermittent power grid energy across and to provide on-site supplies of emergency power should the grid be compromised by climate events or cyberterrorist attack.
- **Build resilient, affordable, publicly owned broadband infrastructure.** Internet access and communications are key in the wake of a disaster. In order to ensure that communities get the help they need, the region will provide infrastructure grants and technical assistance for municipalities and counties to build publicly

owned and democratically controlled, co-operative, or open access broadband networks. This communications infrastructure will ensure first responders and communities are ready to deal with the worst climate emergencies.

- **Repair and modernize public housing** including making all public housing accessible, conducting deep energy retrofits of all public housing, and providing access to high-speed broadband. We will also ensure that public housing has quality, shared community spaces to ensure every public housing complex has the capacity to serve as a community resiliency center.
- **Increase funding for firefighting to deal with more frequent and severe wildfires.** In order to be able to quickly and effectively respond to wildfires, the region will expand the wildfire restoration and disaster preparedness workforce. The region will increase funding for firefighting to deal with the increased severity and frequency of wildfires. Under the Bay Area Green New Deal, we will facilitate community evacuation plans that include people experiencing homelessness, and increase social cohesion for rapid and resilient recovery from climate impacts to avoid the use of martial law and increased policing in disaster response.
- **Protect community cohesion.** Our disaster response should ensure that to the extent possible, families are able to return to their home communities. The region will ensure that recovery and rebuilding efforts make affected communities stronger than they were before any disasters so they are more resilient to deal with a potential next disaster.

10. Research and development

The Bay Area must substantially increase research and development in all of the areas that accompany the transformation into green technologies of the Green Industrial Revolution. The science is clear that the entire global economy must decarbonize by 2050 at latest if we hope to stave off the worst impacts of climate change. We must be extremely careful to ensure that as we do this, we make sure that domestic manufacturing and clean economy industries thrive. The state and Bay Area region have an obligation and an economic opportunity to be a leader in developing and deploying the clean technological solutions that will solve climate change.

- **Every level of governance should give particular attention to funding research, development, and deployment** to accelerate the transition from fossil fuel-based markets to renewable energy processes and products.

- **Explore the expansion of potential technologies built around renewable energy production**, for example, Wave Energy (power generated by ocean waves), Tidal Energy, and GeoThermal.
 - **Explore technological development and research to dramatically decrease the cost of energy storage** and meet daily and long term reliability needs. The aim is also to decrease the cost of daily cycling storage resources in order to reliably and affordably replace all coal and natural gas plants that serve as backup on the grid.
 - In order to ensure an affordable and complete transition away from fossil fuels in the transportation sector, the region will invest in **research and development to decrease the cost of electric vehicles**.
 - **Invest in decarbonizing the shipping and aviation industries as soon as possible**. The counties must identify and commercialize technologies to ensure the region is able to fully decarbonize as soon as possible, but by no later than 2050. Counties will collaboratively fund an effort to research technologies to fully decarbonize industry, aviation, maritime shipping and transportation.
 - **To prevent an outsized impact on the environment from harvesting raw materials**, the region will build wind turbines, solar panels, new cars, and batteries with as many recycled materials as possible. Counties will establish a “take back” program to require large corporations that produce goods with the materials needed for this clean energy transition to pay to take those goods back from consumers who no longer want them to establish a region-wide materials recycling program.
 - **The region will invest in research to develop new, region-appropriate farming techniques** and seeds. In order to respond to climate change and heal the environment, we will need to invest in non-chemical intensive practices and seed varieties that are tailored to each region's climate and soil.
 - **Provisions to fund and promote programs in our state and U.C. universities and colleges** towards environmental sustainable research and development, including educational and vocational curriculums.
-



In order for bold climate action to be at the center of local conversation, Bay Area citizens and communities must come to the table and advocate for it. If you support the policy priorities outlined in the Bay Area Green New Deal, here are several important steps you can take to make them a reality.

Ensure the creation and implementation of the Green New Deal is accessible to people with disabilities and non-English speakers. All publications will be in multiple languages, including Braille, and meetings will have language interpreters, including sign language, as appropriate.

Endorse the plan and tell your elected officials that you support it. Email your City Council members and other regional leadership with letters of support for the Bay Area Green New Deal. Tell them why it matters to you and how climate change affects you. Remind your elected officials that this is the issue of our time, and that you are paying attention to if and how they show up to the conversation.

