



ALAMEDACOUNTY

Environmental Justice Element

ADOPTED AUGUST 2024



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Environmental Justice Element

ADOPTED AUGUST 8, 2024

Resolution R-2024-600



COMMUNITY DEVELOPMENT AGENCY • PLANNING DEPARTMENT

224 W. Winton Avenue, Room 111, Hayward, CA 94544

in partnership with Alameda County Health's Public Health Department



Dig Deep Food Hub in Castro Valley. Mural design by Bobby Arte.

Contents



ENVIRONMENTAL JUSTICE ELEMENT

1. Introduction	1-1
1.1 Vision and Purpose	1-2
1.2 A Brief History of Environmental Justice	1-3
1.3 Senate Bill 1000	1-4
1.4 County EJ Initiatives.....	1-5
1.5 Relationship to Other General Plan Elements and Plans.....	1-8
1.6 Community Engagement.....	1-10
2. Priority Communities.....	2-1
2.1 Methodology for Identifying Priority Communities.....	2-2
2.2 Priority Communities.....	2-5
3. Existing Conditions.....	3-1
3.1 Population and Socioeconomic Characteristics (Pre-pandemic)	3-2
3.2 Pollution and Air Quality.....	3-12
3.3 Access to Public Facilities.....	3-21
3.4 Safe and Sanitary Homes & Neighborhoods.....	3-32
3.5 Access to Healthy Food	3-37
3.6 Health and Physical Activity.....	3-42
3.7 Civic Engagement	3-47
4. Goals, Policies, and Actions.....	4-1
Centering Environmental Justice	4-3
Pollution and Air Quality.....	4-5
Access to Public Facilities.....	4-8
Safe and Sanitary Homes & Neighborhoods.....	4-11
Access to Healthy Food.....	4-13
Health and Physical Activity.....	4-16
Civic Engagement	4-21
5. Implementation and Monitoring.....	5-1
6. References	6-1

APPENDICES

- A. Implementation Table of Environmental Justice Element Actions
- B. Community Engagement Plan

FIGURES

FIGURE 2-1	Map of Unincorporated Alameda County Environmental Justice Priority Communities with Census Tract numbers	2-6
FIGURE 2-2	Map of Ashland	2-9
FIGURE 2-3	Map of Cherryland	2-11
FIGURE 2-4	Map of Hayward Acres	2-13
FIGURE 2-5	Map of San Lorenzo.....	2-15
FIGURE 2-6	Map of Castro Valley	2-17
FIGURE 3-1	2020 Populations Estimates and Population Growth for Priority Communities.....	3-3
FIGURE 3-2	Air Pollution Indicators by Percentile.....	3-14
FIGURE 3-3	Water Pollution Indicators by Percentile	3-15
FIGURE 3-4	San Lorenzo Creek and the San Lorenzo Creek Watershed.....	3-20
FIGURE 3-5	Urban Tree Canopy in and near the Priority Communities.....	3-18
FIGURE 3-6	Parks in and near Priority Communities	3-23
FIGURE 3-7	BART Stations and Bus Stops in and Near Priority Communities	3-26
FIGURE 3-8	Law Enforcement Stations near Priority Communities	3-28
FIGURE 3-9	Public Schools in and Near Priority Communities.....	3-29
FIGURE 3-10	Supermarkets in and near Priority Communities.....	3-39

TABLES

TABLE 1-1	Plan Consistency.....	1-8
TABLE 2-1	Pollution Burden and Population Characteristics used in CalEnviroScreen	2-3
TABLE 2-2	Cal EnviroScreen 4.0 Scores for Priority Community Census Tracts.....	2-4
TABLE 2-3	Geographic Units for Priority Communities and Reference Populations.....	2-5
TABLE 3-1	Race and Ethnicity	3-4
TABLE 3-2	Highest Educational Attainment Indicators.....	3-5
TABLE 3-3	Poverty and Income	3-6
TABLE 3-4	Severely Housing-Cost Burdened Households.....	3-7
TABLE 3-5	Labor Force Participation/Unemployment.....	3-8
TABLE 3-6	Asthma Emergency Department Visits.....	3-9
TABLE 3-7	Heart Attack Emergency Department Visits.....	3-10
TABLE 3-8	Rates of Low Birth Weight Births.....	3-11
TABLE 3-9	Urban Tree Canopy Cover	3-20
TABLE 3-10	Examples of Public Facilities	3-21
TABLE 3-11	Park Proximity and Park Access.....	3-24
TABLE 3-12	Access to BART and Bus Stops.....	3-25
TABLE 3-13	Crime Rates in 2020.....	3-27
TABLE 3-14	Percentage of Residents Living 5 or 10 Minutes by Foot to a School.....	3-30
TABLE 3-15	Housing Tenure	3-33
TABLE 3-16	Children's Lead Risk from Housing	3-34
TABLE 3-17	Overcrowded Housing.....	3-35
TABLE 3-18	Population within 0.5 Miles of a Grocery Store.....	3-39
TABLE 3-19	Life Expectancy at Birth	3-43
TABLE 3-20	Mortality Rate.....	3-44
TABLE 3-21	COVID Mortality Rates	3-45
TABLE 3-22	Linguistic Isolation.....	3-48
TABLE 5-1	Catalyzing Actions	5-4



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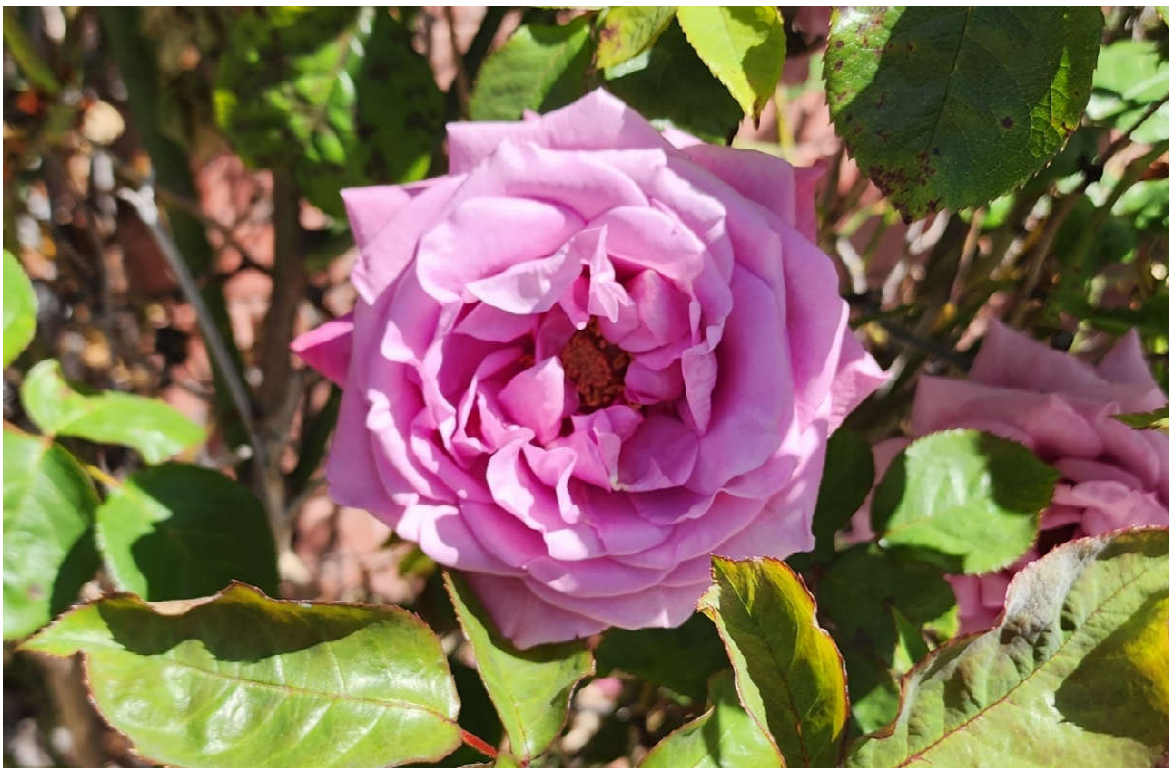
Land Acknowledgment

The unincorporated communities of Ashland, Cherryland, Hayward Acres, San Lorenzo, and Castro Valley (the “Priority Communities” of this Environmental Justice Element) are located in the traditional Jalquin/Irgin territory of the Chochenyo-speaking Ohlone people. Ohlone is an umbrella term given to a collective of various tribes, bands, and territories of Indigenous people. The land of the Priority Communities was and continues to be of great importance to the Ohlone people, often being the site of celebrations or religious ceremonies (Chabot College n.d.). Despite their forced removal from these unceded lands, many Ohlone people continue to live in relationship with their ancestral land. Every member of the Priority Communities benefits from the use and continued occupation of this land.

The County recognizes the importance of acknowledging this occupation and the continued impact it has on Indigenous communities. We acknowledge the land, the history, and the presence of the Ohlone people whose connection to this land still exists, who still live in our communities, and to whom this land belongs.

As part of our effort to prioritize equity, we look to our work to correct the harms of the past. We stand in solidarity with all Indigenous people and their right to self-determination and justice. We commit to working toward the healing of the generational trauma, theft, and dispossession native peoples have faced and continue to face.

This draft land acknowledgement will continue to be developed consistent with Action EJ1.1B.



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Glossary and Abbreviations



TERM/ABBREVIATION	DEFINITION
211alamedacounty.org	A community non-profit established to assist people in obtaining information about community resources and how to access them
AAA	Area Agency on Aging, the local arm of a national aging network. Alameda County's AAA is housed in the Social Services Agency, within the Adult and Aging Services department.
AB 551	2013 California Assembly Bill that created the Urban Agriculture Incentive Zones (UAIZ) Act, which promotes small-scale commercial or noncommercial agricultural use on vacant, unimproved, or blighted lands in urban areas
AC Transit	Alameda-Contra Costa Transit District, public transit agency serving the western portions of Alameda and Contra Costa Counties
BHD (ACH-BHD)	Behavioral Health Department, a department of Alameda County Health
ACCFB	Alameda County Community Food Bank
ACH	Alameda County Health
ACHCC	Ashland Cherryland Healthy Communities Collaborative
ACNS	Alameda County Nutrition Services
ACOE	Alameda County Office of Education is one of 58 county offices of education in California. ACOE is a regional agency that provides educational leadership, resources, and customized services to assist school Alameda County school districts.
ACRCD	Alameda County Resource Conservation District
Alameda County Flood Control & Water Conservation District	A local entity that plans, designs, constructs, and maintains Western Alameda County's flood control systems such as natural creeks, channels, levees, pump stations, dams, and reservoirs.
Alameda County Tree Ordinance	Ordinance number O-2016-66 , last revised in 2016, which provides protection and preservation for all trees located within the unincorporated Alameda County right-of-way.
ALL IN ALAMEDA COUNTY	An Alameda County initiative addressing issues of poverty through collaboration across sectors and with community, focused on basic needs, economic development, and quality education; in 2022, the BOS approved the transfer of ALL IN Alameda County staff to the Alameda County Social Services Agency (SSA)
ALL IN EATS	All In Eats promotes a Circular Food Economy that grows nourishing food, designs out waste and pollution, regenerates natural ecosystems, keeps economics local, and prioritizes equity; ALL IN convenes the ALL IN Eats Working Group, and the Alameda County BOS has charged DSAL with implementing ALL IN Eats programming and operations
AMI	Area Median Income, describes the midpoint of an area's income distribution, where 50 percent of households earn above the median figure while 50 percent earn less than the median
APEZ	Air Pollution Exposure Zone
ASCO	Alameda County Sheriff's Office
BAAQMD	Bay Area Air Quality Management District
BART	Bay Area Rapid Transit, the main regional public transportation rail system in the Bay Area, providing direct access to San Francisco, Oakland, and other major employment centers
BayREN	Bay Area Regional Energy Network
Bike East Bay	A non-profit organization dedicated to promoting healthy, sustainable communities by making bicycling safe, fun, and accessible
BIPOC	Black, Indigenous, and People of Color
BPMP	Bicycle and Pedestrian Master Plan
BOS	Alameda County Board of Supervisors
CalEPA	California Environmental Protection Agency

TERM/ABBREVIATION	DEFINITION
CalFresh	Monthly financial assistance program for purchasing food available to low-income California residents. Federally known as SNAP, Supplemental Nutrition Assistance Program
Caltrans	California Department of Transportation
CAO	Alameda County's County Administrator's Office
CARB	California Air Resources Board
Castro Valley MAC	Castro Valley Municipal Advisory Council, an advisory body to the Alameda County Board of Supervisors made up of residents of the unincorporated community of Castro Valley that advocate for local changes on behalf of their community.
CAT (ACSO-CAT)	Community Assessment and Transport Team, a project of the Alameda County Sheriff's Department
CBO	Community-based organization. CBOs generally operate at the local level to meet unique community needs. Examples include non-profit organizations, neighborhood groups, or recreational clubs
CCAP	Community Climate Action Plan
CDA	Alameda County Community Development Agency
CDP	Census Designated Place, a closely settled community that is locally recognized by name but not formally incorporated as a city
Census Tracts	A geographic area populated by about 1,200 to 8,000 people; this classification system, established by the US Census Bureau, provides a means to present and compare population data between areas of similar size
CES	CalEnviroScreen is an interactive online tool used for filtering and visualizing data by geography (city, county, district) and various indicators such as pollution burden and population characteristics
CHP	California Highway Patrol
CHWE	Community Health and Wellness Element for Ashland and Cherryland
CIP	Capital Improvement Plan, a five-year plan for preserving and enhancing Alameda County's public infrastructure
Circular Food Economy	An ALL IN EATS approach designed to nourish the community, mitigate food waste, regenerate natural ecosystems, and prioritize equity
Cleanup Sites	Places that are contaminated with harmful chemicals and need to be cleaned up by the property owners or government (OEHHA)
CNAP	County Nutrition Action Partnership
Co-benefits	Positive effects that a policy or measure aimed at one objective might have on other objectives
Complete streets	Streets designed and operated to enable safe use and support mobility for all users (USDOT)
Compounded Health Risks	Hazards that may be less acute on their own but become harmful to human health when they coincide with other health risks
Computer Literacy	The ability to effectively use computers and related technology
COVID-19	An acute disease in humans caused by a coronavirus, which is characterized mainly by fever and cough and is capable of progressing to severe symptoms and in some cases death, especially in older people and those with underlying health conditions. It was identified in 2019 and became a recognized pandemic in 2020
CVUSD	Castro Valley Unified School District
D3	Alameda County's third supervisorial district, which includes the unincorporated communities of San Lorenzo and Hayward Acres, and the cities of Alameda, San Leandro, and a portion of Oakland.

