



# AGENDA

## CONTRA COSTA COUNTY Sustainability Commission

Jamie Duran, Business Seat 1  
Susan Hurl, Business Seat 2  
Luz Gomez, Community Seat 1  
Howdy Goudey, Community Seat 2  
Shoshana Wechsler, District 1 Seat  
Kim Jones, District 1 Alternate  
Victoria Smith, District 2 Seat  
Christopher Easter, District 2 Seat Alternate  
Norman Cohen, District 3 Seat  
Julie Haas-Wajdowicz, District 3 Seat Alternate  
Brandon Matson, District 4 Seat  
Wesley Sullens, District 4 Seat Alternate  
Solomon Belette, District 5 Seat  
Reilly Kent, District 5 Seat Alternate  
Devin Jackson, Education/Research Seat  
Kiara Pereira, Environmental Justice Seat 1  
Sarah Foster, Environmental Justice Seat 2

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**Monday, April 28, 2025**

**5:00 PM**

**1025 Escobar St., Martinez, Rm 110**

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### ZOOM LINK

<https://cccouny-us.zoom.us/j/85088039888>

| Dial: 888-278-0254 US Toll-free |  
**ACCESS CODE: 841892**

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Commission.

1. Roll Call and Introductions
2. Public comment on any item under the jurisdiction of the Commission and not on this agenda (speakers may be limited to two minutes).
3. APPROVE Record of Action for February 24, 2025, meeting [25-1628](#)  
**Attachments:** [2025 02 24 Sustainability Commission Record of Action Final Draft](#)
4. RECOMMEND the appointment of a Sustainability Commission representative to serve on the Integrated Pest Management Advisory Committee [25-1629](#)

5. RECEIVE Report on the update to the County's Tree Protection Ordinance and PROVIDE DIRECTION, as appropriate [25-1630](#)  
  
**Attachments:** [Tree Protection Ord - public\\_draft\\_March 2025](#)  
[Tree Ordinance Summary Table\\_3-31-25](#)  
[Chapter 816-6 - TREE PROTECTION AND PRESERVATION](#)
6. RECEIVE Report on Clean and Efficient Built Environment section of the Climate Action and Adaptation Plan and PROVIDE DIRECTION, as needed [25-1631](#)  
  
**Attachments:** [Clean and Efficient Built Environment CAAP Presentation](#)
7. RECEIVE Report on Staff Activities that Support Sustainability Goals [25-1632](#)  
  
**Attachments:** [2025\\_04\\_28 Sust. Staff Report to Sust. CMSN\\_Final](#)
8. RECEIVE reports from Sustainability Commission members and alternates, and PROVIDE DIRECTION as needed [25-1633](#)
9. RECEIVE Report from Sustainability Commission Chair and IDENTIFY TOPICS for next report to the Committee on Sustainability [25-1634](#)
10. The next meeting is currently scheduled for June 23, 2025
11. Adjourn

The Commission will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 30 Muir Rd, Martinez, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Commission Staff, Demian Hardman-Saldana, 925-655-2816, [demian.hardman@dcd.cccounty.us](mailto:demian.hardman@dcd.cccounty.us)



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1628

**Agenda Date:** 4/28/2025

**Agenda #:** 3.

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Advisory Board: SUSTAINABILITY COMMISSION

Subject: Record of Action for February 24, 2025, Commission Meeting

Presenter: Demian Hardman-Saldana, Principal Planner

Contact: (925) 655-2816, [demian.hardman@dcd.cccounty.us](mailto:demian.hardman@dcd.cccounty.us) <<mailto:demian.hardman@dcd.cccounty.us>>

### **Referral History and Update:**

County Ordinance (Better Government Ordinance 95-6, Article 25-205, [d]) requires that each County Body keep a record of its meetings. Though the record need not be verbatim, it must accurately reflect the agenda and the decisions made in the meeting.

Any handouts or printed copies of testimony distributed at the meeting will be attached to this meeting record. Links to the agenda and minutes will be available at the Committee web page, to be announced.

### **Recommendation(s)/Next Step(s):**

Staff recommends approval of the attached Record of Action for the February 24, 2025, Sustainability Commission Meeting with any necessary corrections.

### **Fiscal Impact (if any):**

None.

Contra Costa County Sustainability Commission  
Record of Action for February 24, 2025, 5:00 P.M.

**Sustainability Commission**

Present: Luz Gomez  
Sarah Foster  
Susan Hurl  
Shoshana Wechsler  
Victoria Smith  
Christopher Easter (remote)  
Mike Moore  
Brandon Matson  
Charles Davidson  
Renee Fernandez-Lipp  
Howdy Goudey  
Kiara Pereira

Absent: Norman Cohen  
Wesley Sullens  
Chuck Leonard  
Kimberly Hazard

Staff Present: Demian Hardman-Saldana, Principal Planner, Dept. of Conservation and Development;  
Jody London, Sustainability Coordinator, Dept. of Conservation and Development;  
Jamar Stamps, Principal Planner, Dept. of Conservation and Development;  
Emily Groth, Planner, Dept. of Conservation and Development;  
Wade Finlinson, Integrated Pest Management Coordinator, Contra Costa Health Services;  
Lia Bristol, Deputy Chief of Staff, Office of Supervisor Carlson;  
Carol Mascali, District Representative, Office of Supervisor Andersen

Attendees: Devin Jackson, Kim Jones, Bruce Ohlson, Carol Weed, Louis Flores, Denice Dennis,  
Richard

1. Roll Call and Introductions

*Chair Gomez called the meeting to order and invited the Commissioners and staff present to introduce themselves. Commissioners Fernandez-Lipp and Moore announced this would be their last meeting on the Sustainability Commission. The Commission expressed their thanks to the outgoing Commissioners. Incoming Commissioners, Devin Jackson and Kim Jones, introduced themselves to the full Commission.*

2. Public comment on any item under the jurisdiction of the Commission(s) and not on this agenda (speakers may be limited to two minutes)

*There was no public comment on items not on the agenda.*

3. APPROVE Record of Action for December 9, 2024, meeting and Special March 25, 2024, meeting

*Moore moved to approve the Records of Action. Second: Smith. The Records of Action were unanimously approved.*

4. ELECT OFFICERS for the Sustainability Commission for 2025

*The Commission deliberated over the election of Chair and Vice Chair for 2025. Gomez nominated Wechsler for Chair and Foster for Vice Chair. Smith nominated Matson for Chair.*

*Gomez motioned to nominate Wechsler as Chair for 2025. Second: Davidson.*

*Gomez modified her motion for Wechsler as Chair and Matson as Vice Chair. Second: Moore.*

*The Commission voted unanimously in favor of Wechsler as Chair and Matson as Vice Chair.*

*There was no public comment on this item.*

5. REVIEW and Possible ADOPTION of Draft 2024 Climate Action Plan Progress Report

*Emily Groth, Department of Conservation and Development Planner, presented the Draft 2024 Climate Action Plan Progress Report, which documented progress on the 2024 Interim Climate Action Workplan.*

*Key accomplishments related to the clean and efficient built environment section included an amendment to the 2022 Energy Code to require increased energy efficiency standards for new construction projects, implementation of residential and commercial Bay Area Regional Energy Network (BayREN) programs, administration of the Pinole Energy Enhancement Rebate program, and award of three energy efficiency and all-electric-related grants. Groth highlighted the County Administration Building and Jail Demolition and Redevelopment Project which received Total Resource, Use, and Efficiency (TRUE) Gold certification, Leadership in Energy and Environmental Design (LEED) Platinum certification, and a California Green Building Award.*

*Key accomplishments related to the resilient communities and natural infrastructure section included implementation of the Healthy Lands, Healthy People study, award of a \$750,000 grant for the development of an urban forest management plan, and implementation of the Green Infrastructure Plan.*

*Key accomplishments related to the solid waste section included all four of the County's solid waste collection franchise agreements offering Senate Bill (SB) 1383-compliance services and implementation of the County's updated Environmentally Preferable Purchasing Policy.*

*Key accomplishments related to the water efficiency section included the retrofit of two County facilities' restrooms with motion-sensing faucets and toilets and continued monitoring of water use through the water districts.*

*Key accomplishments related to the transportation section included grant awards totaling over \$2 million for complete streets, active transportation, and pedestrian infrastructure improvement projects; the Building Healthy Communities Program's bicycle and pedestrian education and engagement programming; the addition of more electric vehicles (EV) within County fleets and EV chargers at County facilities; and award of grants to continue EV charging installation at County facilities.*

*Key accomplishments related to the equity section included, with the adoption of the Climate Action and Adaptation Plan (CAAP) and General Plan, direction to develop a process to analyze funds spent by County departments on energy efficiency and other services in impacted communities; completion of the environmental review for the Just Transition Economic Revitalization Plan; and continuation of support for the Green Empowerment Zone and implementation of the Northern Waterfront Economic Development Initiative.*

*Key accomplishments related to the leadership section included continued meetings of the Interdepartmental Climate Action Task Force and its two reports to the Board, continued meetings of the G3 (Green Government Group) Champions and their newly created low waste office events checklist, the County's Office of Communications and Media's videos highlighting the County's climate action work, coordination with community groups, initiatives to increase community familiarity with indication cooking, and a grant award to develop the Contra Costa Resilient Shoreline Plan.*

*The Commission inquired about the scope of the urban forest management plan grant, how grant dollar impact is evaluated, security of grant funds, how vehicle miles traveled is measured and reduced, and the impact of EVs on vehicle miles traveled.*

*Smith moved to adopt the Draft 2024 Climate Action Plan Progress Report. Second: Gomez. The motion passed unanimously.*

6. RECEIVE presentation on 2024 Climate Action and Adaptation Plan (CAAP) and CONSIDER specific CAAP topics to discuss in the future

*Jody London, Department of Conservation and Development Sustainability Coordinator, presented an overview of each Climate Action and Adaptation Plan (CAAP) strategy and provided a breakdown of the community-facing programs and County operations actions included in each strategy. London highlighted the climate action strategies that directly contribute to greenhouse gas reductions.*

*The Commission inquired about compost facilities in the County, the status of the County's building code amendment to modify energy efficiency standards for new construction, greenhouse gas emissions from landfills, County staff's ability to further categorize CAAP strategies by greenhouse gas emissions reductions, pesticide and herbicide use, water and stormwater management, the Contra Costa Resilient Shoreline Plan's connection to the Local Hazard Mitigation Plan, and when the CAAP will be updated next. The Commission stated it would be helpful to know which CAAP actions contribute most to greenhouse gas emissions reductions; this would help inform its decision on which CAAP topics to focus on moving forward. Jackson*