Share the plan, and invite authors to present it to your group, class, event, neighborhood, or organization. Help share these ideas far and wide with your social circles. Show it to someone new. Post one of the policy ideas in this document to social media and invite others to weigh in. Keep the conversation alive. Organize a group to hear more about the plan, and invite authors to engage in continued dialogue about it.

Participate in Council and Climate Action Commission meetings to voice support. When policy issues related to this plan come to the any Bay Area City Council and Climate Action Commission agenda, your voice matters. Show up to speak on items related to climate action. Tell your policymakers directly why this matters and how it

affects you. Build community support for policy initiatives that help us reach our goals. Demand bold action.

Make the plan even stronger. Now that you've read the plan, you may have your own ideas about making climate action a reality in the Bay Area. Help strengthen this movement by sharing your insights, experience, and expertise related to the policy areas outlined in this plan. Keep connecting the ideas outlined in this document to local organizations, initiatives, and more.

Register to vote, and vote for green thinkers in 2020. Progress is only possible with political will. Don't settle for candidates that are not committed to bold climate action. Register now, and vote in every single election, like this world depends on it. In order to create and implement the policies that move us forward into and beyond 2026, green leaders need to be at the table.

The City of Dublin's Green Economic Recovery Act

We are in a climate crisis.

We are in an economic crisis.

Recognizing the urgency of climate change and understanding the need for transitioning to a Green economy, the city of Dublin will help lead the economy of the future.

With smart policies creating job growth and sustainability, the City of Dublin will emerge stronger out of the COVID-19 pandemic. We will maintain our region's leadership of innovation and prosperity, with focused planning and investments on the city and county level.

Structural transformation requires us to direct resources to previously disinvested neighborhoods, lifting up front-line voices, and restoring a safe and healthy environment for all to enjoy.

Dublin will take bold action to shape a more just and sustainable future.

Recovery from the pandemic requires leadership to set a collective vision grounded in community. Now is a time for the creativity and community empowerment.

When cities lead, we can transform society. Cities set the agenda and drive momentum for larger legislative change.

We will use the following direct levers of power within municipal control:

- **Inclusive mixed-use zoning and land use integrated with transportation planning** – Guarantee vibrant and resilient communities through zoning and land use decisions.
- **Green municipal purchasing, procurement and contracting** – Use shared wealth to enhance local green economy and jobs, source sustainably, and shape industry standards.
- **Public employment benefits and economic stability** – Ensure fair hiring standards, racial justice training, employment programs to anchor shared prosperity and economic mobility.
- **Municipal assets and public infrastructure** – Invest in resilient public infrastructure (e.g. parks, schools, public housing, city vehicles, roads and sidewalks, and utilities)
- **Participatory budgeting and investments** – Bring affected communities into deciding what to fund and how to invest city assets, support creation of public banks for fair funding access.
- **Local regulation fees** – Generate resources to address harmful market externalities (e.g. vacant units, excessive waste or water use, predatory short-term rentals, traffic congestion).
- **Local legislation and regulations** – Enact local ordinances to protect public health and welfare (e.g. living wage ordinances, wetlands protection ordinances).
- **Financial, permitting and land use incentives** – Examples include tax abatements or fast-tracked permits, e.g. onsite resiliency measures, local hiring, affordable commercial spaces.
- **Advocacy for state and federal action** – Reform and shape the direction of state and federal plans through a unified agenda set by regional city partners representing community interests.

The **Dublin Green Economic Recovery Act** consists of the following policy areas and action items:

1. **Accelerating decarbonization:** reach citywide carbon neutrality by 2040, 100% percent sustainable electricity by 2035, and net-zero municipal buildings by 2030.
 - Increase the adoption of renewable heating and cooling technologies.
 - Require all new buildings to be net-zero carbon.
 - Advocate through a California Climate Mayors' Purchasing Collaborative to ensure funds are earmarked for electrification of public transportation systems.
 - Revisit Community Choice Aggregation during periodic electricity contract negotiations with the utility to increase the default percent coming from renewables. When feasible, consider making the default 100 percent renewable, with an "opt-out" option.
 - Enact a ban on construction of new natural gas infrastructure to protect resident health.
 - Advocate for statewide legislation promoting 100 percent renewable energy and the creation of funding pools to help cities achieve that goal.
2. **Comprehensive Justice Audit and Framework:** analyze municipal processes (hiring, decision-making, leadership, budgets, communications), and receive community feedback on access to government services and barriers to justice.
 - Resources to support language access and assistive technology for people with a communications disability must be timely and expanded.
 - Institute racial and social justice training for city employees and ensure employees have a safe and accountable office to raise concerns.
 - Set up a Racial and Social Justice Policy Review Committee to analyze municipal legislation, executive orders, and budget allocations for their justice impacts.
 - Formalize interdepartmental communications to ensure city processes, policies and plans align and work towards shared justice goals.
 - Create a visible online platform and mechanisms for real-time feedback on how the City can adapt its operations, policies and programs to equitably serve the community.
 - Advocate at the state level for the passage of environmental and racial justice legislation to enshrine the proactive protection of communities under state law.
3. **Clean Energy Financing:** issue Green Municipal Bonds earmarked to accelerate the installation of solar and efficiency measures, and ease upfront costs for private property owners to install energy efficiency upgrades or convert to renewable energy by opting into the state Property Assessed Clean Energy (PACE) program.
 - Research the potential for municipal utilities, which removes the profit incentive to restrict the availability of more affordable, renewable energy services.

- Pass an ordinance requiring medium and large buildings to publicly post their energy efficiency “grade”, a program similar to publicly posted inspection grades.
 - Build a coalition of large institutions and facilities (e.g. hospitals, business parks) within the city and region to discuss ways to enhance implementation of decarbonized district energy solutions, renewable procurement and energy efficiency upgrades.
- 4. Green Workforce Development:** ensure local green jobs with good wages and benefits, worker protection, and accessible workforce development pathways. Design programs with active engagement of organized labor and workers centers. Collaborate and learn from existing jobs training programs, and local green companies and industries.
- Implement hire-local requirements for city climate resiliency, sustainability and energy efficiency projects.
 - Create a jobs training program to foster collaboration between youth and local nonprofits or businesses that implement resiliency projects.
 - Pass an ordinance to ban use of Criminal Offender Record Information (CORI) records to determine eligibility for local jobs programs, educational training, licensing, and housing.
 - Institute Community Workforce Agreements for municipal resiliency projects to ensure more residents benefit from work experience in sustainable construction and planning.
- 5. Divest or Reinvest in a Climate-Just Future:** reflect long-term prosperity and sustainability values for public investments and use municipal power to shift investments away from harmful industries to companies that help create a more socially and climate-just city.
- Screen municipal insurance policyholders for fossil fuel and other investments not meeting socially responsible standards and divest when these standards are not met.
 - Explore creation of a municipal bank which will provide low-interest loans to local small businesses and community-based resilience projects.
- 6. City Climate Workforce:** provide year-round employment and training to address important climate infrastructure needs. This Workforce will work to improve the quality of open spaces, climate resilience, weatherization of older buildings, zero waste infrastructure such as composting and reuse, and community engagement.
- Expand an city arts program that trains residents in interactive art, murals, sculpture and public beautification.
 - Partner with social justice and community-based organizations to pilot eco-districts.
 - Provide technical and logistical assistance to local garden exchange and reuse programs.
 - Plant native species and raise native pollinators to restore local ecosystems while ensuring the preservation of local species that are best adapted to this area.