TERM/ABBREVIATION	DEFINITION
D4	Alameda County's fourth supervisorial district, which includes the unincorporated communities of Ashland, Castro Valley, Cherryland, El Portal Ridge, Fairmont Terrace, Fairview and Hill Crest Knolls, portions of the City of Oakland, and portions of the City of Pleasanton.
DAC	Disadvantaged Communities, a classification created by the California Environmental Protection Agency (CalEPA) under SB 535, signifying a low-income area disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation
DEI	Diversity, Equity, and Inclusion
DSAL	Alameda County Deputy Sheriffs Activities League, a nonprofit organization created to unite Alameda County Sheriff's Office (ACSO) personnel, citizens, and youth of Alameda County in the pursuit and implementation of initiatives that reduce crime, improve the lives of area residents, and enhance the health of the community.
EALI	Eden Area Livability Initiative, a Strategic Plan created to establish a shared vision for creating and sustaining a livable community in the Eden Area
EBRPD	East Bay Regional Park District
ECD (CDA – ECD)	Economic and Civic Development Department, a department of the Alameda County Community Development Agency
ECE	Early Care and Education Program
Ecosystem services	The life-sustaining and life-enhancing benefits provided by nature
Eden Area	Includes the unincorporated communities of Ashland, Cherryland, Fairview, Hayward Acres and San Lorenzo, as defined by the Alameda County General Plan
Eden Area MAC	Eden Area Municipal Advisory Council, an advisory body to the Alameda County Board of Supervisors made up of residents of the unincorporated communities of Ashland, Cherryland, Hayward Acres, and San Lorenzo that advocate for local changes on behalf of their communities
Educational Attainment	The highest level of education a person has completed
EHD (ACH-EHD)	Environmental Health Department, a department of Alameda County Health
EJ (Environmental Justice)	Environmental justice, defined by the California Environmental Justice Alliance as "the basic right of people to live, work, go to school, and pray in a healthy and clean environment, regardless of race, gender, sexual orientation, age, culture, ability, nationality, or income" (California Environmental Justice Alliance 2018)
EPA	United States Environmental Protection Agency
EO 12898	Executive Order 12898 directs federal agencies to consider environmental justice, particularly on the environmental and human health effects of federal decisions on minority and low-income populations
Equality	Equality means that everyone is treated the same way, regardless of need, individual difference, context, or outcome
Equity	Equity means that everyone, regardless of identity, has fair and equal access to the resources, opportunities, and outcomes that enable them to attain their full potential for health and well-being
Food Insecurity	A lack of consistent access to food for every person in a household to live an active, healthy life
Friends of San Lorenzo Creek	A 501(c)(3) nonprofit organization that advocates for the health of San Lorenzo Creek, promoting cleanups, restoration, and public awareness, and encouraging public agencies and community organizations take cooperative and individual responsibility for the creek
GCR	The Government and Community Relations Agency (GCR) of Alameda County serves as the primary liaison between the Alameda County Social Services Agency (ACSSA) and federal, state, and local government entities and community organizations on issues affecting social services.

TERM/ABBREVIATION	DEFINITION
General Plan	Alameda County's General Plan is a long-range policy document, required by state law and approved by the Board of Supervisors, that guides physical, economic, and environmental growth in the unincorporated communities of Alameda County.
General Plan Element	State law requires local county and city general plans to include topical categories known as "elements." There are currently seven mandatory general plan elements for all local jurisdictions: land use, circulation, housing, conservation, open space, noise, and safety. Jurisdictions that meet specific criteria are also required to have general plans that include environmental justice and/or air quality elements.
Green Zone	A place-based strategy that uses community-led solutions to transform areas overburdened by pollution into healthy thriving neighborhoods (California Environmental Justice Alliance)
Groundwater threats	Stressors that affect ground water condition include application of pesticides and fertilizers to the land, waste from livestock and other animals, landfills, mining operations, and unintentional releases such as chemical spills or leaks from storage tanks (EPA)
GSA	Alameda County General Services Agency
HARD	Hayward Area Recreation and Park District
Hazard	A known danger or risk
Hazardous Waste	Waste with properties that make it potentially dangerous or harmful to human health or the environment. Can include liquids, solids, or contained gases (Department of Toxic Substances Control)
HCD (CDA – HCD)	Housing and Community Development, a department of the Alameda County Community Development Agency
Healthy Homes (CDA – Healthy Homes)	Healthy Homes Department, a department of the Alameda County Community Development Agency
HSC (ACH-HSC)	Healthy Schools and Communities, a department of Alameda County Health
Heat island effect	A term describing a measurable increase in ambient air temperature in urbanized areas, caused by combination of heat-absorptive surfaces (such as dark pavement and roofing), heat-generating activities (such as engines and generators) and the absence of vegetation (which provides evaporative cooling) (CalEPA)
Housing Tenure	The legal and financial relationship you have with your home; classified most commonly as owning or renting
HPI	California Healthy Places Index, a data platform for exploring local factors that predict life expectancy and comparing community conditions across the state
HUD	U.S. Department of Housing and Urban Development
HUSD	Hayward Unified School District
Indo-European Languages	Indo-European is a large family of related languages that includes Indo-Iranian, Greek, Baltic, Celtic, Romance, Germanic, and Slavic languages
Intersectional	Relating to the interconnected nature of social categorizations such as race, class, and gender as they apply to an individual or group, regarded as creating overlapping and interdependent systems of discrimination or disadvantage
ITD	Alameda County Information Technology Department
Land use	General term describing human uses of the land
Latinx	Term in American English that is used to refer to people of Latin American cultural or ethnic identity in the United States
Lead Contamination	Lead can be found in atmospheric suspended particles, water, and soil; human activities related to lead release into the environment include but are not limited to mining, smelting, refining and informal recycling of lead, use of leaded petrol, production and recycling of lead-acid batteries and paints, soldering, ceramics manufacturing, electronic waste, and lead use in (old) water pipes (Pan American Health Organization)

TERM/ABBREVIATION	DEFINITION
Limited English-Speaking Household/ Linguistic/ Language Isolation	A household where all members of 14 years old and over have some difficulty with English
MEHKO	Microenterprise Home Kitchen Operation
MEV	My Eden Voice!, a non-profit dedicated to advocating for policies that benefit the unincorporated areas of Alameda County
Municipal services	Basic services (e.g., law enforcement, roads, fire department, library, etc.) provided by a local government to its residents
Nature-based solutions	Sustainable planning, design, environmental management, and engineering practices that weave natural features or processes into the built environment to promote adaptation and resilience
OEHHA	Office of Environmental Health Hazard Assessment
Ohlone	An umbrella term given to a collective of various tribes, bands, and territories of people indigenous to the greater San Francisco and Monterey Bay Areas
OPR	California Governor’s Office of Planning and Research
Ordinance	A piece of legislation enacted by a municipal authority
Overcrowded Households	Dwellings that house more than one occupant per room (excluding bathrooms) (US Census Bureau)
Pandemic	A widespread occurrence of an infectious disease over a whole country or the world at a particular time
Percentile	A comparison score between a particular score and the scores of the rest of a group
PHD (ACH – PHD)	Public Health Department, a department of Alameda County Health
Planning Department (CDA – Planning)	Planning Department, a department of the Community Development Agency
PM/P.M2.5	Particulate matter; P.M2.5 refers to particles that have a diameter of 2.5 micrometers or less and often come from emissions from the combustion of gasoline, oil, or diesel fuel
Pollution Burden	Represents the potential exposures to pollutants and the adverse environmental conditions caused by pollution; pollution Burdens can impact public health, community exposure, and environmental quality (CalEnviroScreen)
Population Characteristics	Biological traits, health status, or community characteristics that can increase pollution vulnerability (CalEnviroScreen)
Priority Communities	For the purposes of this EJ Element, Alameda County’s Priority Communities include the unincorporated communities of Ashland, Cherryland, Hayward Acres, and parts of Castro Valley and San Lorenzo
Promotores	A lay community member who receives special training to provide peer-to-peer health education in their community
Public right-of-way	Typically, a strip of land containing the public street, sidewalks, and utilities
PWA	Alameda County Public Works Agency
Quimby Act	California Government Code Section 66477 establishes a standard of 3 acres of parks for every 1,000 residents
REACH	REACH Ashland Youth Center is an Ashland-based youth center sponsored by the ACH Healthy Schools and Communities department (HSC). REACH brings no-cost Recreation, Education, Arts, Career, and Health programs to empower youth ages 11 to 24 and no-cost child-care and food distribution services to support the Ashland community.
San Lorenzo Creekway	A proposed five-mile-long multi-use pedestrian and bicycle facility along Alameda County’s existing San Lorenzo Creek channel maintenance road; project of the Hayward Area Recreation and Park District and the Alameda County Flood Control & Water Conservation District

TERM/ABBREVIATION	DEFINITION
SB 1000	2016 California Senate Bill that requires counties and cities with disadvantaged communities (as defined by SB 1000) to integrate EJ policies and programs into their general plans
SB 535	2012 California Senate Bill that established initial requirements for minimum funding levels to Disadvantaged Communities (DACs); the legislation gives CalEPA the responsibility for identifying those communities
Severely Overcrowded	Dwellings housing more than 1.5 occupants per room (excluding bathrooms) (US Census Bureau)
SLZUSD	San Lorenzo Unified School District
SSA	Alameda County Social Services Agency
StopWaste	A public agency governed by the Alameda County Waste Management Authority, the Alameda County Source Reduction and Recycling Board, and the Energy Council that helps businesses, residents, and schools waste less, recycle more, and use water, energy, and other resources efficiently
Systemic Oppression	Human-created injustices that exist at the institutional level through established policies or practices; these injustices manifest throughout social, economic, and political realms of society (National Equity Project)
Systemic Racism	Policies and practices that exist throughout a whole society or organization and that result in and support a continued unfair advantage to some people and unfair or harmful treatment of others based on race
Tree Advisory Board	Consisting of Alameda County residents appointed by the County Board of Supervisors, the Tree Advisory Board advises the Director of Public Works and makes recommendations to the County Board of Supervisors on matters related to trees
Tree Program	A program through which the Alameda County Public Works Agency oversees the planting, maintenance, and preservation of trees within the County-maintained public right-of-way
TVHC	Tiburcio Vasquez Health Center
UCCE Alameda County	University of California Cooperative Extension Office Alameda County, a network of UC research and educators who bridge UC research with local communities
Unincorporated community	An area of Alameda County that is not within the boundaries of an incorporated city
UTC	Urban Tree Canopy: the area of a community that is covered by trees' crowns, as viewed from above. Often expressed as a percentage of total land area.
USPS	United States Postal Service
Watercourse	A channel through which water flows continuously or intermittently in a definite direction and course
Watershed	A land area that channels rainfall and snowmelt to creeks, streams, and rivers, and eventually to outflow points such as reservoirs, bays, and the ocean (National Oceanic and Atmospheric Administration)
Watercourse Protection Ordinance	Chapter 13.12 of the Alameda County Code of Ordinances safeguards and preserves watercourses, protects lives and property, prevents damage due to flooding, protects drainage facilities, controls erosion and sedimentation, restricts discharge of polluted materials and enhances recreational and beneficial uses of watercourses
WIC	The Special Supplemental Nutrition Program for Women, Infants, and Children
Zoning	The classification of land according to restrictions placed on its use and development





section **one**

Introduction

Like many jurisdictions throughout California, Alameda County is charting a path toward greater equity in its unincorporated communities by preparing an environmental justice (EJ) chapter or “element” in the County’s General Plan. Developed in close collaboration with community members, County staff, and other partners, the goals, policies, and actions in this EJ Element address community-identified issues related to reducing pollution, improving air quality, promoting equitable access to health-inducing benefits, and increasing civic engagement in the unincorporated communities.

Addressing longstanding environmental injustices requires community-centered, intersectional action. This EJ Element represents a shared value statement between the community and Alameda County, and affirms the commitment of the County and its agencies and departments to work cooperatively toward a just and inclusive future for the residents of the unincorporated communities.

1.1 Vision and Purpose

In response to state law, the purpose of this Environmental Justice (EJ) Element is to ensure that land use policy and decision-making in unincorporated Alameda County support healthy and equitable community development. The EJ Element outlines a long-range vision for community health and wellness where all residents have equitable access to social, economic, environmental, and community benefits.

Communities with **environmental justice (EJ)** concerns face longstanding social, economic, and environmental disparities resulting from a legacy of discriminatory policies and unjust **land use** practices. Historic and ongoing environmental injustices perpetrated by government institutions and private industry have contributed to environmental burdens that disproportionately impact low-income and **BIPOC** (Black, Indigenous, and People of Color) communities. These environmental burdens affect health outcomes, food access, public safety, economic opportunities, and many other essential community and individual functions.

The **unincorporated communities** of Alameda County rely on the County government for **municipal services** and local land use decisions. As a result, Alameda County agencies and decisionmakers play a key role in addressing historic discrimination and disenfranchisement, improving environmental health, and investing in the unincorporated communities so that all residents have access to opportunities that enable them to thrive.