*suggested inviting Project Drawdown to provide insight into actions that contribute most to greenhouse gas emissions reductions.*

*Public comment stated the most important thing the County could do is create a connected network of bicycle facilities.*

7. RECEIVE Report on Staff Activities that Support Sustainability Goals

*London shared the BayREN Spanish language induction cooking demonstration video. London directed individuals to the staff report for more details about staff activities.*

*The Commission shared concerns about the closure of the grocery store in Rodeo and resulting safety concerns for Rodeo residents walking to the next closest grocery store.*

*There was no public comment on this item.*

8. RECEIVE Reports from Sustainability Commission members and alternates, and PROVIDE DIRECTION as needed

*The Commission thanked Gomez and Foster for their service as Chair and Co-Chair in 2024.*

*Gomez announced East Bay Municipal Utility District would be hosting a workshop on its long-term water supply.*

*Moore announced the City of Oakley is preparing a Climate Action Plan.*

*There was no public comment on this item.*

9. RECEIVE Report from Sustainability Commission Chair and IDENTIFY TOPICS for next report to the Committee on Sustainability

*Gomez noted the new Chair of the Sustainability Committee is Supervisor Carlson. Wechsler confirmed she would be in attendance at the Sustainability Committee to provide an update as the new Chair of the Sustainability Commission.*

10. The next meeting is currently scheduled for April 28, 2025

11. Adjourn

*The meeting was adjourned at 7 p.m.*



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

**File #:** 25-1629

**Agenda Date:** 4/28/2025

**Agenda #:** 4.

Advisory Board: SUSTAINABILITY COMMISSION

Subject: RECOMMEND the appointment of a Sustainability Commission representative to serve on the Integrated Pest Management Advisory Committee

Presenter: Wade Finlinson

Contact: 925.655.3214

### Information:

The Integrated Pest Management Advisory Committee (IPMAC) was established by the Board of Supervisors in November 2009. The general purposes of the Committee are to:

1. Protect and enhance public health, County resources, and the environment;
2. Minimize risks and maximize benefits to the general public, staff and the environment as a result of pest control activities conducted by County staff and contractors;
3. Promote a coordinated County-wide effort to implement integrated pest management (IPM) in the County in a manner that is consistent with the Board-adopted IPM Policy;
4. Periodically review departmental/divisional IPM plans and continuously monitor implementation of County IPM programs;
5. Make policy recommendations upon assessment of current pest issues and evaluation of possible IPM solutions;
6. Provide a forum for communication and information exchange among members in an effort to identify, encourage, and stimulate the use of best or promising pest management practices; and
7. Promote transparency in pest management decision-making by County Departments. to advise the Board regarding the protection and enhancement of public health, County resources, and the environment related to pest control methods employed by County departments.

### Referral History and Update:

Since 2017, a representative of the Sustainability Commission has filled a seat on IPMAC. Dr. Kimberly Hazard was the most recent appointee, serving from December 2019 through March 2025. The seat is currently vacant. The term expiration for the new appointee to IPMAC will match their current term on the Sustainability Commission.

IPMAC sets its meeting schedule at the first meeting each calendar year which is held on the third Thursday of January at 10:00 AM. The next meetings of the full Committee will be at 10:00 AM on September 18, 2025, November 20, 2025, and January 15, 2026. Additional subcommittee meetings are scheduled at intervals determined by subcommittee members. Current areas of focus for IPMAC subcommittees include decision-making, training, and the overlap of IPM efforts with nature-based climate solutions as they pertain to land management strategies.

### Recommendation(s)/Next Step(s):

Staff recommends the nomination of a Sustainability Commission member to concurrently serve on IPMAC by

a majority vote.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

**File #:** 25-1630

**Agenda Date:** 4/28/2025

**Agenda #:** 5.

Choose an item.

Advisory Board: SUSTAINABILITY COMMISSION

Subject: RECEIVE Report on Update to County's Tree Protection and Preservation Ordinance and PROVIDE DIRECTION, as appropriate

Department: Conservation & Development

Presenter: Jamar Stamps, Principal Planner

Contact: Demian Hardman-Saldana, (925) 655-2816

### **Referral History:**

At their meeting in October 2023, the Commission received a report on the County's progress in updating its existing Tree Protection and Preservation Ordinance, Article 816-6.2. of the County's zoning code.

### **Referral Update:**

The Department of Conservation and Development ("DCD"), Community Development Division has been working on updating the County Tree Ordinance (County Code Chapter 816-6, Tree Protection and Preservation). DCD has incorporated a variety of updates and changes based on public feedback and evaluation of other agencies' tree protection codes and have attempted to simplify the provisions to make it easier for the public and staff to understand and implement.

A summary of updates include:

- Removal of underutilized or antiquated text
- Updated "protected tree" criteria and provisions to focus more on the size of the tree and less on location
- Updated permit and notification processes, including the addition of a proposed ministerial permit process for mid-sized trees
- Deletion of Chapter 816-4 - HERITAGE TREE PRESERVATION ("HTP") DISTRICT (proposed updates to Chapter 816-6 address previously designated heritage trees)
- New definitions

Attached is the draft ordinance as well as three summary tables to compare the current tree ordinance. For reference, attached is also the current tree ordinance language.

The County is accepting public comments on the draft Tree Ordinance until Monday, June 30, 2025. Written comments should be sent via email to: [jamar.stamps@dcd.cccounty.us](mailto:jamar.stamps@dcd.cccounty.us).

### **Recommendation(s)/Next Step(s):**

RECEIVE Report on the update to the County's Tree Protection Ordinance and PROVIDE DIRECTION, as

appropriate

**Fiscal Impact (if any):**

N/A

**Public Review DRAFT March 2025**  
**ORDINANCE NO. 2025-XX**

**TREE PROTECTION AND PRESERVATION**

The Contra Costa County Board of Supervisors ordains as follows (omitting the parenthetical footnotes from the official text of the enacted or amended provisions of the County Ordinance Code):

**SECTION I. SUMMARY.** This ordinance amends Chapter 816-6 of the County Ordinance Code to protect and preserve specified categories of trees as vital natural resources in the unincorporated area of the County.

**SECTION II.** Chapter 816-6 of the County Ordinance Code is amended to read:

**Chapter 816-6**  
**TREE PROTECTION AND PRESERVATION**

**Article 816-6.2**  
**General**

**816-6.202 Title.** This chapter is known as the Tree Protection and Preservation Ordinance of Contra Costa County. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.204 Findings.** The board of supervisors finds as follows:

- (a) Trees provide soil stability, improve drainage conditions, provide habitat for wildlife, and provide aesthetic beauty and screening for privacy.
- (b) Trees are a vital part of a visually pleasing, healthy environment for the unincorporated area of this County.
- (c) It is necessary to preserve certain trees on private property in the interest of the public health, safety, and welfare, and to preserve scenic beauty. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.206 Purposes.** The purposes of this chapter are to provide for the preservation of certain protected trees in the unincorporated area of the county, and to provide for the protection of certain trees on private property by regulating tree removal while allowing for reasonable enjoyment of private property rights and property development. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.208 Definitions.** For purposes of this chapter, the following words and phrases have the following meanings:

ORDINANCE NO. 2025-XX      **DRAFT March 2025**

- (a) “Arborist” means:
  - (1) A certified arborist who is certified by the International Society of Arboriculture;  
or
  - (2) A consulting arborist who is listed as a member of the American Society of Consulting Arborists.
- (b) “Arborist report” means a written report prepared by an arborist that evaluates the feasibility and impact of a proposed restorative action or actions.
- (c) “Coniferous tree” means any cone-bearing tree with needle-like leaves, as opposed to broad leaves. Coniferous trees include but are not limited to the following tree species: pine, fir, redwood, spruce, cypress, cedar, juniper, and hemlock.
- (d) “Designated heritage tree” means a tree previously designated by resolution of the board of supervisors as a heritage tree, pursuant to Ordinance No. 88-83.
- (e) “Development” means any improvement of real property that requires the approval of a subdivision, land use permit, development plan, variance, grading permit, or building permit.
- (f) “Discretionary development approval” means the approval of a subdivision, land use permit, development plan, variance, or any other non-ministerial development approval by the board of supervisors, planning commission, or zoning administrator.
- (g) “Dripline” means the area of ground directly underneath any portion of the canopy of a tree.
- (h) “Non-coniferous tree” means any tree except a coniferous tree.
- (i) “Routine maintenance” means actions taken to maintain the health of a tree, including but not limited to removal of deadwood, removal of diseased or crossing limbs, control of deleterious insects, or pruning in a reasonable manner that does not structurally harm the tree.
- (j) “Tree” means a live woody plant with a single perennial stem or trunk or multiple perennial stems or trunks.
- (k) “Undeveloped parcel” means any of the following:

- (1) A parcel of private land that is vacant or that is developed only with barns, sheds, or other non-habitable structures.
  - (2) A parcel of land that can be further subdivided in accordance with the zoning regulations of the county, except as provided for under Article 94-4.10.
  - (3) A parcel of land with one or more structures that are proposed to be demolished or relocated.
- (l) “Very high fire hazard severity zone” means an area designated as a very high fire hazard severity zone by: (1) the State Department of Forestry and Fire Protection pursuant to Public Resources Code Section 4203 or Government Code Section 51178; or (2) the County or other appropriate local agency pursuant to Government Code Section 51179. (Ords. 2025-XX § 2, 94-59, 94-22.)

#### **Article 816-6.4 Protected Trees**

**816-6.402 Protected trees.** A protected tree is any of the following:

- (a) A non-coniferous tree that is:
  - (1) a single-stem tree with a circumference of 28 inches (approximately 9 inches in diameter) or larger, as measured 4.5 feet above the natural grade;
  - (2) a multi-stemmed tree with an aggregate circumference of 42 inches (approximately 13 inches in aggregate diameter) or larger, as measured 4.5 feet above the natural grade; or
  - (3) a multi-stemmed tree that has a single stem with a circumference of 28 inches (approximately 9 inches in diameter) or larger, as measured 4.5 feet above the natural grade.
- (b) A coniferous tree that is:
  - (1) a single-stem tree with a circumference of 48 inches (approximately 15 inches in diameter) or larger, as measured 4.5 feet above the natural grade;
  - (2) a multi-stemmed tree with an aggregate circumference of 66 inches (approximately 21 inches in aggregate diameter) or larger, as measured 4.5 feet above the natural grade; or

- (3) a multi-stemmed tree that has a single stem with a circumference of 48 inches (approximately 15 inches in diameter) or larger, as measured 4.5 feet above the natural grade.
- (c) A designated heritage tree.
- (d) A tree shown to be preserved on an approved tentative map, development plan, or site plan, or required to be preserved as a condition of approval.
- (e) A tree required to be planted as a replacement tree pursuant to this chapter. (Ords. 2025-XX § 2, 94-59, 94-22.)