7. **Renters' Right to Counsel:** Establishing legal representation for renters would protect against unwarranted or potentially illegal evictions. Such programs have been shown to double the number of families who retain occupancy while saving public dollars overall.
 - Advocate for state legislation to implement municipal rent stabilization policies.
 - Institute an Empty Homes tax for units left vacant more than six months.
 - Revisit Just Cause Eviction legislation to curb no-fault evictions.
 - Advocate for a Tenant's Bill of Rights at the state level.
8. **Just and Resilient Development:** Aligning private development with equity and resiliency goals and designate zoning overlay districts for affordability with anti-displacement protections to support sustainable development of healthy and accessible housing.
 - Implement structural changes to the Zoning Board of Appeals to require expertise in climate change and environmental protection, and urban planning.
 - Create an independent planning board and city departments subject to oversight and accountability, charging the city planning department with undertaking a true citywide master planning process to update the zoning code to match community needs.
 - Mandate that any private development receiving tax breaks or other public incentives detail the environmental and climate justice costs and benefits of the proposed project, including pollution, affordability and transit impacts.
9. **Climate Resilient Infrastructure:** Investment in low and zero-carbon infrastructure projects.
 - Collaborate with the US Green City Bonds Coalition to pursue green municipal bonds for large-scale climate resilient infrastructure investments.
 - Institute a local excess waste fee to fund a municipal reuse and recycling center to repurpose construction materials, office items, electronics and household materials.
 - Hire resilience liaisons to propose and coordinate climate-resilient infrastructure and development upgrades across relevant municipal departments.
10. **Transportation Justice – Multimodal Infrastructure & Fare-free Transit:** improve accessibility and reliability of multimodal transportation options through the regulation of street infrastructure and allocation of public space for roadways and sidewalks.
 - Institute transit impact fees for new development that are collected in a citywide fund and used to finance equitable, multi-modal transportation improvements across the city.
 - Improve existing bike lanes with protective infrastructure and link up unconnected lanes.
 - Plan for car-free districts and days to promote biking and walking in cultural districts and smaller commercial areas.

- Determine if congestion pricing can address local and regional transit inequities.
 - Regulate operation of delivery trucks to reduce congestion and emissions.
 - Implement vehicle miles traveled (VMT) fees for ride-hailing services to curb empty ride-hail driving and idling.
 - Expand transit service to include late-night hours, which disproportionately benefits service workers, students, low-income residents and residents of color.
 - Advocate at the state level for rapid electrification of public transit vehicles and sustainable financing mechanisms.
11. **Equitable Small Business Recovery:** leverage municipal contracting to anchor local wealth-building by committing to equity and diversity contracting goals supported by technical assistance grants and city staffing.
- Introduce a formula retail ordinance to regulate chain stores in commercial districts.
 - Partner with commercial property owners to facilitate the reuse of vacant buildings and business spaces.
 - Identify barriers to local procurement and implement a small-business equity procurement strategy for municipal contracts as well as a procure-local requirement for municipal sub-contractors.
 - Craft guidelines for sustainable workplace options including transit passes, flexible hours, work-from-home schedules with area business councils and advocacy organizations.
12. **Food justice – Good Food Purchasing & Urban Agriculture:** Universal access to nutritious food is fundamental for public health, and economic opportunity, as well as social resiliency in the face of climate change and natural disasters. The pandemic has exposed and exacerbated severe food insecurity among low income residents and some immigrant communities.
- Incentivize creation of urban agriculture and public activation spaces on privately owned land through tax incentives for temporary uses or zoning incentives for permanent uses.
 - Contract out to nonprofit organizations that are skilled in connecting local farmers with markets and corner stores to provide an accessible first stop for fresh, local food.
 - Expand infrastructure for composting and anaerobic digestion of organic waste.
 - Expand zoning permissions and approvals to allow for easier creation of both private and community gardens.
 - Conduct outreach and enrollment assistance for SNAP and other nutrition assistance programs at community centers and health centers to increase uptake by residents.

13. **Greening the City:** Encourage the planting of trees in our communities. Create programs for families and young people to make small forestry investments in their city.

- Pass a Heritage Tree ordinance that protects trees above a certain diameter and age. Removal of a Heritage Tree on public or private land can either be subject to a public hearing or, in certain cases, banned outright with commensurate fines for violations.
- Bring together the city's electric utility providers and local nonprofits focused on city greening to scope out the viability of a utility-sponsored planting program on private property to reduce energy (see Sacramento's partnership program).
- Explore mechanisms for incentivizing tree planting and protection on existing business, commercial and industrial properties through programs like City Forest Credits.
- Partner with state agencies and local horticultural and landscaping employers to support creation of a "Roots to Re-Entry" training program for residents transitioning back into their communities from incarceration to gain greenspace management and horticultural skills.
- Consider the benefits and liabilities of planting fruit trees in public spaces, including the increased management such trees would need.

September 15, 2020

SB 343

Senate Bill 343 mandates supplemental materials that have been received by the City Clerk's office that relate to an agenda item after the agenda packets have been distributed to the City Council be available to the public.

The attached documents were received in the City Clerk's office after distribution of the September 15, 2020, Regular City Council meeting agenda packet.