The Alameda County General Plan is the key land use document guiding long-range physical, economic, and environmental growth in the County's unincorporated communities. This EJ Element, a chapter of the County's General Plan, establishes goals, policies, and actions that center **equity** and provide an environmental justice-centered foundation for future growth and community development in the unincorporated areas. Created in collaboration with community and through a partnership between the Community Development Agency (**CDA**) and Alameda County Health's Public Health Department (**ACH - PHD**), the EJ Element updates and replaces the Ashland and Cherryland Community Health and Wellness Element (**CHWE**), which was adopted by the Alameda County Board of Supervisors in 2015. The EJ Element expands the geography and scope of the CHWE to reflect current social and environmental vulnerabilities and to include additional topics identified through the community engagement processes.

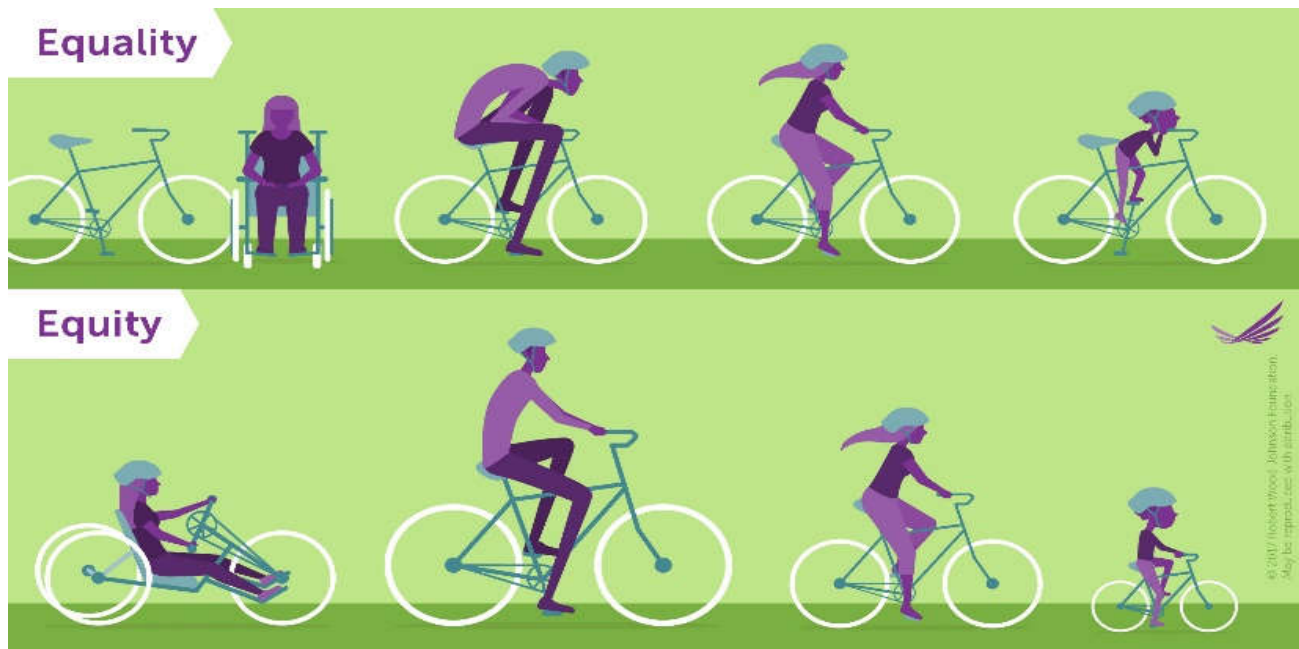
Addressing environmental injustice requires an **intersectional** approach and a recognition that systems of oppression – and their solutions – do not exist in isolation from one other. This EJ Element represents a shared value statement between the community and Alameda County, and affirms the commitment of the County and its agencies and departments to work cooperatively toward a just and inclusive future for the residents of the unincorporated communities.

What is EJ?

The California Environmental Justice Alliance (2018) defines EJ as "the basic right of people to live, work, go to school, and pray in a healthy and clean environment, regardless of race, gender, sexual orientation, age, culture, ability, nationality, or income."

What is Equity?

Equity, in the context of this EJ Element, means that everyone, regardless of identity, has fair and equal access to the resources, opportunities, and outcomes that enable them to attain their full potential for health and well-being. Equity differs from **equality**, in which everyone is treated the same way regardless of need, individual difference, context, or outcome.



1.2 A Brief History of Environmental Justice

Long before the term “environmental justice” became commonplace, low-income residents and BIPOC and immigrant communities experienced **systemic oppression**, bearing disproportionate impacts of environmental burdens and related health problems. Systemic oppression is when the laws and regulations of a community result in the unequal treatment of a specific group, including, but not limited to, unequal access to health care, food, public transit, and safe and sanitary homes and neighborhoods.

As Europeans colonized the land now known as the state of California, they enacted systems of oppression and State-sponsored policies that continue to harm California’s diverse Indigenous populations, damaging the centuries-long relationship between the local lands and their original Indigenous stewards. In the late 19th century, Chinese descendants living in San Francisco were harmed by racially-motivated policies that sought to relocate them from their homes. This pattern of oppression carried on well into the 20th century. In 1913, the California Alien Land Law (also known as the Webb-Haney Act) primarily targeted Chinese, Indian, Japanese, and Korean immigrant farmers, denying them the right to own land in California. In 1942, President Franklin D. Roosevelt issued Executive Order 9066 resulting in the forcible relocation and imprisonment of tens of thousands of Japanese Americans throughout the Western states.

Bolded Terms

All **bolded** words and acronyms throughout the EJ Element are defined in the Glossary at the beginning of this EJ Element, and some terms are also defined in sidebars for convenience.

Systemic Oppression

The National Equity Project describes **systemic oppression** as human created injustices that exist at the institutional level through established policies or practices. These injustices manifest throughout social, economic, and political realms of society.

During World War II, the then-unincorporated area known as Russell City was one of the only areas in Alameda County where Black residents were allowed to live. Residents of Russell City, an area now part of the city of Hayward, were denied basic public infrastructure like water and sewer lines by County authorities. This denial of essential public services in low-income, BIPOC and immigrant communities compounded over time, producing disproportionate health burdens among residents throughout the area. Historic government policies and their impacts on current patterns of racial segregation in the unincorporated Alameda County communities is discussed in detail in the County's 2023-2031 Housing Element (Appendix F: Affirmatively Furthering Fair Housing Assessment, Section F.6 A History of Housing in Unincorporated Alameda County.)

The EJ movement began to gain national public support in the 1980s when grassroots organizers in North Carolina revealed that low-income and BIPOC communities were more likely to live in areas that were environmentally hazardous. In 1992, the U.S. Environmental Protection Agency (**EPA**) began using the term "environmental justice" and established an EPA Office of Environmental Justice. In 1994, President Bill Clinton issued Executive Order 12898, directing federal agencies to consider EJ, and draw attention to the environmental and human health effects of federal decisions on BIPOC and low-income populations.

1.3 Senate Bill 1000

Recognizing the impact of planning policies on community health and equitable outcomes, California lawmakers approved **SB 1000** in 2016 to incorporate EJ principles into planning documents and increase citizen involvement in public decision-making. SB 1000 requires cities and counties that have "disadvantaged communities" to incorporate EJ policies into their general plans. SB 1000 outlines a screening method that jurisdictions must use to identify disadvantaged communities for the purposes of the legislation. For more information about the screening process, see page 2-2.

Based on SB 1000 criteria for determining EJ communities, as defined below, five neighboring unincorporated communities in Alameda County have been identified as the focus, or **Priority Communities**, of this EJ Element: Ashland, Cherryland, Hayward Acres, San Lorenzo, and parts of Castro Valley. These Priority Communities are described in detail in **Section 2, Priority Communities**, of this Element.

SB 1000 requires that EJ elements identify goals and policies to reduce the unique or **compounded health risks** in disadvantaged communities, prioritize improvements and programs that meet the needs of those communities, and promote civic engagement in the public decision-making process. The policies and programs in this EJ Element are designed to meet the requirements of SB 1000 and address and correct the disproportionate environmental burdens faced by the Priority Communities.



SB 1000 requires jurisdictions to consider, at minimum, six key topics to inform EJ policy development. These six topics serve as a guide for the vision and goals of Alameda County's EJ Element and are defined in detail in **Section 3, Existing Conditions**. These topics include:



Pollution and Air Quality



Access to Healthy Food



Access to Public Facilities



Health and Physical Activity



Safe and Sanitary Homes & Neighborhoods



Civic Engagement

1.4 County EJ Initiatives

The County has made progress over the past 20 years to address health burdens faced by residents in the Priority Communities through local initiatives and resources that increase equity and improve residents' quality of life. The initiatives and programs outlined below are recent developments in the Priority Communities that improve communication between community members, community-based organizations, and the County, drive equitable change, and provide access to resources for healthy lifestyles.

Ashland Cherryland Healthy Communities Collaborative (est. 2005)

The Ashland Cherryland Healthy Communities Collaborative (**ACHCC**) includes over 30 local agencies and community-based organizations that provide services in Ashland, Cherryland, and neighboring urban unincorporated communities. The Collaborative's work has evolved over time in response to community priorities; initially called the Ashland-Cherryland Violence Prevention Collaborative (ACVPC), the name was changed in 2014 to reflect the group's goal of improving community health and wellness through interdepartmental and interdisciplinary efforts. (For more information on the ACHCC, refer to the callout box on page 3-16.)

Eden Area Livability Initiative (active 2004–2019)

Active in two phases from 2004 through 2019 and spearheaded by Alameda County Supervisor Nate Miley, the Eden Area Livability Initiative (**EALI**) offered a shared vision to form and sustain a livable community in the urban unincorporated areas of the county. This initiative facilitated partnerships between the community, the County, and the broader public sector organizations with a stake in the incorporated urban communities.

Summary reports for EALI Phases I and II can be viewed at www.acgov.org/edenareavision/documents.htm. The following are some of the key achievements that emerged from, or were catalyzed by, the EALI Initiative:

- **REACH Youth Center (opened 2013).** A youth center in Ashland was selected as a priority for immediate action during EALI Phase I. After a decade of planning, the Ashland **REACH** youth community center opened in 2013 to local youth as a center for learning, empowerment, and healthy living. The dynamic 31,500-square-foot facility includes a community clinic, library, day care, fitness center, and café. The site now offers youth from all over the unincorporated area a safe place to access vital resources for this historically under-resourced community (reachashland.org).
- **The Ashland and Cherryland Community Health and Wellness Element (adopted 2015).** The Ashland and Cherryland CHWE arose from a list of suggested projects of Phase I of EALI. The CHWE was adopted as an optional element of the Alameda County General Plan to address gaps in the county's existing public health policies with special consideration for the needs of residents in Ashland and Cherryland. This updated EJ Element builds upon goals, policies, and actions outlined in the existing CHWE along with additional topics identified through community engagement processes (Community Health and Wellness Element of the Alameda County General Plan, acgov.org).
- **My Eden Voice! (established 2018).** Initially a project of County Supervisor Nate Miley's office and catalyzed by EALI Phase II, My Eden Voice! (**MEV**) is now an independent organization that advocates for policies that benefit the historically disadvantaged communities in the unincorporated areas of Alameda County. The organization campaigns on behalf of these communities to hold county decisionmakers accountable for advancing policy changes that promote equity and justice (myedenvoice.org).
- **Cherryland Community Center (opened 2020).** The Hayward Area Recreation and Parks District's Cherryland Community Center, which opened its doors in 2020, emerged from EALI Phase I. Adjacent to the Meek Estate in Cherryland, the Cherryland Community Center is a state-of-the-art facility that houses multi-use and community rooms, a Pre-K activity room, an Alameda County Library Annex, a catering kitchen and a reception room.



Dig Deep Farms (established 2010) and Dig Deep Farms Food Hub (established 2020)



Dig Deep Farms was established in 2010 by the Alameda County Deputy Sheriffs' Activities League (**DSAL**), a nonprofit created to encourage communication and collaboration between community members and the Alameda County Sheriff's Office (acdsal.org/farms). In recognition of the importance of food as medicine, the farming program operates six urban farms throughout Alameda County and trains and hires local residents to grow nutritious food and learn about permaculture and urban farming. The Dig Deep Farms Food Hub is a certified community commercial kitchen, food aggregation, and distribution center that acts as the home base for DSAL's Food as Medicine and Food Recovery programs. With combined efforts from multiple community organizations, Dig Deep Farms and the Food Hub offer workforce re-entry opportunities and provide nutritious food to those in need while reducing food waste.

Eden Area Municipal Advisory Council (established 2020)

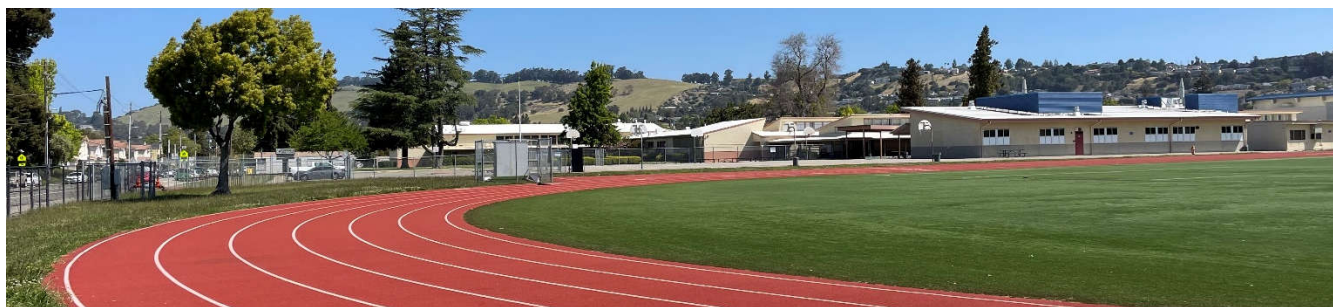
The Alameda County BOS established the Eden Area Municipal Advisory Council (**Eden MAC**) in 2020 as a formal structure for public representation and engagement in the unincorporated communities of Ashland, Cherryland, Hayward Acres, and San Lorenzo. A MAC is a Brown Act body¹ that represents an unincorporated area and advises a county BOS. MAC members are appointed by, and serve as an advisory body to, the Alameda County BOS on land use issues and other topics impacting their community. In urban unincorporated Alameda County, the community of Castro Valley has had its own MAC since 1981, and the Fairview MAC was established in 2017. The 2020 establishment of the Eden MAC uplifts the voices of Eden Area residents and highlights the importance of civic engagement in the public decision-making process.