### **Article 816-6.6 Permit**

**816-6.602 Permit requirement.** No person may cut down, destroy, or remove a protected tree, or trench, grade, or fill within the dripline of a protected tree, without first obtaining a tree removal permit as provided in this chapter. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.604 Permit exceptions.** A tree removal permit is not required in the following situations:

- (a) Hazardous situation. A permit is not required to remove a tree that presents a hazard to life or property and requires immediate action to remedy the hazard, as determined by the zoning administrator, building inspector, sheriff, or fire chief. If none of the listed officials are available, the property owner may remedy the hazardous situation and submit a report of the incident and description of the hazard to the department within 10 days after the incident.
- (b) Prior approval.
  - (1) A permit is not required to remove a tree that is specifically approved for removal in connection with an approved development plan, site plan, subdivision, or building permit.
  - (2) A permit is not required to trench, grade, or fill within the dripline of a tree if the work is specifically approved in connection with an approved development plan, site plan, subdivision, or building permit.
- (c) Precluded by law. A permit is not required under this chapter if precluded by federal, state, or other applicable law
- (d) Routine maintenance. A permit is not required for routine tree maintenance.

- (e) Commercial plantings. A permit is not required to remove and harvest trees grown at holiday tree farms, orchards, or nurseries.
- (f) Rangeland management. A permit is not required for normal activities associated with rangeland management on agriculturally-zoned properties that are 20 acres or larger. These activities include but are not limited to: clearing and thinning trees to reduce fire risk or enhance forage production; removing obstructions to stormwater runoff flow; maintaining adequate clearance on range roads and fire trails; fence maintenance; and protecting equipment and construction. Agriculturally-zoned parcels that are adjacent and under common ownership with an aggregate size of 20 acres or larger satisfy the acreage requirements of this subsection.
- (g) Public lands. A permit is not required to remove a tree from, or to trench, grade, or fill within the dripline of a tree on, property a public agency owns in fee.
- (h) Public agency/utilities easements. A permit is not required to trim or clear a tree located within an easement or right-of-way of a public agency or public utility for the purpose of maintaining the easement or right-of-way. Property owned by a public utility and used for administrative purposes or uses unrelated to the public service provided by the utility is not exempt under this subsection.
- (i) Very high fire hazard severity zone. A permit is not required to remove a tree from property located in a very high fire hazard severity zone.
- (j) Defensible space wildfire buffer. A permit is not required for trimming necessary to do any of the following within 100 feet of a building or structure:
  - (1) Remove branches within 10 feet of a chimney or stovepipe outlet.
  - (2) Remove branches to maintain a distance of 10 feet from other trees.
  - (3) Remove branches to a height of six feet or three times the height of the tallest shrub or other vegetation within the tree's dripline, whichever is greater.
- (k) Certain non-native species. A permit is not required to remove a tree that is any of the following species:
  - (1) Eucalyptus.
  - (2) Monterey Pine.
- (l) Minor work within dripline. A permit is not required to conduct minor work within the dripline of a tree. Minor work includes: the installation of irrigation lines not exceeding one inch in diameter to a depth of not greater than one foot; the construction,

maintenance, or repair of a fence; or the installation of pavers or other porous surfaces intended for pedestrian use. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.606 Application.** An application for a tree removal permit must contain the following information:

- (a) A site plan showing the approximate location of all trees on the property, including those proposed to remain. For a tree removal permit application submitted with proposed development, the site plan must be overlaid on all proposed grading, building, and development plans.
- (b) The size (including height and circumference or diameter, as measured 4.5 feet above the natural grade), species, dripline, and condition of each protected tree proposed to be removed or impacted by trenching, grading, or filling within the dripline.
- (c) The reason for tree removal.
- (d) Information indicating the effect of tree removal on drainage, soil stability, and erosion control.
- (e) Photographs of the protected tree(s) to be removed or impacted by trenching, grading, or filling within the dripline.
- (f) The signature of the property owner or, if the permit is requested by someone other than the owner, a written authorization from the owner.
- (g) Additional information as may be required by the department.
- (h) Application and permit fees. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.608 Arborist Report.**

- (a) A report prepared by a certified arborist must be submitted with an application for a tree removal permit if:
  - (1) the application is submitted in connection with an application for a discretionary development approval;
  - (2) the application is for the removal of three or more protected trees;
  - (3) the application is to trench, grade, or fill within the dripline of a protected tree; or
  - (4) the reason for removal is related to the health of the protected tree.

- (b) An arborist report shall include all of the following:
  - (1) The health, age, and condition of the protected tree(s) to be removed or impacted.
  - (2) The value of the protected tree(s) to be removed or impacted.
  - (3) The possible impact from development on any protected trees to remain.
  - (4) Feasible restorative or other remedial actions to address tree removal or impacts, including but not limited to a replacement tree planting plan. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.610 Permitting procedure.**

- (a) Except as otherwise provided in subsection (b) or (c) of this section, the zoning administrator will consider an application for a tree removal permit under the administrative decision procedure specified in Article 26-2.21.
- (b) An application for a tree removal permit that is submitted with an application for a discretionary development approval will be considered in conjunction with the application for the discretionary development approval.
- (c) An application for a tree removal permit will be approved ministerially without discretionary review or public hearing and is not subject to the findings requirement in Section 816-6.612, or the tree preservation requirements in Sections 816-8.802 through 816-8.808, if it is not submitted with an application for a discretionary development approval and it meets all of the following.
  - (1) For a non-coniferous tree:
    - (A) If the tree is a single-stem tree, the tree does not exceed 56 inches in circumference (approximately 18 inches in diameter), as measured 4.5 feet above the natural grade.
    - (B) If the tree is a multi-stemmed tree:
      - (i) the tree does not exceed 84 inches in aggregate circumference (approximately 27 inches in aggregate diameter), as measured 4.5 feet above the natural grade; and
      - (ii) no single stem exceeds 56 inches in circumference (approximately 18 inches in diameter), as measured 4.5 feet above the natural grade.

- (2) For a coniferous tree:
  - (A) If the tree is a single-stem tree, the tree does not exceed 94 inches in circumference (approximately 30 inches in diameter), as measured 4.5 feet above the natural grade.
  - (B) If the tree is a multi-stemmed tree:
    - (i) the tree does not exceed 132 inches in aggregate circumference (approximately 42 inches in aggregate diameter), as measured 4.5 feet above the natural grade; and
    - (ii) no single stem exceeds 94 inches in circumference (approximately 30 inches in diameter), as measured 4.5 feet above the natural grade.
- (3) The tree is not located on an undeveloped parcel. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.612 Decision.** A tree removal permit will not be issued unless at least one of the following findings is made:

- (a) The burden to the applicant in preserving the protected tree outweighs the benefit to the public. The following factors will be considered in weighing the relative burden and benefit of preserving the protected tree:
  - (1) the tree’s general health;
  - (2) the tree’s status as a public nuisance;
  - (3) the tree’s potential to pose a danger from falling, the tree’s proximity to existing or proposed structures;
  - (4) the tree’s potential interference with or impacts to utility services;
  - (5) the tree’s potential to damage infrastructure or private property; and
  - (6) the tree’s status as a host for plant, pest, or disease endangering other trees or plants with infection or infestation that cannot be controlled or remedied through reasonable preservation or preventative procedures and practices.
- (b) It is necessary to remove, or trench, grade, or fill within the dripline of, the protected tree to enable the reasonable and conforming use or improvement of the subject property that is otherwise prevented by the presence of the tree. The “reasonable and conforming use or

improvement of the property” shall be determined in accordance with the County general plan and zoning code. The applicant must demonstrate that there are no reasonable and conforming alternatives to the proposed use or improvement of the property that would not impact the protected tree. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.614 Conditions of approval.** An approved tree removal permit will include conditions necessary to ensure compliance with this chapter, including the tree preservation requirements in Article 816-6.8, and may include other feasible measures to mitigate the effects of tree removal and impacts to remaining trees. (Ords. 2025-XX § 2, 94-59, 94-22.)

### **Article 816-6.8 Tree Preservation**

**816-6.802 Tree replacement.** A protected tree may not be removed pursuant to a tree removal permit unless one or more replacement trees that meet all of the following criteria are planted at the subject property.

- (a) The ratio of replacement trees to protected trees removed will be three to one, except that the number of replacement trees may be reduced if it is determined based on an arborist report that the subject property would not support the total number of required replacement trees.
- (b) Replacement trees must be of the same species as the protected tree to be removed.
- (c) Replacement trees must be planted as 15-gallon trees, except that up to 50 percent of the required replacement trees may be planted as 5-gallon trees if it is determined based on an arborist report that long-term tree health and survival will be improved by starting with a smaller container size.
- (d) An approved tree removal permit that is connected with a discretionary development approval will require compliance with an arborist-evaluated replacement tree planting plan. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.804 Tree protection.** On a property proposed for development, the following tree protection measures apply to all protected trees that will remain on the property after development is completed.

- (a) The parking or storing of vehicles, equipment, machinery, construction materials, construction trailers, oil, or chemicals within the dripline of a protected tree is prohibited.
- (b) If no grading or construction is approved within the dripline of a protected tree, fencing shall be installed at the dripline prior to the start of any grading or construction activities.

- (c) If an approved tree removal permit allows for trenching, grading, or filling within the dripline of a protected tree, the permit may require that an arborist be present during the trenching, grading, or filling operations to advise on measures to protect the tree. After the trenching, grading, or filling operations are completed, the arborist will prepare a report describing further measures required, if any, for protection of the tree. (Ords. 2025-XX § 2, 94-59, 94-22.)

#### **816-6.806 Deposit.**

- (a) Before any grading or building permit is issued for a property where one or more protected trees are to remain on the property after development is completed, the applicant shall deposit cash or other acceptable security with the department on a per tree basis in the amount of \$1,000 per tree, or as otherwise established by the applicable tree removal permit or discretionary development approval.
- (b) To guarantee the health of the protected tree, the department will retain the deposit for a two-year period beginning when construction is completed.
- (c) The applicant may request that the department relinquish all or a portion of the deposit during the two-year period for the cost to prepare an arborist report, or for expenses directly related to preserving the health of the protected tree or, if the protected tree dies, planting and maintaining replacement trees.
- (d) The department will relinquish any remaining deposit funds to the applicant upon termination of the two-year period. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.808 Damage during construction.** A property owner shall notify the department of any damage that occurs to a protected tree during construction. The department may require, at the property owner's expense, an arborist report to evaluate the extent of damage to the protected tree. If the damaged tree dies, or if an arborist report finds that the tree is likely to die due to the damage or has suffered significant damage, the property owner shall plant replacement trees consistent with the requirements of Section 816-6.802. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.810 Tree removal only after issuance of building or grading permit.** An approved tree removal permit that is connected with proposed development shall require that a protected tree that is approved for removal may not be removed until a grading or building permit for the proposed development is issued. (Ords. 2025-XX § 2, 94-59, 94-22.)