Item 8.1



CITY MANAGER'S OFFICE MEMORANDUM

DATE: September 15, 2020
TO: Honorable Mayor and City Councilmembers
FROM: Linda Smith, City Manager
SUBJECT: Item 8.1: Fallon-East Framework Additional Information

Item 8.1 “Introduction to Fallon-East Property Planning and Development Framework” includes a background discussion on the various parcels and property owners directly east of Fallon Road. During the preparation of this item, staff inadvertently omitted one 1.25-acre parcel located adjacent to the I-580/Fallon Interchange westbound off-ramp. The property overview, current development capacity, and potential capacity with mixed industrial/commercial land use designation information for this parcel is included in the updated tables below:

Table 1: Property Overview

Name	Acreage	Land Use	Density
Alameda	1.25 Acres	General Commercial	0.2-0.6 FAR (0.25 FAR Avg.)
Branough	9.7 30.5 40.2 Acres	Medium Density Residential, Industrial Park	6.1-14 du/acre 0.25-0.8 FAR (0.28 FAR avg.) -
EJ Partners	1.1 Acres	General Commercial/Campus Office	0.2-0.8 FAR (0.28 FAR avg.)
GH PacVest (formerly Anderson)	7.0 34.2 6.1 50.3 Acres	Medium Density Residential, General Commercial/Campus Office, Open Space	6.1-14 du/acre 0.2-0.8 FAR (0.28 FAR avg.) -
GH PacVest (formerly Chen)	4.0 72.1 1.5 2.5 7.2 35.8 140.1 Acres	Medium High Density Residential, General Commercial, General Commercial/Campus Office, Semi-Public, Community Park, Open Space	14.1-25 du/acre 0.2-0.6 FAR (0.25 FAR avg.) 0.2-0.8 FAR (0.28 FAR avg.) - - -
Monte Vista	9.3 acres	Industrial Park	0.25-0.8 FAR (0.28 FAR avg.)
Pleasanton Ranch Investments	0.4 Acres	General Commercial/Campus Office	0.2-0.8 FAR (0.28 FAR avg.)
Righetti	9.6 18.2 21.5 49.6 Acres	Medium Density Residential, General Commercial/Campus Office, Industrial Park	6.1-14 du/acre 0.2-0.8 FAR (0.28 FAR avg.) 0.25-0.8 FAR (0.28 FAR avg.)
TOTAL	292.25 Acres		



CITY MANAGER'S OFFICE MEMORANDUM

Table 2: Current Development Capacity

Name	Residential (units)	Non-Residential Commercial (SF)	Employment Capacity
Alameda	-	21,780 SF	43 Employees
Branough	97 Units	372,002 SF	631 employees
EBJ Partners	-	13,416 SF	35 employees
GH PacVest (formerly Anderson)	70 Units	417,131 SF	1,083 employees
GH PacVest (formerly Chen)	130 Units	1,010,810 SF	2,126 employees
Monte Vista	-	113,430 SF	192 employees
Pleasanton Ranch Investments	-	4,879 SF	13 employees
Righetti	96 Units	487,872 SF	1,030 employees
TOTAL	393 Units	2,441,320 SF	5,153 employees

Table 3: Potential Capacity with Mixed Industrial/Commercial Land Use Designation

Name	Residential (units)	Industrial/Commercial (SF) ¹	Employment Capacity ²
Alameda	-	13,613 – 21,780 SF	25-40 employees
Branough	97 Units	325,074 - 531,432 SF	610 - 966 employees
EBJ Partners	-	11,979 - 19,166 SF	22 - 35 employees
GH PacVest (formerly Anderson)	70 Units	372,438 - 595,901 SF	677 - 1,083 employees
GH PacVest (formerly Chen)	130 Units	986,634 - 1,578,614 SF	1,794 - 2,870 employees
Monte Vista	-	101,277 - 162,043 SF	184 - 295 employees
Pleasanton Ranch Investments	-	4,356 - 6,969 SF	8-13 employees
Righetti	96 Units	435,600 - 696,960 SF	792 - 1,297 employees
TOTAL	393 Units	2,250,971 - 3,612,865 SF	4,112 - 6,599 employees

¹Assumes development of commercial is .25 FAR and industrial is .40 FAR.

²Assumes 550 SF/employee based on average of Industrial Park (590) and General Commercial (510)