Alameda County Reparations Commission (2023)

Over the last several years across our country and nationally, there have been increased conversations about the role of historic institutional racism and structural barriers that remain in our society and institutions. On March 28, 2023, as part of Alameda County's efforts to engage in this dialogue, the Board of Supervisors voted to approve the formation of a Reparations Commission to address the legislative, social, and economic inequities faced by African Americans in Alameda County. The Commission will be tasked with facilitating listening sessions, recording key takeaways from the listening sessions, and gathering research to formulate and present a draft action plan to the Board of Supervisors Ad Hoc Reparations Committee, for final approval by the full Board. The Reparations Commission has 15 members, with each Supervisor appointing three members.

Russel City Apology (2023)

Russell City, a community formerly located in an unincorporated area of Alameda County on the western shoreline of Hayward, was ignored and eventually erased to make way for an industrial business park development. On June 27, 2023, the Board of Supervisors adopted a Resolution to formally recognize and apologize for the County's role in the seizure and destruction of Russel City during the 1950s and 1960s and the harm caused to the individuals, families, and descendants impacted by the seizure and destruction of Russell City.²



¹ The Brown Act (California Government Code § 54950 et seq.) was enacted in 1953 to guarantee the public's right to attend and participate in meetings of local legislative bodies. It governs local agencies, legislative bodies of local government agencies created by state or federal law and any standing committee of a covered board or legislative body, and governing bodies of non-profit corporations formed by a public agency.

























² https://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_06_27_23/GENERAL%20ADMINISTRATION/Set%20Matter%20Calendar/352870.pdf





































1.5 Relationship to Other General Plan Elements and Plans

State law requires that all local jurisdictions have a general plan that contains seven elements: Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. In addition to these seven elements, jurisdictions that meet certain criteria, like Alameda County, are also required to prepare an EJ element. The General Plan expresses the County's vision for the future and is the roadmap for achieving the community's desired quality of life. It is an assessment of current and future needs, and the resources needed to implement the goals and policies established in the General Plan. Alameda County's General Plan focuses on the unincorporated portions of the county; cities within the County have their own, separate general plans.

In accordance with state law, the goals, policies, and actions outlined in this EJ Element are consistent with all other elements of the Alameda County General Plan, as well as with other regional and local plans, as described below. These documents are all accessible on the County's General Plan, Specific Plans & Ordinances webpage (<https://www.acgov.org/cda/planning/generalplans/index.htm>). The County began development of this EJ Element directly in advance of updates to its Community Climate Action Plan, Safety Element, and Housing Element. These and all future General Plan updates will be informed by the EJ Element, ensuring that EJ considerations are incorporated, and that each element is consistent and mutually reinforcing. **Table 1-1** describes several County plans and their EJ-related components.

TABLE 1-1 Plan Consistency

RELATED PLAN	PLAN DESCRIPTION	RELATED EJ TOPICS
Legend:  Pollution and Air Quality  Access to Public Facilities  Safe and Sanitary Homes & Neighborhoods  Access to Healthy Food  Health and Physical Activity  Civic Engagement		
ALAMEDA COUNTY GENERAL PLAN:		
Eden Area General Plan	The Eden Area General Plan includes land use and circulation elements, as well as area-specific goals, policies, and programs pertaining to open space, conservation, safety, and noise for the Eden Area, which includes the communities of Ashland, Cherryland, Hayward Acres, San Lorenzo, and Fairview.	     
Castro Valley General Plan	The Castro Valley General Plan contains land use and circulation elements for Castro Valley, as well as area-specific goals, policies, and programs pertaining to open space, conservation, safety, and noise.	     
Housing Element (Update in Progress)	The General Plan Housing Element is the primary housing policy document for the unincorporated portions of the County. It provides a comprehensive strategy for promoting the development, preservation, and rehabilitation of safe, decent, and affordable housing for all residents.	  
Open Space Element	The General Plan Open Space Element designates four major types of open space: agricultural open space, preserves, residential-canyon open space, and connecting open space corridors. The Open Space Element includes policies that dictate the development and management of the designated open spaces.	  

RELATED PLAN	PLAN DESCRIPTION	RELATED EJ TOPICS
Legend:  Pollution and Air Quality  Access to Public Facilities  Safe and Sanitary Homes & Neighborhoods  Access to Healthy Food  Health and Physical Activity  Civic Engagement		
Conservation Element	The General Plan Conservation Element addresses the conservation, development, and utilization of natural resources including groundwater, forests, soils, waterbodies, wildlife, minerals, and other natural resources.	  
Safety Element (Update in Progress)	The General Plan Safety Element includes descriptive information, analysis, and policies pertaining to the County's geologic, seismic, flood, and fire hazards. The Safety Element aims to minimize human injury, loss of life, property damage, and economic and social dislocation due to natural and human-made hazards and the worsening effects of climate change.	 
Noise Element	The General Plan Noise Element addresses the standards and limitations concerning acceptable noise levels. Alameda County aims to provide its residents and wildlife with an environment free from excessive noise pollution.	  
Recreation Plan	The General Plan Recreation Plan establishes an official guide for the development of various levels of parks and recreation systems, and for the directing of land use zoning and other public and private actions toward the common goal of providing adequate and appropriate parks and recreation areas to serve all the people of Alameda County.	    
Community Climate Action Plan (Update in Progress)	The Community Climate Action Plan outlines a course of action to reduce community-wide greenhouse gas (GHG) emissions generated within the unincorporated areas. Successful implementation of the Community Climate Action Plan will help the County reduce GHGs in accordance with State law and build community resilience to the effects of climate change.	     
RELEVANT SPECIFIC PLANS:		
Ashland and Cherryland Business District Specific Plan	The Ashland and Cherryland Business District Specific Plan provides a vision for the economic revitalization of the business area. Prioritizing mixed-use and high-density development, this plan aims to transform the Plan area into a regional destination that fosters community building and local pride.	   
Castro Valley Central Business District Specific Plan (Update in Progress)	The Castro Valley Central Business District Specific Plan outlines the development goals for the primary commercial area in Castro Valley. The Plan aims to make the Central Business District a focal point of the community with abundant jobs, residential development, businesses, and transportation options.	  
San Lorenzo Village Center Specific Plan	The San Lorenzo Village Center Specific Plan aims to revitalize the economic health of the Village Center and connect the community to essential goods and services. The Plan connects existing public facilities and an expanded retail area to encourage economic growth and facilitate wellness within the community.	   

1.6 Community Engagement

This EJ Element was developed through an extensive community engagement process. EJ-focused meetings with partner agencies, bilingual (Spanish/English) community EJ workshops, and a bilingual (Spanish/English) EJ community survey provided a variety of engagement options. The feedback the County received was key to identifying priority EJ issues and guiding the development of goals, policies, and actions in this EJ Element. The County also partnered with local community engagement experts including the Tiburcio Vasquez Health Center (**TVHC**), whose **Promotores** peer educator team led a bilingual, grassroots effort to distribute the survey and advertise workshops in the Priority Communities. In response to the ongoing COVID pandemic, most partner agency meetings and community workshops were held virtually. These virtual engagement meetings were informative and interactive, and provided opportunities for the development of community-based solutions.

The following provides information regarding community engagement activities; input received from community engagement is summarized by EJ topic in Section 3. Presentations and meeting materials, including summaries of each meeting, as well as the survey results, are provided in detail in **Appendix B** and are also posted on the County's website: <https://www.acgov.org/cda/planning/generalplans/engagement.htm>.

Partner Agency Meetings

The Ashland Cherryland Healthy Communities Collaborative (**ACHCC**) EJ Bucket met in monthly virtual meetings over the course of the EJ Element planning process to guide the development of the EJ Element. In these interactive meetings, participating service provider staff shared information, ideas, and perspectives that informed the development of the EJ Element and the Implementation Plan. The ACHCC EJ Bucket also helped the County develop community engagement strategies to increase Priority Community participation in the EJ process.

Community Survey

The County gathered additional information about EJ issues of concern to Priority Community residents via an online survey. Community members were able to access the survey from May 1 through August 31, 2022, in either English or Spanish. The County received 29 responses in English, and 22 responses in Spanish. The survey responses were used to inform the issues presented in Section 3 for each EJ topic, and to inform the civic engagement process.

The Ashland Cherryland Healthy Communities Collaborative (ACHCC)

The ACHCC was established by Alameda County Supervisor Nate Miley in 2008 to coordinate efforts, build capacity, and leverage resources in Ashland and Cherryland. With an expanded geographic focus, today's ACHCC is a coalition of staff from County agencies, Special Districts, and local community-based organizations such as La Familia, **Bike East Bay**, Resources for Community Development, and others that provide services in the urban unincorporated communities of Ashland, Cherryland, Hayward Acres, San Lorenzo, and Castro Valley.

The ACHCC is currently made up of two "buckets": a Basic Needs Bucket, which focuses on immediate needs like food distributions and vaccination clinics, and an EJ Bucket, which focuses on long-range, upstream issues impacting community health and wellness. Throughout 2022, the ACHCC EJ Bucket met monthly to identify community needs and assets, co-create EJ policy recommendations, and provide feedback on how to effectively implement the EJ Element.

Community Workshops

WORKSHOP #1

The first EJ Element community workshop was held on May 19, 2022. In response to ongoing public health concerns surrounding the **COVID-19** pandemic, this was a virtual meeting with 55 participants in attendance and included consecutive Spanish-language interpretation. The workshop introduced EJ principles and outlined key findings and data related to EJ topics and local concerns in the Priority Communities. During the workshop, participant feedback was gathered to help the County better understand how EJ issues affect the community members personally. Participants were asked questions related to each of the six required EJ topics. Following the presentation, an open Q&A forum provided an opportunity for participants to ask general questions and provide comments. Feedback provided by the community at the workshop was used to confirm the data presented in Section 3 for each EJ topic. Section 3 includes a summary of community input under the analysis for each EJ topic.

WORKSHOP #2

The second community workshop was held on August 25, 2022. This virtual meeting had 94 people in attendance and included consecutive Spanish-language interpretation. The meeting began with an introduction to the EJ Element workplan and schedule, followed by a description of the County's responsibilities as they relate to SB 1000. The remainder of the workshop was organized into three different sections. Each section included a presentation of two required EJ topics, including community concerns related to those topics, followed by small group discussions in breakout rooms. During the breakout discussions, facilitators used an interactive digital collaboration platform to organize discussions, record community concerns and potential policy solutions. After each breakout, facilitators shared out highlights from their breakouts. Feedback provided by the community at the workshop was used to inform the development of policies and actions presented in **Section 4, Goals, Policies, and Actions**.

WORKSHOP #3 – PUBLIC DRAFT REVIEW

The draft EJ Element was released on May 5, 2023, and a third community workshop to review the draft was held on May 25, 2023. This virtual meeting had 67 people in attendance and included simultaneous Spanish-language interpretation. The workshop began with a brief review of the Priority Communities and the EJ Element project and schedule. The remainder of the workshop reviewed key draft policies and actions, along with the community concerns that they aimed to address. After each topic area, participants took a brief poll indicating whether or not the measures responded to their concerns. Attendees also shared feedback on the draft measures verbally or via chat. The presentation included information about additional opportunities to comment on the public draft and links to an interactive online engagement platform.

Public Meetings

Staff introduced the EJ Element project to local decision-making bodies and provided regular updates at a series of public meetings in 2021 and 2022. In addition to community workshops, residents and community leaders had opportunities to comment on the public draft EJ Element at formal meetings of the Board of Supervisors' Unincorporated Services Committee (May 24, 2023), the Castro Valley MAC (June 12, 2023), the Eden Area MAC (July 11, 2023), and the Planning Commission (July 17, 2023). Feedback provided during the public draft review period was analyzed and integrated into the final draft of the EJ Element.





section**two**

Priority Communities

This section outlines the methodology used to identify Alameda County's EJ Priority Communities—the unincorporated communities of Ashland, Cherryland, Hayward Acres, San Lorenzo, and southwestern Castro Valley. It also describes the Priority Communities and establishes the context of this planning effort.

2.1 Methodology for Identifying Priority Communities

The County identified the Priority Communities using the multi-step screening process described in the EJ Element guidelines released by the Governor’s Office of Planning and Research (OPR) (OPR 2020). First, the County used [CalEnviroScreen 4.0](#), a data tool developed by California Environmental Protection Agency’s (CalEPA) Office of Environmental Health Hazard Assessment (OEHHA).

Table 2-1 lists the **pollution burden** and **population characteristics** used by the State to determine environmental impacts and to produce a numerical score for each **census tract** in the State (OEHHA 2022). As defined in Senate Bill (SB) 535 (de Leon 2012), a census tract that scores at or above 75 percent on the CalEnviroScreen tool is considered a disadvantaged community (also known as a “DAC”). No census tracts in unincorporated Alameda County meet the SB 535 definition of a DAC.

Next, the OPR EJ Guidelines direct jurisdictions to identify any low-income communities³ that are disproportionately affected by environmental pollution (OPR 2020, 10). All of Ashland, Cherryland, and Hayward Acres meet this definition, in addition to several tracts in southwestern Castro Valley and most of San Lorenzo.