### **Article 816-6.10 Enforcement**

**816-6.1002 Separate offense.** Each tree damaged or removed in violation of this chapter constitutes a separate offense. (Ords. 2025-XX § 2, 94-59, 94-22.)

**816-6.1004 All remedies.** The County may seek compliance with this chapter by any remedy allowed under this code, including but not limited to administrative fines and any other remedy allowed by law. (Ords. 2025-XX § 2, 94-59, 94-22.)

**SECTION III.** Chapter 816-4 of the County Ordinance Code is deleted in its entirety.

**SECTION IV.** Section 26-2.2102 of the County Ordinance Code is amended to read:

**26-2.2102 Decisions without public hearing.** Unless otherwise required by this article, the zoning administrator may, without public hearing, decide applications for any of the following:

- (a) A variance permit pursuant to subsection (1) of Section 26-2.1204.
- (b) A minor subdivision pursuant to subsection (3) of Section 26-2.1204, including an application for improvement exceptions.
- (c) A small lot occupancy permit pursuant to subsection (c) of Section 82-10.002.
- (d) A wireless facility access permit pursuant to Chapter 88-24.
- (e) A short-term rental permit that does not meet one or more of the short-term rental regulations specified in Section 88-32.602.
- (f) An industrial hemp cultivation permit renewal pursuant to Section 88-34.412.
- (g) A sign permit pursuant to Chapter 88-6.
- (h) A tree removal permit pursuant to Chapter 816-6. (Ords. 2025-XX § 4, 2022-03 § 3, 2021-21 § 3, 2020-12 § 3, 2020-01 § 3, 2017-11 § 3, 2016-11 § 3, 2011-05 § 5, 95-51 § 3, 80-87 § 2: See Gov. C. § 65901.)

**SECTION V. EFFECTIVE DATE.** This ordinance becomes effective 30 days after passage, and within 15 days after passage shall be published once with the names of supervisors voting for or against it in the East Bay Times, a newspaper published in this County.

PASSED on \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: MONICA NINO,  
Clerk of the Board of Supervisors

\_\_\_\_\_  
Board Chair

ORDINANCE NO. 2025-XX

**DRAFT March 2025**

and County Administrator

By:

\_\_\_\_\_  
Deputy

[SEAL]

KCK:

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**Table 1. Key Provisions of Proposed Tree Protection Ordinance (3/25/25)**

Parameter	Summary of Proposed Provision
What types of trees are proposed to be protected?	<ul style="list-style-type: none"> <li>• All native and non-native trees (except Monterey pine and eucalyptus) that meet minimum size threshold (see Table 2)</li> <li>• Designated heritage tree</li> <li>• Tree shown to be preserved in County planning approvals for the site</li> <li>• Tree required to be planted as a replacement tree</li> </ul>
What actions may require a permit?	Removal of a protected tree or trenching, grading or filling within the dripline of a protected tree
What type of permit?	No permit required for small trees. Ministerial permit required for mid-sized trees. Discretionary permit required for larger trees. (See Table 2)
Are there exceptions?	<p>Yes. Permit is not required to remove or impact a protected tree when:</p> <ul style="list-style-type: none"> <li>• hazardous situations exist (as determined by named officials)</li> <li>• there is prior approval</li> <li>• permit requirement is precluded by law</li> <li>• routine maintenance is being performed</li> <li>• harvest trees are grown at holiday tree farms, orchards or nurseries</li> <li>• performing rangeland management on ag properties &gt; 20 acres</li> <li>• property is located in a very high fire hazard severity zone</li> <li>• removing branches for defensible space (as specified)</li> <li>• minor work within dripline is proposed, including installing pavers or irrigation trenching &lt; 1 foot deep</li> </ul>
What are the permitting criteria?	<ul style="list-style-type: none"> <li>• Ministerial permits would be issued if review confirms tree is eligible</li> <li>• Discretionary permits require a detailed finding that the burden of protecting the tree outweighs the benefit or the work is necessary to enable reasonable use of property and no reasonable alternative exists.</li> </ul>
Other noteworthy aspects	Tree replacement and safeguards for remaining trees (discretionary only)

**Table 2. How Proposed Ordinance Would Apply to Distinct Types of Trees**

Type of Tree	Exempt (no permit required)	Ministerial Permit (no hearing/not appealable)	Discretionary Permit (hearing / appealable)
Non-coniferous	Circumference < 28" (diameter < 9" approx.)	Circumference from 28" to 56" (diameter 9" to 18" approx.), unless on "undeveloped" lot	Circumference > 56" (diameter > 18" approx.). If on "undeveloped" lot, circumference ≥ 28" (9" diameter)
Coniferous	Circumference < 48" (diameter < 15" approx.)	Circumference from 48" to 94" (diameter 15" to 30" approx.), unless on "undeveloped" lot	Circumference > 94" (diameter > 30" approx.). If on "undeveloped" lot, circumference ≥ 48" (15" diam.)
Multi-stem non-coniferous	Aggregate circum. < 42" (aggregate diameter < 13" approx.) Or one stem meets single-stem criteria.	Aggregate circumference from 42" to 84" inches (aggregate diameter 13" to 27" approx.) or one stem meets single-stem criteria, unless on "undeveloped" lot	Aggregate circumference > 84" (aggregate diameter > 27" approx) or 1 stem meets single-stem criteria. If on "undeveloped" lot, aggregate circum. ≥ 42" (13" diameter) or one stem meets single-stem criteria.
Multi-stem coniferous	Aggregate circum. < 66" (aggregate diameter < 21" approx.) Or one stem meets single-stem criteria.	Aggregate circumference from 66" to 132" inches (aggregate diameter 21" to 42" approx.) or one stem meets single-stem criteria, unless on "undeveloped" lot	Aggregate circumference > 132" (aggregate diameter > 42" approx) or 1 stem meets single-stem criteria. If on "undeveloped" lot, aggregate circum. ≥ 66" (21" diameter) or one stem meets single-stem criteria.
Monterey pine and eucalyptus	All such trees exempt from permitting	N/A	N/A

Note: Circumference and diameter measured at 4.5 feet above the ground.

**Table 3. Comparison of Current and Proposed Tree Protection Ordinances**

Provision/Scenario	Current	Proposed
Minimum tree circumference (diameter) to qualify as protected	20" (approx. 6.5")	Non-coniferous: 28" (approx. 9") Coniferous: 48" (approx. 15")
Tree species covered	Native only, except on undeveloped/commercial properties	All except Monterey pine & eucalyptus
Rules depend heavily on site context?	Yes. Tree that is not part of a stand of 4+ trees may not be protected. Rules also depend upon zoning, developability, etc.	No. The only exception is that no protected tree on undeveloped properties may receive a ministerial permit.
Process	Staff determination appealable to Planning Commission, etc.	Ministerial for mid-size trees. Larger trees heard at Zoning Administrator. Appealable.
<b>Example scenarios:</b>		
44" diameter oak on built-out residential lot, not part of stand	No permit required	Discretionary permit required. ZA hearing. Appealable to CPC, etc.
29" diameter redwood on built-out residential lot, not part of stand	No permit required	Ministerial permit required. Not appealable.
8" diameter redwood on built-out residential lot, part of stand of 4	Permit required. Appealable to Planning Commission, etc.	No permit required
10" diameter oak on <u>undeveloped</u> residential lot, part of stand of 4	Permit required. Appealable to Planning Commission, etc.	Discretionary permit required. ZA hearing. Appealable to CPC, etc.
4" diameter oak on <u>undeveloped</u> residential lot, part of stand of 4	Permit required. Appealable to Planning Commission, etc.	No permit required

## Chapter 816-6 - TREE PROTECTION AND PRESERVATION

### Article 816-6.2. Title and Purpose

#### 816-6.2002 - Title.

This chapter shall be known as the "tree protection and preservation ordinance" of Contra Costa County.

(Ords. 94-59, 94-22).

#### 816-6.2004 - Purpose.

This chapter provides for the preservation of certain protected trees in the unincorporated area of this county. In addition, this chapter provides for the protection of trees on private property by controlling tree removal while allowing for reasonable enjoyment of private property rights and property development for the following reasons:

- (1) The county finds it necessary to preserve trees on private property in the interest of the public health, safety and welfare and to preserve scenic beauty.
- (2) Trees provide soil stability, improve drainage conditions, provide habitat for wildlife and provide aesthetic beauty and screening for privacy.
- (3) Trees are a vital part of a visually pleasing, healthy environment for the unincorporated area of this county.

(Ords. 94-59, 94-22).

#### 816-6.2006 - Coordination.

This chapter's requirements are intended to be in addition to those otherwise required by this code. In the case of any conflicts, the director shall determine the requirements applicable and the director's decision shall be final in the absence of a timely filed appeal pursuant to Chapter 26-2.

(Ords. 94-59, 94-22).

### Article 816-6.4. Definitions

#### 816-6.4002 - Generally.

The definitions in this article govern the construction of this chapter, unless the context otherwise requires.

(Ords. 94-59, 94-22).

816-6.4004 - Arborist.

"Arborist" means a person currently certified by the Western Chapter of the International Society of Arboriculture, as an expert on the care of woody trees, shrubs and vines in the landscape, a consulting arborist who satisfies the requirements of the American Society of Consulting Arborists or such other arborist who, after review by the director, is determined to meet the standards established for certified or consulting arborists hereinabove described.

(Ords. 94-59, 94-22).

816-6.4006 - Arborist report.

An arborist report is a report prepared by an arborist on:

- (1) The possible impact of development on trees or existing tree condition;
- (2) The impact of any alteration; and/or
- (3) Restorative or other remedial action that might be feasible to address tree alterations.

(Ords. 94-59, 94-22).

816-6.4008 - Department.

"Department" means the community development department.

(Ords. 94-59, 94-22).

816-6.4010 - Development.

"Development" means any modification of land for human use from its existing state which requires a discretionary entitlement for its establishment or a building and/or grading permit involving a protected tree or trees.