Table 2-2 provides the total CalEnviroScreen score for Priority Communities census tracts (see the CalEnviroScreen 4.0 **Percentile** column) and a breakdown of how each census tract in these areas scores for each pollution burden indicator. Scores of 75 or higher are highlighted in the table, as they indicate a disproportionate impact. As shown in Table 2-2, disproportionate impacts are found in pollution burdens related to **cleanup sites, groundwater threats, diesel particulate matter (PM), traffic, and household lead contamination** (see Glossary for definitions of each pollution indicator). Section 3 discusses environmental impacts associated with each of these pollution burdens.

CalEnviroScreen

CalEnviroScreen compiles many data sources to provide insight into the disparities between communities throughout the state. CalEnviroScreen uses **Pollution Burden** indicators and **Population Characteristics** to identify EJ communities.

Pollution burden represents the potential exposures to pollutants and the adverse environmental conditions caused by pollution. Pollution Burdens can impact public health, community exposure, and environmental quality (CalEnviroScreen).

Population characteristics are indicators that represent biological traits, health status, or community characteristics that can increase pollution vulnerability (CalEnviroScreen).

Census Tract

All areas of a county are divided into census tracts. A census tract is a small area with a population size between 1,200 and 8,000 people. The purpose of a census tract is to provide a means to present and compare population data between areas of similar size (US Census Bureau n.d.).

³ Low-income communities are defined as the census tracts that are either at or below 80 percent of the statewide median income, or at or below the threshold designated as low-income by the California Department of Housing and Community Development’s (HCD) Revised 2021 State Income Limits. Low-income definitions per Assembly Bill (AB) 1550 (Gomez, Chapter 369, Statutes of 2016).

In the final step in the EJ community screening process, OPR directs jurisdictions to incorporate and analyze community-specific data and examine for additional pollution burden and health risk factors. Following these prescribed steps, including collaboration with residents and other stakeholders, Alameda County identified the communities of Ashland, Cherryland, Hayward Acres, and San Lorenzo (known collectively as the "**Eden Area**"), and several census tracts in southwestern Castro Valley as its **EJ Priority Communities**.

TABLE 2-1 Pollution Burden and Population Characteristics used in CalEnviroScreen

POLLUTION BURDENS		
Exposure Indicators <ul style="list-style-type: none"> • Ozone • PM2.5 (Fine Particulate Matter) • Children's Lead Risk from Housing • Diesel Particulate Matter 		Environmental Effect Indicators <ul style="list-style-type: none"> • Cleanup Sites • Groundwater Threats • Hazardous Waste Generators and Facilities • Impaired Water Bodies • Solid Waste Facilities
POPULATION CHARACTERISTICS		
Sensitive Population Indicators <ul style="list-style-type: none"> • Asthma • Cardiovascular Disease • Low-Birth-Weight Infants 	Socioeconomic Factor Indicators <ul style="list-style-type: none"> • Educational Attainment • Housing Burden • Linguistic Isolation • Poverty • Unemployment 	

Percentiles vs. Percentages

Percentages are different from *percentiles*. A *percentage* represents a number as a fraction of 100. For example, a student who takes an exam and answers 75 out of 100 questions correctly has earned a score of 75 percent (or 75%) on the exam.

A *percentile* is a way of ranking things in order from 0 to 100. For example, if a student takes an exam and is placed in the 75th percentile, that means that the student earned a higher score than 75 percent of other students who took the same exam.

Using percentiles is particularly helpful when discussing EJ, as it helps to understand which communities are more impacted than others and where injustices exist. This report uses percentile scores to compare conditions in one geographic area in relation to others. Communities in the top 25 percent of CalEnviroScreen for a pollution burden mean that they score worse than at least 75 percent of other census tracts in the state.

Eden Area

The Eden Area includes the unincorporated communities of Ashland, Hayward Acres, Cherryland, Fairview and San Lorenzo. While these areas vary widely in their populations and physical appearance, they have many commonalities, interconnected histories, and are interdependent economically (Eden Area General Plan 2010).

2-4 Priority Communities

TABLE 2-2 Cal EnviroScreen 4.0 Scores for Priority Community Census Tracts

PRIORITY COMMUNITY	CENSUS TRACTS	AB 1550 LOW-INCOME COMMUNITY ^d	POPULATION	CAL ENVIROSCREEN 4.0 PERCENTILES															
				CES 4.0 OVERALL	POLLUTION BURDEN	POPULATION CHARACTERISTICS	CLEANUP SITES	GROUNDWATER THREATS	HAZARDOUS WASTE	IMPAIRED WATER BODIES	SOLID WASTE FACILITIES	OZONE	PM2.5	DIESEL PM	TOXIC RELEASES INVENTORY	TRAFFIC	PESTICIDES	DRINKING WATER	LEAD FROM HOUSING
Ashland	6001433700	Yes	3,503	62	47	66	17	87	53	12	0	11	31	95	48	86	0	5	89
	60014338(01) 60014338(02) ^a	Yes	8,179	62	41	72	26	73	57	12	0	11	29	96	48	64	0	4	84
	6001433900	Yes	7,685	69	27	95	0	56	27	12	0	11	30	98	47	65	0	4	80
	6001434000	Yes	5,334	70	37	88	4	83	31	12	0	11	28	99	47	70	0	4	91
Castro Valley (southwestern)	6001430500	Yes	5,987	57	39	64	0	74	19	59	0	11	29	90	47	77	0	4	82
	6001430900	Yes	5,309	54	35	63	72	75	64	0	0	12	31	67	47	42	0	4	76
	6001431000	Yes	2,777	66	60	63	70	83	72	12	0	12	31	90	47	94	0	4	87
	6001431100	Yes	3,561	37	30	41	19	45	41	12	0	14	31	65	48	89	0	4	80
	6001431200	No	5,547	36	45	32	47	96	81	12	0	12	29	68	48	88	0	5	49
Cherryland	6001435500	Yes	3,983	73	45	86	47	95	76	12	0	12	27	83	49	47	0	7	82
	6001435601	Yes	5,662	64	38	78	78	85	54	12	0	12	31	75	50	10	0	7	89
	6001435602	Yes	5,453	43	23	56	26	89	32	12	0	11	30	65	49	16	0	7	87
	6001436300	Yes	9,444	64	49	68	90	67	64	12	0	12	27	96	53	41	0	7	83
	6001435700 ^{b c}	Yes	5,231	63	38	75	8	60	31	12	0	11	31	94	50	94	0	5	88
Hayward Acres	6001436200	Yes	4,266	70	35	90	44	28	40	0	0	11	32	90	52	97	0	7	70
San Lorenzo	6001435800	No	5,543	51	36	58	0	41	47	12	0	11	31	90	50	95	0	4	89
	6001435900 ^c	Yes	5,371	51	36	58	19	68	85	83	0	11	31	36	53	28	0	4	84
	6001436000 ^c	Yes	5,036	41	27	30	0	55	63	83	0	11	31	42	53	21	0	4	87
	6001436100 ^c	Yes	5,977	47	30	56	17	40	19	12	0	11	31	82	51	98	0	5	76

SOURCE: CalEnviroScreen 4.0. NOTES: ^a Census tract 6001433800 was divided in 2020: 6001433801 and 6001433802. CES 4.0 presents data for 6001433800. ^b Census tract 6001435700 includes portion of both Cherryland and San Lorenzo. ^c The Board of Supervisors added these census tracts at the time of EJ Element adoption, designating the entire Eden Area as a "Priority Community" for the purposes of EJ Element implementation. Because the data in Chapter 3 were gathered early in EJ Element development, census tract 6001435700 is excluded from some Chapter 3 data tables, as noted in applicable tables; ^d Consistent with revised 2021 State Income Limits per Assembly Bill 1550.

2.2 Priority Communities

The EJ Priority Communities are described below and shown in **Figure 2-1**. Four of the Priority Communities—Ashland, Cherryland, Hayward Acres, and San Lorenzo—are in a region known as the “**Eden Area**.” This EJ Element compares data for the Priority Communities with data for Alameda County as a whole, including the fourteen incorporated cities, and, in the case of southwestern Castro Valley, with data for the larger Castro Valley **census designated place (CDP)**. This comparison highlights disproportionate health outcomes and environmental burdens in the Priority Communities. **Table 2-3** lists the tracts for each Priority Community. Where applicable, census tracts are paired with a CDP and/or the County (marked under the Reference Populations column). Overall, these pairings, or comparisons, serve as the framework that all tables and maps will use in Section 3. The tables use CDP data for Ashland, Cherryland, and San Lorenzo, and census tract data for Hayward Acres and southwestern Castro Valley. Although Hayward Acres is a distinct community, it is part of the San Lorenzo CDP; throughout this EJ Element, data for Hayward Acres are included in the data for the San Lorenzo CDP and are also presented separately as a subset of the San Lorenzo CDP to highlight the unique needs of that community.

Census Designated Place

A CDP is a grouping of unincorporated census tracts locally recognized and identified by name (comparable to a city). The purpose of CDPs is to provide a means of comparing and presenting data for well-known unincorporated communities (US Census Bureau).

TABLE 2-3 Geographic Units for Priority Communities and Reference Populations

NEIGHBORHOOD OR PLACE	PRIORITY COMMUNITIES		REFERENCE POPULATION	
	CENSUS TRACTS	CENSUS DESIGNATED PLACE	LOCAL	REGIONAL
Ashland	4337, 4338.01, 4338.02, 4339, 4340	Ashland CDP	n/a	Alameda County (all)
Cherryland	4356.01, 4356.02, 4355, 4363, 4357 ^{a,b}	Cherryland CDP	n/a	
San Lorenzo	4357 ^{a,b} , 4358, 4359 ^b , 4360 ^b , 4361 ^b	San Lorenzo CDP	n/a	
Hayward Acres ^c	4362	n/a ^c	San Lorenzo CDP	
Castro Valley [Southwest]	4305, 4309, 4310, 4311, 4312	n/a	Castro Valley CDP or all Castro Valley Census Tracts	

NOTE: ^a Census tract 6001435700 includes a portion of Cherryland and a portion of San Lorenzo. ^b The Board of Supervisors added these census tracts at the time of EJ Element adoption, designating the entire Eden Area as a “Priority Community” for the purposes of EJ Element implementation. Because the data in Chapter 3 were gathered early in EJ Element development, census tract 6001435700 is excluded from some Chapter 3 data tables, as noted in applicable tables; ^c Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP throughout this EJ Element. Hayward Acres data are also presented separately as a subset of the San Lorenzo CDP to highlight the unique needs of that community.

Unincorporated Alameda County Environmental Justice Priority Communities

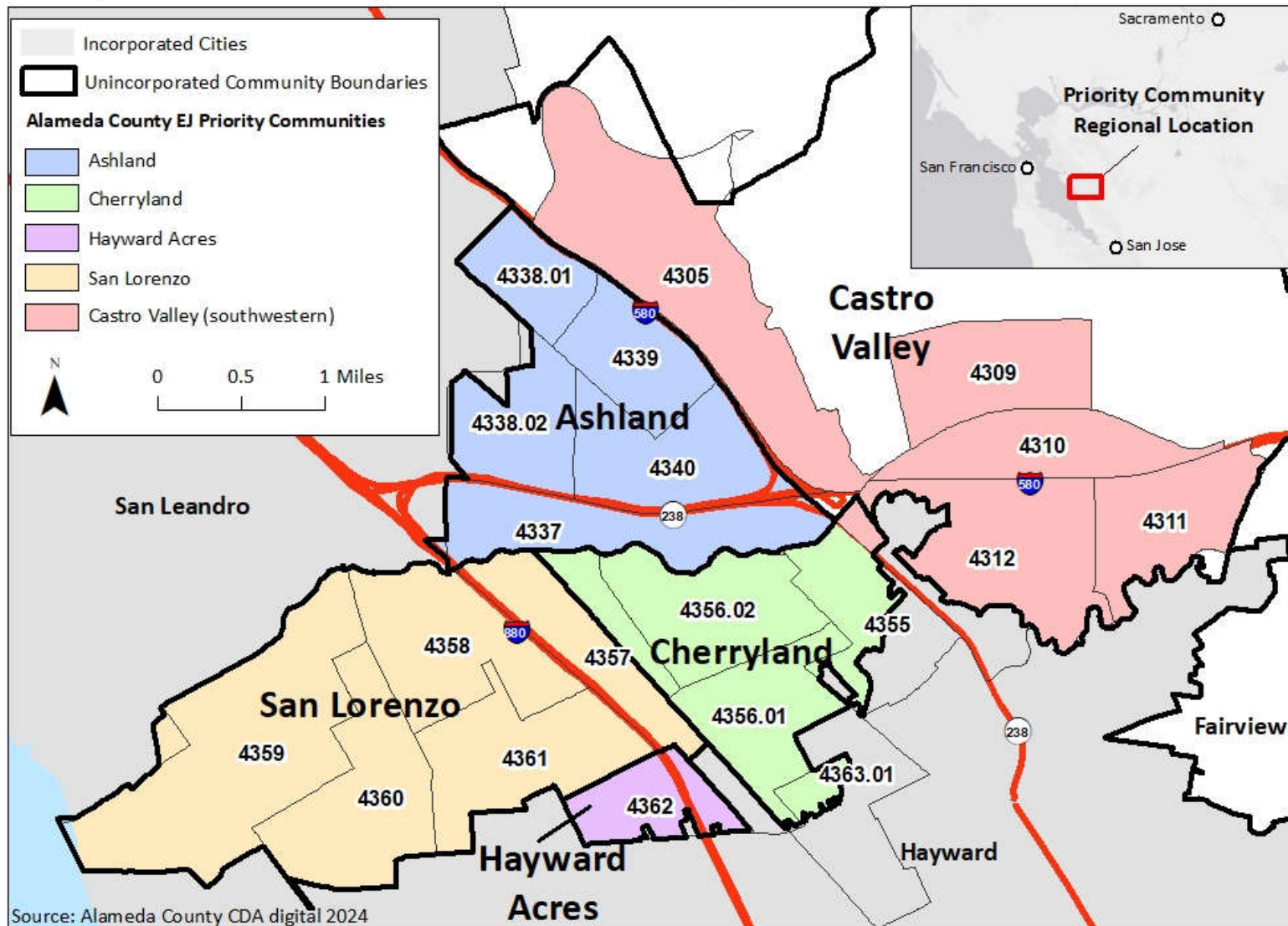


FIGURE 2-1 Map of Unincorporated Alameda County Environmental Justice Priority Communities with Census Tract numbers

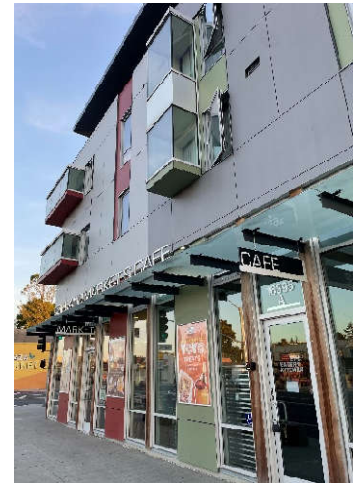


Ashland

Ashland is an unincorporated community and CDP located in Alameda County's Eden Area, directly south of the city of San Leandro. As shown in **Figure 2-2**, The community is roughly bounded by Hesperian Boulevard to the west, Interstate (I-) 580 to the east, 150th Avenue to the north, and San Lorenzo Creek to the south, where it meets the Cherryland community.