(Ords. 94-59, 94-22).

816-6.4012 - Development application.

A development application is an application for development (as defined in this article) requiring either ministerial or discretionary approvals including design review, use permits, subdivisions, rezoning applications, building and/or grading permits.

(Ords. 94-59, 94-22).

#### 816-6.4014 - Director.

"Director" means the director of community development or the director's designee.

(Ord. No. 2024-23, § III(Exh. A), 12-3-24; Ords. 94-59, 94-22).

#### 816-6.4015 - Riparian.

Riparian vegetation is found along creeks and streams. Runoff streams that only carry runoff during the rain seasons in this area are known to support significant riparian vegetation.

(Ords. 94-59, 94-22).

#### 816-6.4016 - Routine pruning.

"Routine pruning" means the removal of dead or dying, diseased, weak or objectionable branches of a tree in a reasonable and scientific manner which does not structurally harm the tree.

(Ords. 94-59, 94-22).

#### 816-6.4018 - Topping.

"Topping" is the removal of the upper twenty-five percent or more of a tree's trunk(s) or primary leader.

(Ords. 94-59, 94-22).

#### 816-6.4020 - Tree.

"Tree" means a large woody perennial plant with one or more trunks, branches and leaves, not including shrubs shaped to tree forms.

(Ords. 94-59, 94-22).

#### 816-6.4022 - Tree removal.

"Tree removal" means the destruction of any protected tree by cutting, regrading, girdling, interfering with water supply, applying chemicals or by other means.

(Ords. 94-59, 94-22).

#### 816-6.4024 - Undeveloped property.

"Undeveloped property" is:

(1)

A parcel of private land which is vacant or a developed parcel which has remaining development potential;

(2) A parcel of land which can be further divided in accordance with zoning regulations of the county;

(3) A parcel of land on which the structures are proposed to be demolished or relocated.

(Ords. 94-59, 94-22).

### **Article 816-6.6. Protected Trees**

#### **816-6.6002 - Prohibition.**

No person shall trench, grade or fill within the dripline of any protected tree or cut down, destroy, trim by topping or remove any protected tree on private property within the county without a tree permit, except as provided for in Section 816-4.1002.

(Ords. 94-59, 94-22).

#### **816-6.6004 - Protected trees.**

A protected tree is any one of the following:

(1) On all properties within the unincorporated area of the county:

(A) Where the tree to be cut down, destroyed or trimmed by topping is adjacent to or part of a riparian, foothill woodland or oak savanna area, or part of a stand of four or more trees, measures twenty inches or larger in circumference (approximately 6.5 inches in diameter) as measured four and one-half feet from ground level, and is included in the following list of indigenous trees: *Acer macrophyllum* (Bigleaf Maple), *Acer negundo* (Box Elder), *Aesculus californica* (California Buckeye), *Alnus Rhombifolia* (White Alder), *Arbutus menziesii* (Madrone), *Heteromeles arbutifolia* (Toyon), *Juglans Hindsii* (California Black Walnut), *Juniperus californica* (California Juniper), *Lithocarpus densiflora* (Tanoak or Tanbark Oak), *Pinus attenuata* (Knobcone Pine), *Pinus sabiniana* (Digger Pine), *Platanus Racemosa* (California Sycamore), *Populus fremontii* (Fremont Cottonwood), *Populus trichocarpa* (Black Cottonwood), *Quercus agrifolia* (California or Coast Live Oak), *Quercus chrysolepis* (Canyon Live Oak), *Quercus douglasii* (Blue Oak), *Quercus kelloggii* (California Black Oak), *Quercus lobata* (Valley Oak), *Quercus wislizenii* (Interior Live Oak), *Salix lasiandra* (Yellow Willow), *Salix laevigata* (Red Willow), *Salix lasiolepis* (Arroyo Willow), *Sambucus callicarpa* (Coast Red Elderberry), *Sequoia sempervirens* (Coast Redwood), *Umbellularia californica* (California Bay or Laurel);

(B) Any tree shown to be preserved on an approved tentative map, development or site plan or required to be retained as a condition of approval;

(C) Any tree required to be planted as a replacement for an unlawfully removed tree.

- (2) On any of the properties specified in subsection (3) of this section:
  - (A) Any tree measuring twenty inches or larger in circumference (approximately six and one-half inches diameter), measured four and one-half feet from ground level including the oak trees listed above;
  - (B) Any multistemmed tree with the sum of the circumferences measuring forty inches or larger, measured four and one-half feet from ground level;
  - (C) And any significant grouping of trees, including groves of four or more trees.
- (3) Specified properties referred to in subsection (2) of this section includes:
  - (A) Any developed property within any commercial, professional office or industrial district;
  - (B) Any undeveloped property within any district;
  - (C) Any area designated on the general plan for recreational purposes or open space;
  - (D) Any area designated in the county general plan open space element as visually significant riparian or ridge line vegetation and where the tree is adjacent to or part of a riparian, foothill woodland or oak savanna area.

(Ords. 94-59, 94-22).

#### **Article 816-6.8. Applications**

##### **816-6.8002 - Permit requirement.**

Any person proposing to trench, grade or fill within the dripline of any protected tree or cut down, destroy, trim by topping or remove any protected tree shall apply to the department for a tree permit, not less than ten days prior to the proposed tree removal or tree alterations.

Persons who would be eligible to apply for three or more individual tree permits under provisions of this chapter may apply for a collective tree permit for the site.

(Ords. 94-59, 94-22).

##### **816-6.8004 - Application.**

In addition to any other applicable requirements of this code and county ordinances, the application shall include the following information and items:

- (1) The number, size (including height and diameter measured four and one-half feet above ground), species, location, dripline and condition of each tree proposed to be altered or removed;
- (2) The reason(s) for alteration or removal;
- (3)

A plot plan showing the approximate location of all trees on the site, including those proposed to remain;

- (4) Proposed method of tree alteration or removal;
- (5) Information indicating the effect of tree alteration or removal on soil stability and erosion if located on a steep slope or near any creek;
- (6) The signature of the property owner or if the permit is requested by someone other than the owner, a written authorization from the owner;
- (7) Photographs of the tree/s to be affected by grading or trenching, topping or removal;
- (8) A list and set of stamped envelopes addressed to adjacent property owners and other individuals and organizations as may otherwise be indicated by the director of community development. Such envelopes, with no return address, shall be required for notification of the tentative decision to grant a tree permit;
- (9) Additional information as may be required by the county upon review of the above information;
- (10) Application and permit fees.

(Ords. 94-59, 94-22).

#### 816-6.8006 - Review and site inspection.

Prior to making a decision, the director or the director's designee shall review the application using the criteria and factors specified in this article. Application review may include a site visit.

(Ord. No. 2024-23, § III(Exh. A), 12-3-24; Ords. 94-59, 94-22).

#### 816-6.8008 - Arborist or forester report.

If the reasons for alteration or removal relate to the health of the tree or if grading, trenching or filling is proposed under the dripline of an existing tree, or the review is of a collective tree permit and the director determines that more technical expertise is necessary to make the decision, a report prepared by an arborist may be required, to be paid for by the applicant.

(Ords. 94-59, 94-22).

#### 816-6.8010 - Factors.

In granting or denying the tree permit the following factors shall be considered:

- (1) General.
  - (A) The proximity and number of other trees in the vicinity;
  - (B) The relationship of the subject property to general plan open space or open space plans and policies.

(2) For Approval.

- (A) The arborist report indicates that the tree is in poor health and cannot be saved;
- (B) The tree is a public nuisance and is causing damage to public utilities or streets and sidewalks that cannot be mitigated by some other means (such as root barriers etc.);
- (C) The tree is in danger of falling and cannot be saved by some other means (such as pruning);
- (D) The tree is damaging existing private improvements on the lot such as a building foundation, walls, patios, decks, roofs, retaining walls, etc.;
- (E) The tree is a species known to be highly combustible and is determined to be a fire hazard;
- (F) The proposed tree species or the form of the tree does not merit saving (i.e., a tree stunted in growth, poorly formed, etc.);
- (G) Reasonable development of the property would require the alteration or removal of the tree and this development could not be reasonably accommodated on another area of the lot;
- (H) The tree is a species known to develop weaknesses that affect the health of the tree or the safety of people and property. These species characteristics include but are not limited to short lived, weak wooded and subject to limb breakage, shallow rooted and subject to toppling.
- (I) Where the arborist or forester report has been required, and the director is satisfied that the issuance of a permit will not negatively affect the sustainability of the resource.

(3) For Denial.

- (A) The applicant seeks permission for the alteration or removal of a healthy tree that can be avoided by reasonable redesign of the site plan prior to project approval (for nondiscretionary permits);
- (B) It is reasonably likely that alteration or removal of the tree will cause problems with drainage, erosion control, land stability, windscreen, visual screening, and/or privacy and said problems cannot be mitigated as part of the proposed removal of the tree;
- (C) The tree to be removed is a member of a group of trees in which each tree is dependent upon the others for survival;
- (D) The value of the tree to the neighborhood in terms of visual effect, wind screening, privacy and neighboring vegetation is greater than the hardship to the owner;
- (E) If the permit involves trenching or grading and there are other reasonable alternatives including an alternate route, use of retaining walls, use of pier and grade beam foundations and/or relocating site improvements;

(F) Any other reasonable and relevant factors specified by the director.

(Ords. 94-59, 94-22).

#### 816-6.8012 - Decision.

The director shall grant or deny tree permits in accordance with this chapter and code. If a permit is granted, the director may attach conditions to insure compliance with this chapter and code. These conditions may include a requirement to replace any or all trees on a comparable ratio of either size or quantity. Single tree permits shall be valid for a period of ninety days and may be renewed for additional periods by the director upon request by the applicant. Collective tree permits shall be valid for a period of time to be determined by the director based upon individual circumstances.

If a permit is denied, the director shall state the reason for denial. Notice of decision shall be mailed to the applicant.

(Ords. 94-59, 94-22).

#### 816-6.8014 - Appeals.

Any person may appeal the director's decision within ten calendar days of the director's decision to the planning commission having jurisdiction in accordance with Chapter 26-2. Further appeals may be made as provided by Chapter 26-2. Appeals shall be made in writing and state the specific reasons why the decision does not meet the criteria and factors for granting or denial of a permit as stated in this chapter.

(Ords. 94-59, 94-22).