Ashland is named for the Oregon ash trees that once flourished there. In the 1890s, people could ride an electric streetcar from Oakland to Hayward, passing through Ashland's orchards and farms. By the 1930s, greenhouses and nurseries replaced most farms. The site of Bayfair Mall was once an automobile racetrack. Following World War II, the nurseries gradually led to housing developments for the community's booming population (Castro Valley/Eden Area Chamber of Commerce n.d.). In the 1950s, the Ashland, Cherryland, and San Lorenzo communities were divided by the construction of major interstate freeways, including I-580 and I-238, and State Route 185, which crosscut the community. The heavily trafficked freeways have exposed community members to pollutants and the resulting negative health effects—a primary EJ issue for the Ashland community (*Final Report I-580 Design Alternatives Assessment* 2020).

Today, Ashland is a diverse community. According to the American Community Survey, the area is home to a higher percentage of people who primarily speak a language other than English at home compared to the other Priority Communities (Alameda County Community Action Partnership 2022). Ashland has a population of about 24,000 people (as of the 2020 Census count), with the second-highest population density of the Priority Communities, after Hayward Acres (United States Census Bureau 2020). Ashland is primarily zoned for low- to medium-density residential with some areas of higher density; commerce is centered in the Ashland Cherryland Central Business District along the major arterial of E. 14th Street. The REACH Ashland Youth Center is an active hub of the community, serving youth from all over Alameda County and playing host to several annual community events (Castro Valley/Eden Area Chamber of Commerce n.d.). Ashland is directly adjacent to the Bay Fair Bay Area Rapid Transit (**BART**) Station, with direct lines to many nearby cities, including Oakland, San Francisco, and Fremont.



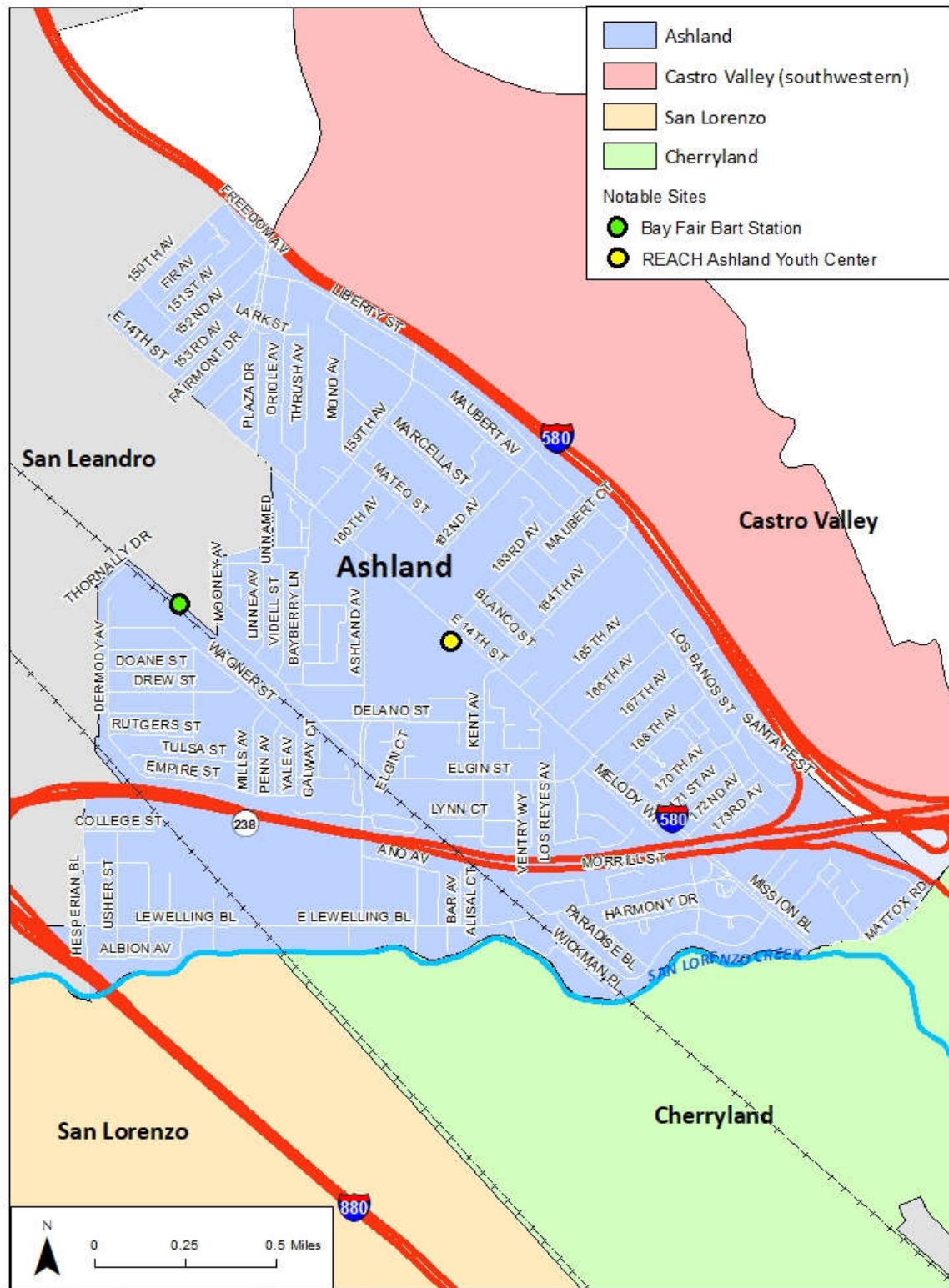


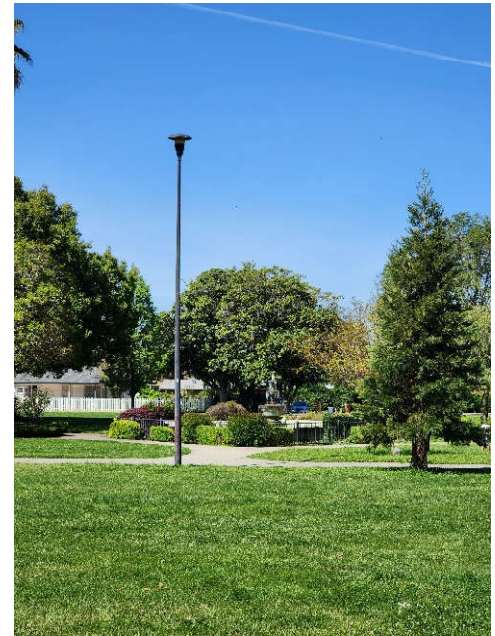
FIGURE 2-2 Map of Ashland

Cherryland

Cherryland is an unincorporated community and CDP in Alameda County's Eden Area, directly north of Hayward. As shown in **Figure 2-3**, Foothill Boulevard borders the community to the east, San Lorenzo Creek to the north, the railroad tracks west of Meekland Avenue to the west, where it meets San Lorenzo, and A Street to the south. As with Ashland, the proximity of major freeways such as I-238 to the north, I-880 to the west, and I-580 to the northeast contributes to air and noise pollution, representing a primary EJ issue for Cherryland.

Cherryland was named for the cherry orchards common in the area in the late 19th and early 20th centuries. William Meek, whose historic mansion still stands on Hampton Road, owned the entire area from A Street to Lewelling Boulevard and Mission Boulevard to Meekland Avenue, totaling almost 3,000 acres. Around 1910, Meek's descendants began subdividing the property. Throughout the 1920s and 1930s, the orchards were replaced by homes with small orchards or chicken farms. Over the years, those small orchards and farms were sold to make way for more homes (Castro Valley/Eden Area Chamber of Commerce n.d.).

Today, Cherryland has a population of 15,808 (U.S. Census Bureau 2020). Like Ashland, Cherryland is home to a diverse population. After Ashland, Cherryland has the second largest percentage of the population who primarily speak a language other than English at home. Cherryland is zoned primarily for low- to medium-density residential with some areas of higher density; commerce is centered in the Ashland Cherryland Central Business District along the major arterial of Mission Boulevard. The Hayward Area Recreation and Parks District's new Cherryland Community Center features various community resources, including multi-use meeting spaces, a reception room, and a catering kitchen.



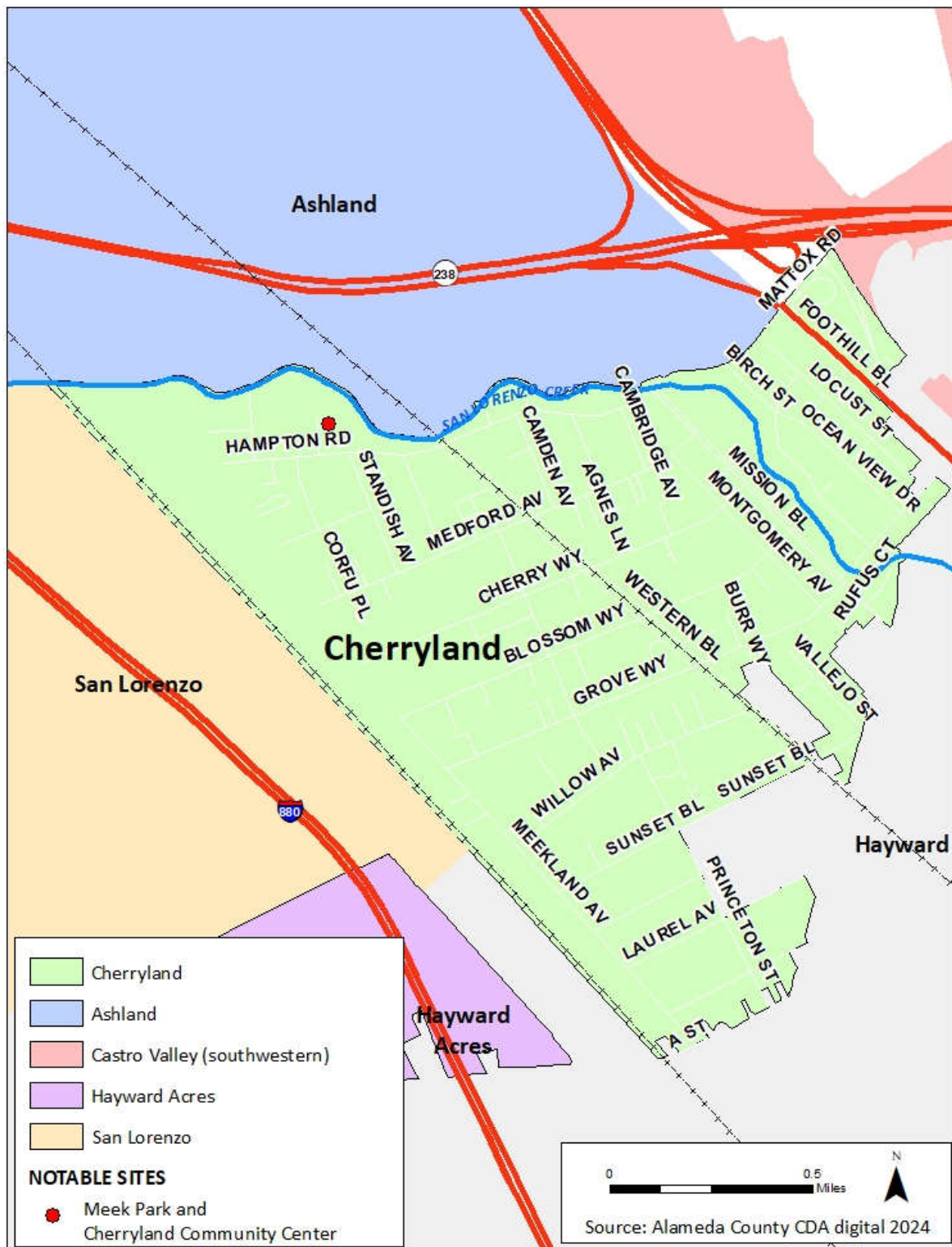
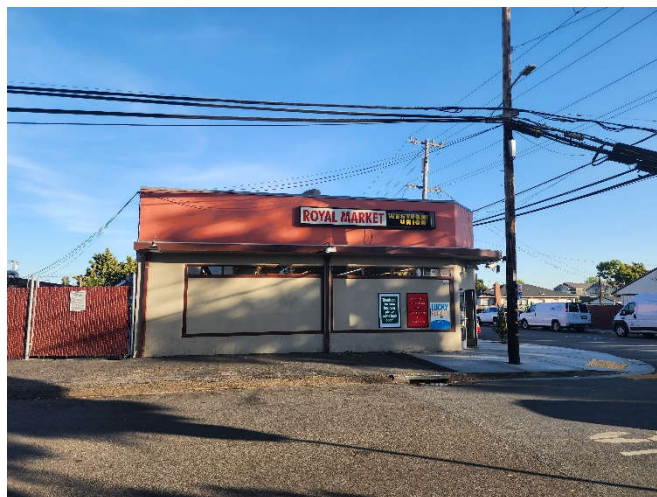
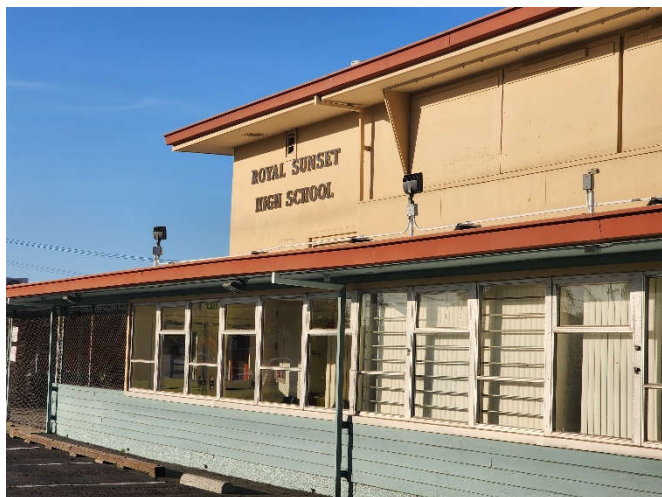
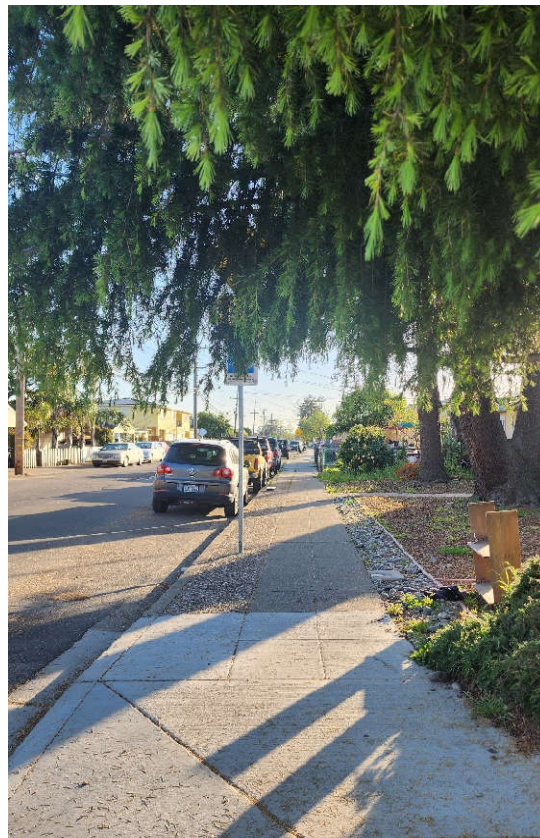