### Article 816-6.10. Permit Exceptions

#### 816-6.1002 - No permit.

A tree permit is not required for the following situations:

- (1) Hazardous Situation. Any tree whose condition creates a hazardous situation which requires immediate action as determined by the director, building inspector, sheriff, involved fire district or a utility company to protect its facilities. During off-hours, when officials described above are unavailable, the hazardous situation may be corrected and a report of the incident and description of the hazard shall be submitted to the director within ten days of the incident.
- (2) Prior Approval. Any tree whose removal was specifically approved as a part of an approved development plan, subdivision, other discretionary project or a building permit.
- (3) Routine pruning not involving topping or tree removal.
- (4)

Commercial plantings. Planting, removal and harvesting in connection with Christmas tree farms, orchards and nurseries.

- (5) Rangeland Management. Normal activities associated with range management and the disposition of wood incidental to rangeland management on agriculturally zoned properties (with each parcel containing at least twenty acres but also including properties in adjacent common ownership interest of at least twenty acres), will not require a tree permit.
- "Rangeland management activities" are defined as including, but not limited to, the clearing and thinning of trees for purposes of reducing fire risk or enhancement of forage production, removing obstruction to stormwater runoff flow, maintaining adequate clearance on range roads and fire trails, fencing maintenance and protecting equipment and constructions.
- (6) Public Agencies/Utilities. Trimming and clearing within public agency or utility easements and rights-of-way for maintenance of easement or right-of-way will not require a tree permit.
- Lands owned by public utilities and used for administrative purposes or uses unrelated to the public service provided by the utility are not exempted under this provision.

(Ords. 94-59, 94-22).

#### 816-6.1004 - Proposed development.

- (a) On any property proposed for development approval, tree alterations or removal shall be considered as a part of the project application.
- (b) All trees proposed to be removed, altered or otherwise affected by development construction shall be clearly indicated on all grading, site and development plans. Except where the director otherwise provides, a tree survey shall be submitted as a part of the project application indicating the number, size, species and location of the dripline of all trees on the property. This survey shall be overlaid on the proposed grading and development plans. The plan shall include a tabulation of all trees proposed for removal.
- (c) The granting or denial of a tree removal program which is a part of a development proposal covered by this section shall be subject to Sections 816-6.8008 and 816-6.8014. A separate tree removal permit shall not be required.

(Ords. 94-59, 94-22).

### **Article 816-6.12. Tree Protection**

#### 816-6.1202 - Tree protection.

Except where otherwise provided by the involved development's conditions of approval or approved permit application, on all properties where trees are required to be saved during the course of development, the developer shall follow the following tree preservation standards:

- (1) Prior to the start of any clearing, stockpiling, trenching, grading, compaction, paving or change in ground elevation on a site with trees to be preserved, the applicant shall install fencing at the dripline or other area as determined by an arborist report of all trees adjacent to or in the area to be altered. Prior to grading or issuance of any permits, the fences may be inspected and the location thereof approved by appropriate county staff.
- (2) No grading, compaction, stockpiling, trenching, paving or change in ground elevation shall be permitted within the dripline unless indicated on the grading plans approved by the county and addressed in any required report prepared by an arborist. If grading or construction is approved within the dripline, an arborist may be required to be present during grading operations. The arborist shall have the authority to require protective measures to protect the roots. Upon completion of grading and construction, an involved arborist shall prepare a report outlining further methods required for tree protection if any are required. All arborist expense shall be borne by the developer and applicant unless otherwise provided by the development's conditions of approval.
- (3) No parking or storing vehicles, equipment, machinery or construction materials, construction trailers and no dumping of oils or chemicals shall be permitted within the dripline of any tree to be saved.

(Ords. 94-59, 94-22).

#### 816-6.1204 - Deposit conditions.

Prior to the issuance of any grading or building permit for a property where trees are required by this chapter to be saved, the owner or developer shall deposit cash or other acceptable security with the department on a per tree basis in the amount established by the involved development's conditions of approval or approved applications.

As required, the county may hold the deposit for a two-year period to guarantee the health of the trees for a two-year period upon completion of construction. In addition, the applicant or developer may be required to enter into a tree maintenance agreement secured by said deposit/bond by which they agree to maintain said trees in a living and viable condition throughout the term of the agreement. This agreement may be transferred to any new owner of the property for the remaining length of the agreement.

(Ords. 94-59, 94-22).

#### 816-6.1206 - Construction tree damage.

A development's property owner or developer shall notify the department of any damage that occurs to any tree during the construction process. The owner or developer shall repair any damage as determined by an arborist designated by the director.

Any tree not approved for destruction or removal that dies or is significantly damaged as a result of construction or grading shall be replaced with a tree or trees of equivalent size and of a species as approved by the director to be reasonably appropriate for the particular situation.

(Ords. 94-59, 94-22).

#### 816-6.1208 - Violations.

Violations of this chapter are punishable and may be corrected in any manner provided by this code or as otherwise allowed by law. Each tree damaged or removed in violation of this chapter shall constitute a separate offense.

(Ords. 94-59, 94-22).



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1631

**Agenda Date:** 4/28/2025

**Agenda #:** 6.

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Advisory Board: SUSTAINABILITY COMMISSION

Subject: RECEIVE Report on Clean and Efficient Built Environment section of the Climate Action and Adaptation Plan and PROVIDE DIRECTION, as needed

Department: Conservation and Development

Presenter: Demian Hardman-Saldana, Principal Planner

Contact: (925) 655-2816, [demian.hardman@dcd.cccounty.us](mailto:demian.hardman@dcd.cccounty.us) <<mailto:demian.hardman@dcd.cccounty.us>>

### **Referral History and Update:**

As part of the Commission's adopted Work Plan for 2025, the Commission requested that specific topic areas of the County's 2024 Climate Action and Adaptation Plan (CAAP) be presented at each Commission meeting.

Staff will provide a report on the CAAP Strategy and Implementation Actions identified in the Clean and Efficient Built Environment section of the CAAP.

### **Recommendation(s)/Next Step(s):**

RECEIVE Report on Clean and Efficient Built Environment section of the Climate Action and Adaptation Plan and PROVIDE DIRECTION, as needed

### **Fiscal Impact (if any):**

None.

# Report on Clean and Efficient Built Environment Section of Climate Action and Adaptation Plan

SUSTAINABILITY COMMISSION  
APRIL 28, 2025

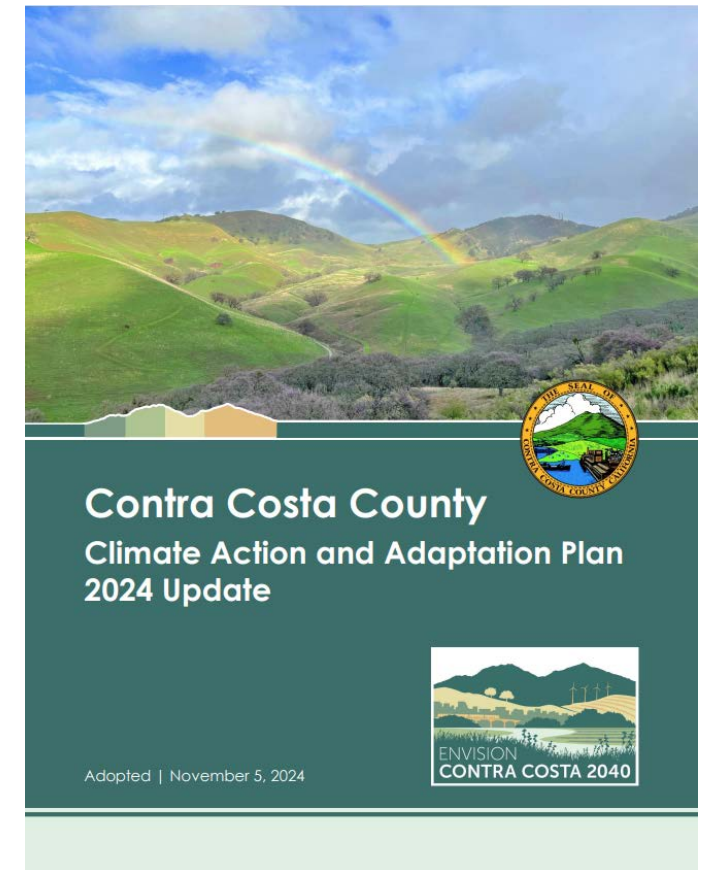
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Demian Hardman-Saldana  
Department of Conservation and Development  
Contra Costa County  
(925) 655-2816 - [Demian.Hardman@dcd.cccounty.us](mailto:Demian.Hardman@dcd.cccounty.us)



# Background

- Board of Supervisors adopted the Climate Action and Adaptation Plan (CAAP) 2024 Update on November 5, 2024
- CAAP was developed with the 2045 General Plan through the Envision Contra Costa process
- 4 themes are interwoven through both plans:
  - Environmental justice
  - Community health
  - Economic development
  - Sustainability
- CAAP is County's strategic plan to address climate change by reducing greenhouse gas (GHG) emissions, improving climate resilience and adaptation, and promoting equity on climate issues
- Includes strategies for community-facing programs and County operations



Sector	2005 MTCO <sub>2</sub> e	2013 MTCO <sub>2</sub> e	2017 MTCO <sub>2</sub> e	Percent change 2017 from 2013	2017 Percent of Total
Residential energy	274,690	258,420	252,730	-8%	20.7%
Nonresidential energy	118,740	125,350	122,040 *†	3%	10%
Solid waste	48,450	26,540	25,570	-47%	2%
Landfill	193,950	196,500	197,710	2%	16%
On-road transportation	628,200	651,130	550,490 †	-12%	45%
BART	2,300	2,680	1,350	-41%	.001%
Off-road equipment	71,880	66,230	17,580	-76%	.01%
Water and wastewater	8,080	7,400	5,690	-30%	.004%
Agriculture	57,320	58,200	46,180	-19%	3.7%
<b>Total</b>	<b>1,403,610</b>	<b>1,392,450</b>	<b>1,219,340</b>	<b>-13%</b>	
* 2013 data used as a proxy.					
† Subject to potential revisions as new data become available. MTCO <sub>2</sub> e = metric tons equivalent of carbon dioxide					

**Transportation  
and buildings are  
key emissions  
sources we can  
influence.**



# CAAP Goals

- Strategies and actions support the State's GHG emissions reduction goals through 2045, as established by State laws and regulations
  - Reduce community-wide GHG emissions by 40 percent from the 1990 levels by 2030.
  - Reduce community-wide GHG emissions by at least 85 percent from the 1990 levels by 2045 and be on a pathway to support statewide carbon neutrality by 2045.
- Improving community resilience to climate hazards through adaptation

# CAAP Strategies:

# Clean and Efficient Built Environment

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*Homes, workplaces, and businesses in unincorporated Contra Costa County run efficiently on clean energy.*

# Achieving State Greenhouse Gas Reduction Targets Will Require Going All-Electric

- In 2019 residential structures accounted for 19% of Contra Costa County's total GHG emissions
- Meeting California's statewide GHG emission reduction targets will require a fuel source transition in residential buildings from natural gas to all-electric

## Proportion of GHG Emissions, 2019

Sector	2019
Transportation	47%
Energy - Residential	19%
Energy - Nonresidential	9%
Solid waste	22%
Agriculture	4%
Off-road equipment	5%
Water and wastewater	Less than 1%
BART	Less than 1%
Land use and sequestration	-7%
Total Annual MTCO <sub>2</sub> e	100%
Note: Total may not equal the sum of individual rows due to rounding.	