FIGURE 2-3 Map of Cherryland

Hayward Acres

Hayward Acres is an unincorporated community in Alameda County's Eden Area between San Lorenzo and the city of Hayward. Hayward Acres comprises a single census tract. It is distinct from the community of San Lorenzo, but it is included in the San Lorenzo CDP. As shown in **Figure 2-4**, Hesperian Boulevard borders the area on the west, Hathaway Avenue on the east, Bartlett Avenue to the north, and West A Street to the south. The I-880 runs directly through the community in residential-zoned areas. As in Ashland and Cherryland, air and noise pollution exposure from I-880 are major EJ issues in the community of Hayward Acres (CalEnviroScreen 2022).

Hayward Acres is the smallest of all the Priority Communities yet has the highest population density. According to the 2019 American Community Survey, Hayward Acres has nearly 4,300 residents in only 0.24 square miles (Alameda County Community Action Partnership 2022). Most of the community is zoned for medium-density residential at 12 units per acre, with some retail and commercial **zoning** on the western side of the community along Hesperian Boulevard. Hayward Acres has the highest proportion of Latinx residents at almost 58 percent (Alameda County Community Action Partnership 2022).



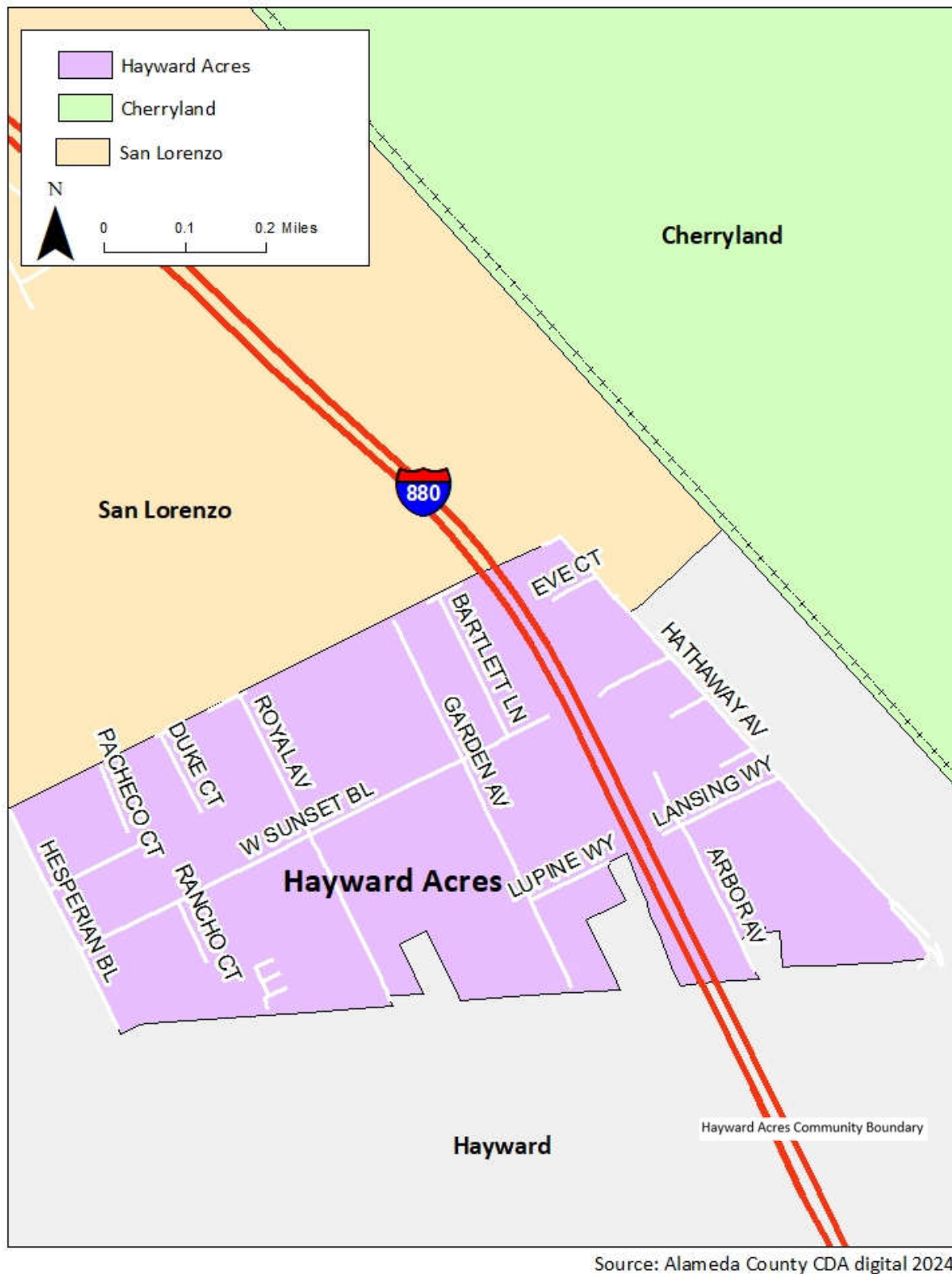


FIGURE 2-4 Map of Hayward Acres

San Lorenzo

San Lorenzo is the westernmost unincorporated community in Alameda County. The San Lorenzo CDP includes Hayward Acres, which is considered a separate community. As shown in **Figure 2-5**, San Lorenzo is bound by Ashland and Cherryland to the east, the city of San Leandro and the San Lorenzo Creek to the north, San Francisco Bay to the west, and Hayward Acres and the city of Hayward to the south. I-880 and Hesperian Boulevard run through San Lorenzo's eastern side.

San Lorenzo is located on the Rancho San Lorenzo Mexican land grant given to Don Guillermo Castro in 1841. From the mid-19th century to the mid-20th century, San Lorenzo was mostly farmland and a significant center of production of fruit and flowers. Many early European colonizers were buried in Pioneer Cemetery, including Moses Wicks, who brought oysters from the East Coast to be "planted" in San Leandro Bay. In 1944, under contract to the U.S. Navy, David Bohannon's Greenwood Company began constructing San Lorenzo Village, a planned community of two- and three-bedroom homes for workers in the East Bay's war industries. Development of San Lorenzo Village included construction of schools, churches, parks, and retail centers. The community has retained its legacy of a 'bedroom community' as it is mainly zoned for single-family residential uses. There are, however, commercial and retail zones along Hesperian Boulevard and industrial uses on the western side near San Francisco Bay.

The entire San Lorenzo CDP, including Hayward Acres, is home to approximately 29,600 residents (U.S. Census Bureau 2021). Over the last decade, San Lorenzo has seen the most dramatic demographic and economic changes out of the Priority Communities. These changes are characterized by an increase in Latinx and Asian populations and a simultaneous decrease in the poverty rate. San Lorenzo includes a commercial core of San Lorenzo Village and surrounding residential development. The San Lorenzo Library is a major hub for the community.