Source: Updated 2024 CAAP

# Clean and Efficient Built Environment

## Community-Facing Programs

- **Adopt new or modified reach codes** that require higher energy efficiency and lower GHG emissions
- Support **energy efficient and carbon-free** retrofits in homes and businesses through education, policies, and programs
- Create a County **roadmap** to support converting buildings to rely on low-carbon or carbon-free energy using an equitable framework
- Study what the County should do to support **low-carbon concrete**
- Encourage project applicants to incorporate **sustainable building strategies, solar, and battery storage** into their projects
- Explore opportunities to install **community solar**

## County Operations

- Design and **construct new County facilities to be zero-net energy**
- **Track energy and water use** and **conduct upgrades** of County facilities, including conversion to all-electric space and water heating
- Continue enrolling County facilities' electricity accounts in **MCE's Deep Green** tier
- Explore developing **microgrids** for County facilities



# BE-1: Require and incentivize new buildings and additions in unincorporated Contra Costa County to be low-carbon or carbon neutral

- Adopt new or modified reach codes that exceed the California Building Standards Code, as the State updates the Building Code every three years, to require the use of low-carbon intensive energy sources, to achieve higher levels of energy performance, and to achieve lower levels of GHG emissions. (COS-A14.4)
  - October 1, 2024, County Board of Supervisors adopted Ordinance No. 2024-17 amending the CA Energy Code to increase energy efficiency standards for certain newly constructed buildings. Becomes effective May 1, 2025.
- Maintain, update, and publicize County ordinances and programs requiring new residential buildings, hotels, offices, and retail to be more energy efficient, with low levels of greenhouse gas emissions. Evaluate the feasibility of including other building types as appropriate. (COS-A14.5) – ONGOING, as reflected above.
- Design and construct new County facilities to be zero-net energy to the extent feasible. (COS-P14.8) – UPDATE from County Facilities staff at future meeting on this.

## BE-1 continued...



Provide educational materials to encourage project applicants to incorporate passive solar design features into new developments and significant alterations and additions. – **In development, expect to be completed in Summer/Fall**



Promote sustainable building strategies and designs, including small and “tiny” homes, to project applicants as site appropriate. Consider requiring sustainable features as a condition of approval, including reuse of materials to minimize embedded carbon. – **In development, expect to be completed by end of year**



Provide educational and technical resources to advance the adoption of heat pump water heater and heat pump space heating in buildings in support of BAAQMD Regulation 9, Rule 4, and Regulation 9, Rule 6, which will mandate that replacement and new water heaters (2027 and 2031), and space heaters (2029) are zero NOx. (COS-A14.10). – **Have a County Sustainability Resources webpage on building incentive programs. Looking on how to expand on this.**

## BE-2: Retrofit existing buildings and facilities in the unincorporated county, and County infrastructure, to reduce energy use and convert to low-carbon or carbon-free fuels

- Create a County policy or program to facilitate making existing residential and nonresidential buildings more energy-efficient and powered by carbon-free energy. (COS-A14.6) – **Work of Draft Clean Energy Roadmap to inform on this.**
- Create a detailed County roadmap to convert existing homes and businesses to use low-carbon or carbon-free appliances. The roadmap should include steps to support converting buildings to rely on low-carbon or carbon-free energy using an equitable framework that minimizes the risk of displacement or significant disruptions to existing tenants. (COS-A14.7) – **Draft Clean Energy Roadmap released for public Comment in March 2025.**
- Provide educational and technical resources to advance the adoption of heat pump water heater and heat pump space heating in buildings. – **Have a County Sustainability Resources webpage on building incentive programs.**

## BE-2 Continued...



Evaluate options for incentivizing and requiring additions and alterations to be energy efficient and to achieve the lowest feasible levels of GHG emissions, including upgrades to the building electric panel, as needed.  
(COS-A14.8) – **In development, in coordination with Clean Energy Roadmap.**



Ensure County-led and supported retrofit programs incentivize and prioritize conversion of buildings built before 1980 and emphasize assistance to owners of properties that are home to very low-, low-, and moderate- income residents and/or located in Impacted Communities, as permitted by available funding.  
(COS-A14.9) – **Launched Bay Point/Pittsburg Energy Enhancement Pilot Program that meets this criteria.**



Explore opportunities, in collaboration with partner agencies, to create new incentives or publicize existing ones to support updating existing buildings to achieve the lowest feasible levels of GHG emissions. **ONGOING**  
– **Do this through Energy Efficiency Collaborative, Sustainability Exchange and new All-Electric Working Group.**

## BE-2 Continued...

- Work to continue to obtain funding with partners such as BayREN and MCE to implement a program or programs to provide reduced-cost or free energy-efficiency and zero-carbon retrofits to local small businesses and households earning less than the area median income, in support of the Contra Costa County Asthma Initiative, Contra Costa County Weatherization Program, similar County programs, other nonprofit partners, and other health equity efforts for Impacted Communities. Support the use of low-emitting materials, including paints and carpeting, in retrofits to improve indoor air quality.

**ONGOING...**

- In partnership with MCE and BayREN, continue to support voluntary home and business energy efficiency retrofits, including all-electric measures. **ONGOING..**
- Partner with community groups and MCE to establish an induction cooktop education program for county residents. (Initiated in 2024.) – **Planning this year.**
- Facilitate participation by homes and businesses in demand response programs. – **ONGOING....**
- Continue to conduct energy and water tracking activities, audits, and upgrades of County facilities, including conversion of feasible County facilities to all-electric space and water heating. – **UPDATE from County Facilities staff at future meeting on this.**

# BE-2 Continued...



Advocate for modifications to the federal Weatherization Assistance Program that expand eligible measures to include whole building clean energy improvements, such as wall insulation, duct sealing, electric panel upgrades, electric heat pumps, and related measures. Advocate for an increase in the income eligibility limits for the Weatherization Assistance Program. – **Coordinating with County Weatherization Program to implement.**



Implement requirements for cool roofs and light-colored, nonreflective permeable paving materials as part of retrofit, repair, and replacement activities, using recycled materials or other materials with low embedded carbon as feasible and as established by the Building Standards Code. – **In development. Planning to evaluate previous work done on this topic this calendar year.**

## BE-3: Increase the amount of electricity used and generated from renewable sources in the county



Require new commercial parking lots with 50 or more spaces to mitigate heat gain through installation of shade trees, solar arrays, or other emerging cooling technologies. Prioritize the use of solar arrays where feasible and appropriate. (HS-P8.3) – **In development.**



Encourage property owners to pursue financial incentives for solar installations and energy storage technologies, such as battery storage systems, on new and existing buildings. – **ONGOING...**



Work with MCE to increase enrollment, especially in the Deep Green tier. – **ONGOING...**



Continue to enroll all eligible, non-solar-equipped County facility electricity accounts in MCE territory in the Deep Green tier. – **ONGOING...Update from County Facilities staff at future meeting on this.**

## BE-3 Continued...



Work with the Contra Costa County Fire Protection District and other organizations that provide fire protection services to provide education and promote incentives for battery storage systems that can increase the resilience of homes and businesses to power outages. – **In development.**



Encourage installation of battery storage systems in new and existing buildings, especially buildings with solar energy systems and buildings that provide essential community services. (COS-P14.7) – **ONGOING... Looking at updating website content/info on subject.**



Provide information about battery storage systems with all applications for new home construction and solar panel installations. – **In development.**



Pursue implementation of recommendations of the 2018 Renewable Resource Potential Study. **ONGOING...**

## BE-3 Continued...



- Evaluate the least-conflict feasible locations for stand-alone battery storage systems and modify land use regulations to enable such use in these locations. – **In development.**
- Explore the technical and economic feasibility of developing and operating microgrids in Contra Costa County, and for County facilities. (Supported by COS-P14.3 and COS-A14.2) – **In development.**
- Explore opportunities to install community solar projects with battery backup to provide clean energy to Impacted Communities. – **In development.**

# THANK YOU!

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# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1632

**Agenda Date:** 4/28/2025

**Agenda #:** 7.

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Advisory Board: SUSTAINABILITY COMMISSION

Subject: Report on Staff Activities that Support Sustainability Goals

Department: Conservation and Development

Presenter: Jody London, Sustainability Coordinator

Contact: 925-655-2815, [jody.london@dcd.cccounty.us](mailto:jody.london@dcd.cccounty.us) <<mailto:jody.london@dcd.cccounty.us>>

### **Referral History and Update:**

This is a standing item of the Commission. At each Commission meeting Sustainability staff provides a report on key County staff sustainability activities. Attached is the report for April 2025.

### **Recommendation(s)/Next Step(s):**

RECEIVE Report on Staff Activities that Support Sustainability Goals

### **Fiscal Impact (if any):**

N/A

**SUSTAINABILITY STAFF REPORT FOR  
SUSTAINABILITY COMMISSION  
April 28, 2025**

Activities since the Sustainability Commission's meeting on February 24 2025, are listed below.  
Activities are keyed to goals in the 2024 Climate Action and Adaptation Plan.

ACTIVITY	2024 CAAP GOAL
<b>Department of Conservation and Development</b>	
Staff is in the process of entering into contract with the Ocean Protection Council's (OPC) for the Senate Bill 1 Sea Level Rise Adaptation Planning Grant, which was awarded in June 2024. The grant of almost \$1.5 million will support the development of the Contra Costa Resilient Shoreline Plan. Staff has been working with OPC to complete requirements to execute the grant and expect to receive the funds in April 2025.	Goal 5 – Resilient Communities and Natural Infrastructure
<p>Staff continues working to organize and plan the activities which will be funded by the U.S. Department of Energy's (DOE) Energy Efficiency and Conservation Block Grant (EECBG).</p> <p>Staff is working with a technical consultant, San Timoteo, to develop an inventory of existing buildings and cost analysis for transitioning the unincorporated County's existing building stock to all-electric. San Timoteo has already begun work on this task, and it is expected that the final Existing Buildings Inventory and Cost Analysis will be completed by the end of 2025.</p> <p>Staff is in the process of developing a contract with CoCoKids, under which CoCoKids and County staff will partner to identify licensed home-based childcare facilities that are eligible for energy efficiency and all-electric transition retrofits.</p> <p>Staff is currently developing a solicitation to select an entity to implement energy efficiency upgrades for licensed childcare facilities. Staff aims to release the solicitation in May 2025. This task has experienced delays due to complications in communications with the U.S. DOE, including a nationwide communication freeze imposed by the Federal Government between all Federal departments and local governments at the state, regional, and local level.</p>	<p>Goal 1 – Clean and Efficient Built Environment</p> <p>Goal 6 – Climate Equity</p>
Sustainability staff have been working with the Governor's Office of Land Use and Climate Innovation (LCI) on the budget and workplan for a \$750,000 grant that will fund development of an Urban Forest Management Plan. Staff are working with partners on the project (The Watershed Project, Sustainable Contra Costa, Civicorps, Workforce Development Board of Contra Costa County). A Request for Proposals for a technical consultant was released on April 18; bids are due May 12.	Goal 5 – Resilient Communities and Natural Infrastructure
On April 15, 2025, the Sustainability Team hosted the second meeting of the Contra Costa All-Electric Working Group. The primary goal for this meeting was to gather input and feedback on the Draft Clean Energy Roadmap for Existing Buildings which was released for public comment on March 25, 2025. The working group also finalized the logistics for future meetings and identified the	<p>Goal 1 – Clean and Efficient Built Environment</p> <p>Goal 7 - Leadership</p>

ACTIVITY	2024 CAAP GOAL
Q3/Q4 meeting deep-dive topics to explore, <i>All-Electric Policies: What Works?</i> and <i>Education on the Benefits of All-Electric Buildings</i> .	
On March 25, 2025, the Draft Clean Energy Roadmap for Existing Buildings was released for a 30-day public comment period. The Clean Energy Roadmap establishes a framework that the County can utilize to further progress related to transitioning the existing building stock in unincorporated Contra Costa County. Also included in the Clean Energy Roadmap is a section dedicated to the next steps and actions for staff. These include completion of an existing building inventory and all-electric transition cost analysis for unincorporated areas of the County, authority to engage with regulatory agencies and utilities, development of a community engagement strategy tailored to the specific needs of the County, and other actions such as seeking pre-approval from the Board of Supervisors to continue seeking funding for this work, implementing pilot projects where feasible, and continued analysis of policy options to identify those that are a good fit for Contra Costa County to pursue.	Goal 1 – Clean and Efficient Built Environment
<p>On January 6, 2025, the County received a grant award from the U.S. Environmental Protection Agency (EPA) for a \$19 million Community Change Grant for the North Richmond Community Resilience Initiative. The grant status has been listed as “suspended” in the EPA payment portal since March 10. On March 26, Senators Schiff and Padilla, along with other members of the U.S. Senate Committee on Environment and Public Works, issued a <a href="#">statement</a> that referenced a list of grants that EPA has targeted for termination; the list includes the grant for the North Richmond Community Resilience Initiative.</p> <p>On April 15, 2025, Federal Judge Mary McElroy <a href="#">issued a ruling</a> that EPA and other federal agencies unlawfully froze funds under IIJA and IRA and orders agencies to immediately resume disbursing money to all grant recipients. On April 17, 2025, the County sent an email to EPA to obtain immediate access to funds legally obligated to Contra Costa County. On April 21, 2025, Congressmen John Garamendi and Mark DeSaulnier sent a letter to EPA Administrator Lee Zeldin asking EPA to rescind the grant termination and conduct a comprehensive investigation into the lack of transparency and due process in EPA’s termination process.</p> <p>To date, the County has not received a notice of termination. Staff and grant partners are proceeding as they can.</p> <p>Urban Tilth, one of the grant partners, has more information about the North Richmond Community Resilience Initiative on its <a href="#">web site</a>. KTVU ran a <a href="#">story</a> about this on April 22.</p>	<p>Goal 1 – Clean and Efficient Built Environment</p> <p>Goal 5 – Resilient Communities and Natural Infrastructure</p> <p>Goal 6 – Climate Equity</p>
The County continues to implement the <a href="#">Bay Point/Pittsburg Energy Enhancement Pilot Program</a> , funded through a grant from the Keller Canyon Mitigation Fund. The first phase of the Pilot Program offers rebates to cover up to 50% of the project cost (maximum of \$8,000) for the installation of qualified electric heat pump heating, ventilation, and air conditioning (HVAC) systems in eligible single-family homes. Staff presented on the Pilot Program at the April 1 Bay Point Municipal Advisory Council meeting.	<p>Goal 1 – Clean and Efficient Built Environment</p> <p>Goal 6 – Climate Equity</p>

ACTIVITY	2024 CAAP GOAL
<p>Climate Emergency Resolution:</p> <ul style="list-style-type: none"> <li>• <i>Just Transition</i>. The Governing Board of the Green Empowerment Zone (GEZ) received an update from the UC Berkeley Labor Center on March 21 on a just transition economic development framework for Contra Costa County. The update—which came after the release of the final Contra Costa Refinery Transition Partnership Reports—also included research findings on a prioritization of clean energy manufacturing technology for the GEZ.</li> <li>• <i>Interdepartmental Climate Action Task Force</i>. The G3 Champion meeting on April 9 focused on active transportation and commute options. It included presentations on Bike to Work/Wherever Day, sustainable commute options and resources, and the commuter benefit for County employees. The G3 Champions also heard from Teresa Datar, a County employee and G3 Champion who is the 2025 Contra Costa County Bike Champion of the Year!</li> <li>• <i>All-Electric Building Ordinance</i>. The new ordinance that amends the County building code to increase energy efficiency standards for newly constructed residential buildings, offices, hotels, and retail buildings to meet the County's Climate Action Plan goals has been approved by the California Energy Commission and will go into effect on May 1, 2025. Staff has developed training materials to be used to train building department staff on the new energy efficiency requirements for single-family, multifamily, and specific non-residential (hotel, office, and retail) new construction.</li> </ul>	<p>Goal 1 – Clean and Efficient Built Environment Goal 7 - Leadership</p>
<p>The <a href="#">spring 2025</a> issue of the quarterly Sustainability in Contra Costa County newsletter was published on March 28, 2025. The newsletter included articles on the draft Clean Energy Roadmap, the Department of Public Works' Electric Vehicle Charger Ribbon-Cutting Event, energy efficiency toolkits, Earth Day celebrations, Bike to Work Day events, and more.</p>	<p>Goal 7 - Leadership</p>
<p>Staff organized the first quarter Sustainability Exchange on March 20, 2025. The meeting featured a presentation from Contra Costa Health Services staff about the Contra Costa County Green Business Program. Participants were invited to explore the process of certifying their own building through the Green Business Program and how to encourage local businesses to participate.</p>	<p>Goal 7 - Leadership</p>
<p>Staff organized the first quarter Energy Efficiency Collaborative on March 26, 2025. The Energy Efficiency Collaborative is a space for local government staff to coordinate on topics related to energy efficiency and all-electric buildings. Staff received updates on the new BayREN Single-Family Program – the EASE Home Program – and an overview of current programs available to support energy efficiency and all-electric upgrades for residential and commercial audiences.</p>	<p>Goal 1 – Clean and Efficient Built Environment Goal 7 - Leadership</p>
<p>The Sustainability Team welcomed Blake McPherson, its new Sustainability Service Corps Fellow, on March 3. Blake will help update the County's greenhouse gas emissions inventory, support the County's work on sea level rise planning, and provide general support to the Sustainability Team.</p>	<p>All</p>
<p>Sustainability staff continue to monitor state and federal grant opportunities and prepare to apply for projects that will support key climate goals around all-electric buildings, active transportation, sea level rise, climate resilience, and Just Transition.</p>	<p>All</p>

ACTIVITY	2024 CAAP GOAL
<b>Department of Public Works</b>	
On February 28, 2025, Public Works was awarded Highway Safety Improvement Program (HSIP) funds for two active transportation projects: (1) Treat Boulevard Corridor Improvements; and (2) Central County Crosswalks Improvements. The Treat Boulevard project will add bikeways to the road in the Contra Costa Centre area. The Central County project will improve pedestrian crossings for Center Avenue at Deodar Drive in Pacheco and Danville Boulevard at South Avenue in Alamo.	Goal 5 – Clean Transportation Network
<b>Ongoing</b>	
Staff participated in professional learning opportunities regarding environmental justice, carbon sequestration, climate resilience, communication and facilitation strategies, race and equity, and related.	All
Staff participated in regional activities.	All

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**Attachments**

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# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1633

**Agenda Date:** 4/28/2025

**Agenda #:** 8.

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Advisory Board: SUSTAINABILITY COMMISSION

Subject: Reports from Sustainability Commission Members and Alternates

Presenter: Demian Hardman-Saldana, Principal Planner

Contact: 925-655-2816, [demian.hardman@dcd.cccounty.us](mailto:demian.hardman@dcd.cccounty.us) <<mailto:demian.hardman@dcd.cccounty.us>>

### **Referral History and Update:**

This is a standing item of the Commission. Commission members and alternates may provide updates to the full Commission.

### **Recommendation(s)/Next Step(s):**

RECEIVE reports from Sustainability Commission members and alternates, and PROVIDE DIRECTION as needed.

### **Fiscal Impact (if any):**

None.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1634

**Agenda Date:** 4/28/2025

**Agenda #:** 9.

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Advisory Board: SUSTAINABILITY COMMISSION

Subject: Report from Sustainability Commission Chair and Identify Topics for next Report to the Committee on Sustainability

Presenter: Shoshana Wechsler, Chair

Contact: Commission Staff, Demian Hardman-Saldana, (925) 655-2816, [demian.hardman@dcd.cccounty.us](mailto:demian.hardman@dcd.cccounty.us)  
<<mailto:demian.hardman@dcd.cccounty.us>>

### **Referral History and Update:**

This is a standing item of the Commission. The Sustainability Commission Chair provides an update at each meeting to Commission members on the administration of the Commission, meetings of the Board of Supervisors Committee on Sustainability, and other issues of interest to the Commission.

### **Recommendation(s)/Next Step(s):**

RECEIVE Report from Sustainability Commission Chair and IDENTIFY TOPICS for next report to the Committee on Sustainability

### **Fiscal Impact (if any):**

None.