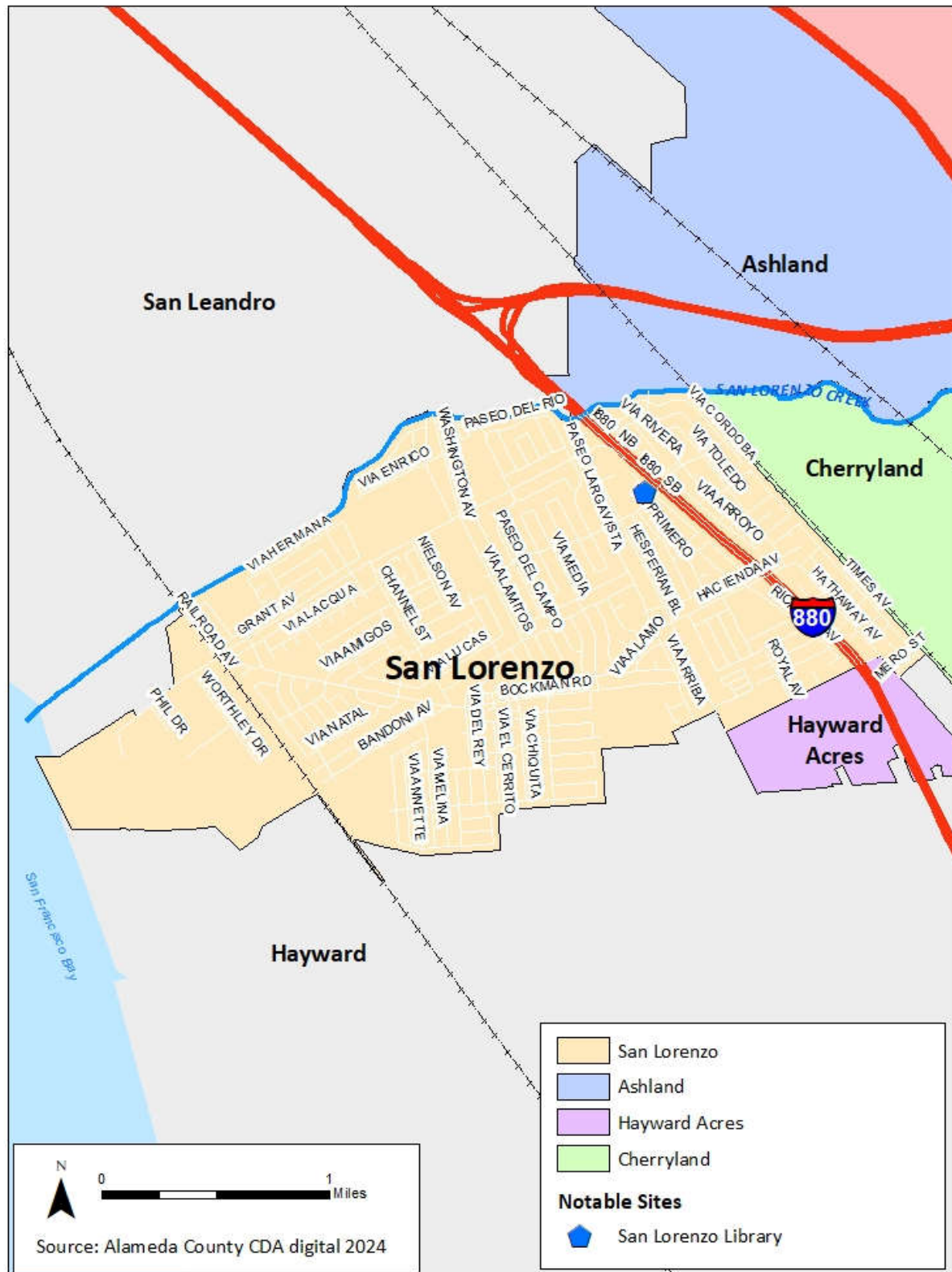


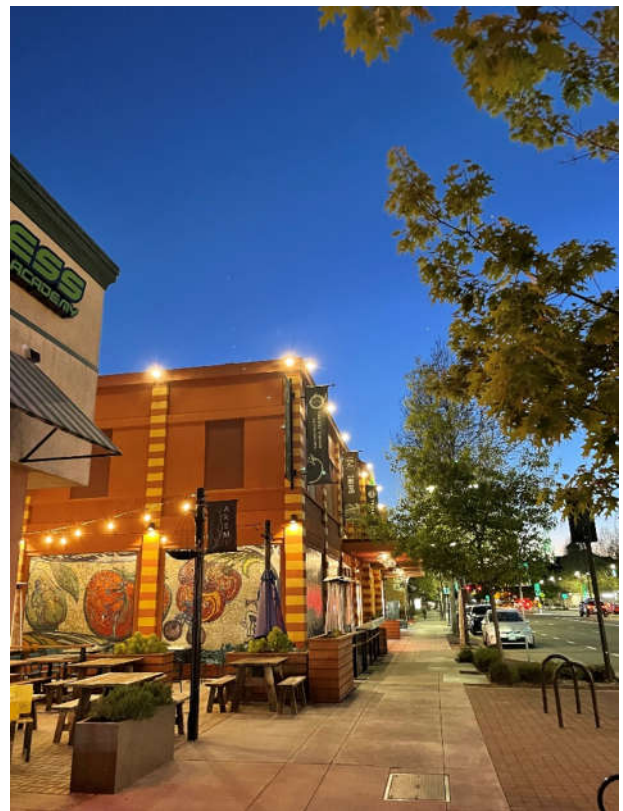
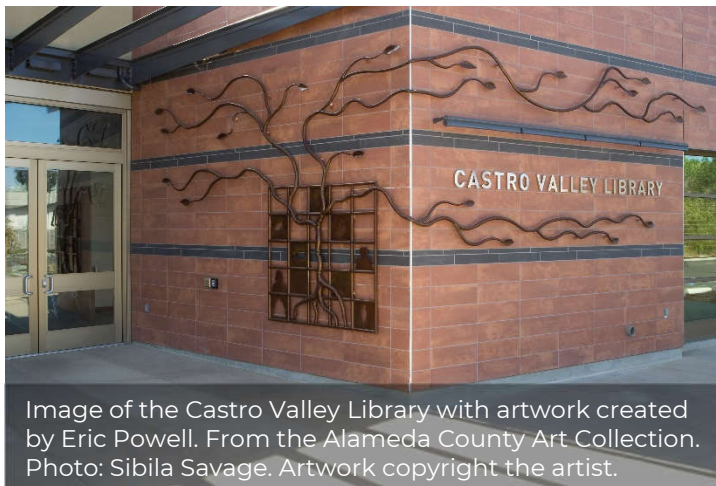
FIGURE 2-5 Map of San Lorenzo

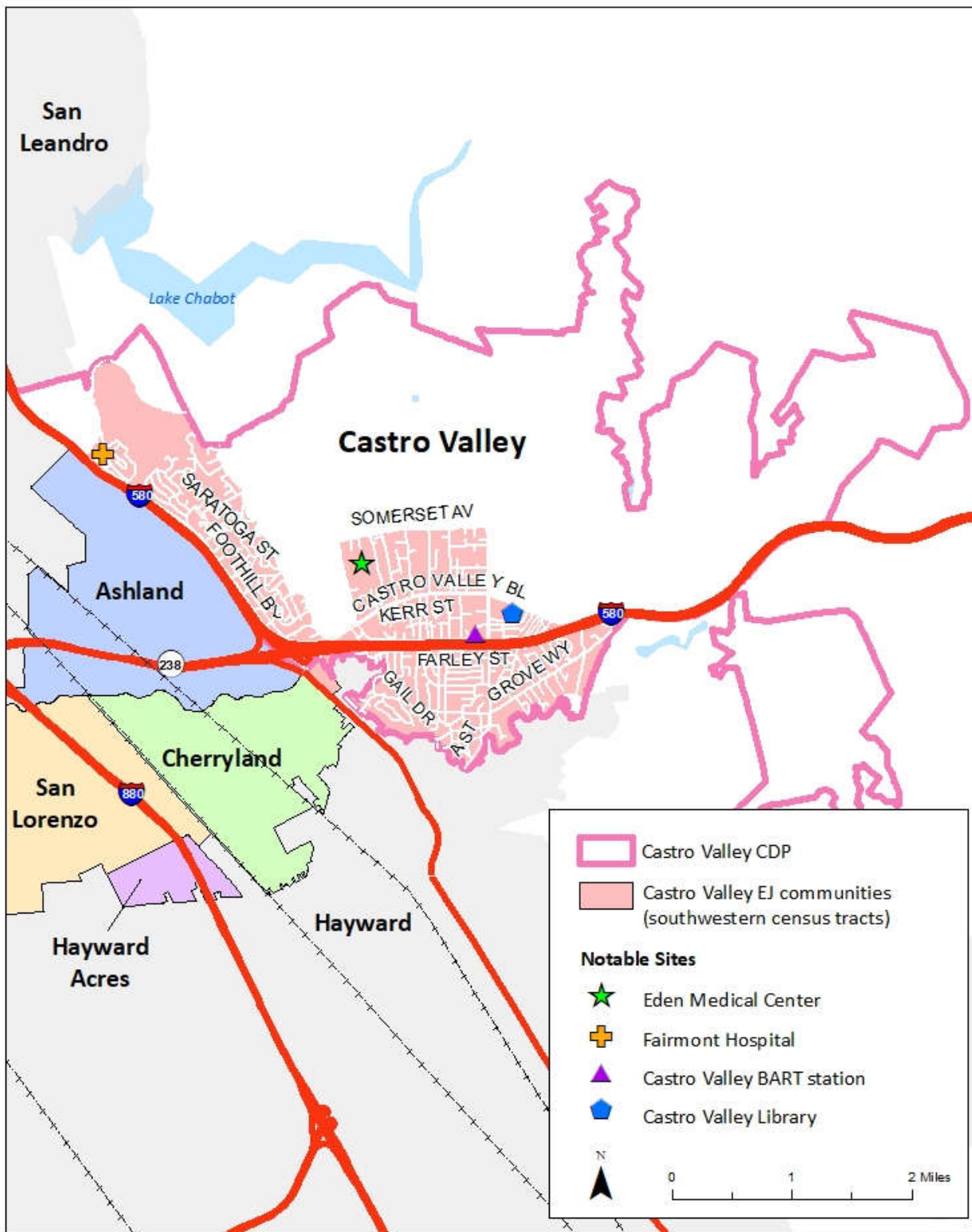
Castro Valley

Castro Valley is the largest community in unincorporated Alameda County. It includes the urbanized Castro Valley CDP and the rural Castro Valley Canyonlands. As shown in **Figure 2-6**, the Castro Valley CDP is loosely bounded to the south by the unincorporated community of Fairview and the city of Hayward, to the west by Foothill Boulevard and I-580, to the north by Lake Chabot Regional Park and Cull Canyon Regional Recreation Area, and to the east by Crow Canyon, Eden Canyon, and Hollis Canyon. Castro Valley was known for ranching and chicken farming in the early 20th century until residential real estate development began urbanizing the community in the 1950s.

As pictured in Figure 2-6, southwestern Castro Valley has been identified as part of the County's EJ Priority Communities because they meet the definition of low-income areas particularly burdened by pollution. Almost half of all stationary sources of pollution in the Priority Communities are located southwestern Castro Valley, including gas stations and dry cleaners (Eden Area Community Profile 2013). Additionally, the I-580, running east-west through southwestern Castro Valley and north-south along the western boundary, contributes to air pollution in the area.

Castro Valley is home to approximately 66,500 residents overall (U.S. Census Bureau 2021), and the EJ Priority Community census tracts in southwestern Castro Valley are home to approximately 23,181 residents. Castro Valley is primarily zoned for single-family residential homes and is mainly known as a commuter area, with many community members leaving daily for work, mainly in Oakland, Hayward, or San Francisco. Commuting from Castro Valley is assisted by the Castro Valley BART station. Many of those who work within the community are employed in the healthcare industry, particularly at the County's Fairmont Hospital and the Eden Medical Center and Hospital operated by Sutter Health. In addition to the many neighborhoods, the area also includes the Castro Valley Central Business District along Castro Valley Boulevard. The Castro Valley Library and Castro Valley Boulevard shopping areas are major hubs of community activity.





Source: Alameda County CDA digital 2024

FIGURE 2-6 Map of Castro Valley



3

The background of the page is a photograph of a multi-story building facade, likely a commercial or institutional structure, with large windows and architectural details. The entire image is covered with a semi-transparent yellow overlay. In the upper left corner, there is a faint, stylized logo that reads "alley" in a script font and "ACE" in a bold, blocky font below it.

section**three**

Existing Conditions

This section presents an analysis of existing conditions in the Priority Communities, beginning with population and socioeconomic data, and then by SB 1000 EJ topic: Pollution and Air Quality, Public Facilities, Food Access, Safe and Sanitary Homes and Neighborhoods, Health and Physical Activity, and Civic Engagement.

Historical and structural inequities have created unique issues and disproportionate environmental burdens within the Priority Communities. Understanding the existing environmental, social, and economic conditions impacting community health and wellness in the Priority Communities is an essential first step in the development of responsive environmental justice policies.

3.1 Population and Socioeconomic Characteristics (Pre-pandemic)

Population and socioeconomic characteristics are factors that often influence community health outcomes. Specifically, populations that face lower **educational attainment**, linguistic isolation, poverty, unemployment, and housing burdens are often at a greater risk of experiencing poor health (California Environmental Justice Alliance 2018).

Alameda County's Priority Communities meet the state's EJ element criteria because they share some environmental, socioeconomic, and geographic factors. Many residents of the Priority Communities entered the COVID-19 pandemic already economically vulnerable. In particular, Ashland, Cherryland, and Hayward Acres had substantially higher rates of poverty and income deficiency, unemployment, and severe housing cost burden. More than 1 in 5 low-income households within Ashland, Cherryland, Hayward Acres, and southwestern Castro Valley were paying more than half of their income for housing costs. Rates of poverty and income deficiency in southwestern Castro Valley were also higher than the County average. It is important to note that these data were gathered between 2016 and 2020; therefore, the harmful economic impacts from the COVID-19 pandemic are not reflected in this section.

This section makes a variety of comparisons between Priority Communities and Alameda County as a whole in order to highlight the disproportionate environmental burdens faced by the Priority Communities. This comparison process aims to show the immediate needs and changes required to thoroughly address all aspects of EJ. The data presented below also illustrate that although communities neighbor one another, community members experience dramatic differences in lifestyle, health, and overall wellbeing.

Existing Conditions

The existing conditions related to each of the six EJ topics are structured as follows:

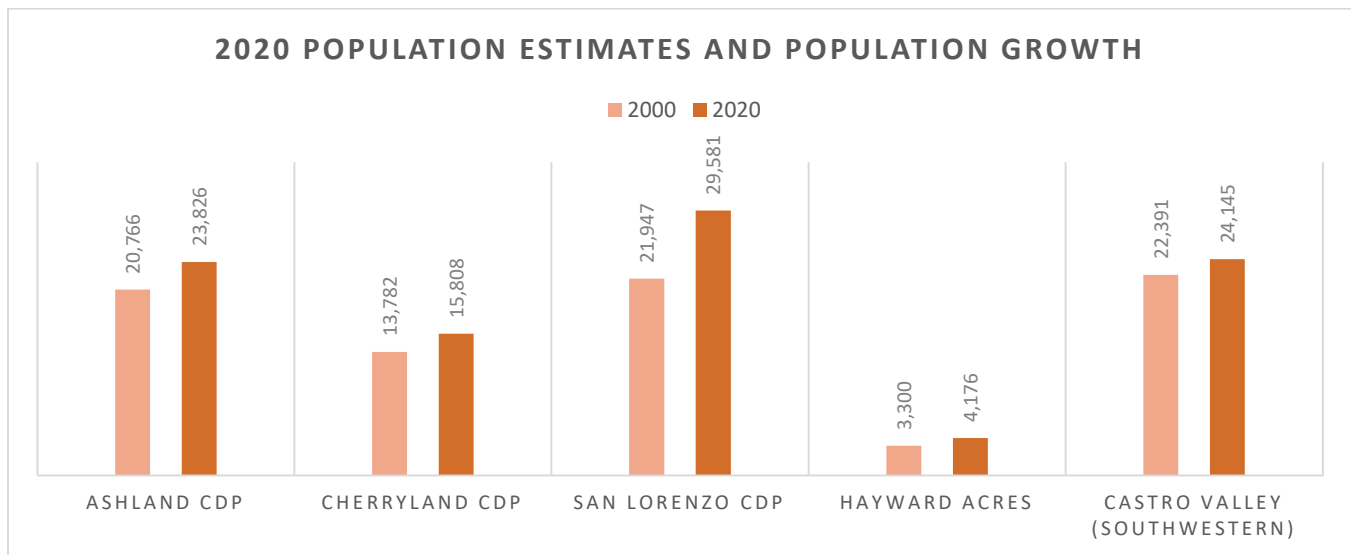
- **Context:** Provides a brief introduction to the environmental justice topic to define what it is and why it is important for the Priority Communities.
- **Existing Conditions:** Describes the current impacts, burdens, and harms experienced by the Priority Communities including health effects and access to resources. The existing conditions are separated into subsections that cover specific issues.
- **Key Takeaways:** Lists notable findings from the existing conditions analysis as they relate to each EJ topic.

Information contained in this section informed the goals, policies, and actions in Section 4 of this EJ Element.

Population and Density

The 2020 US Census found population gains in the Priority Communities that are roughly comparable to overall County growth. **Figure 3-1** provides current population estimates and growth for the Priority Communities and Alameda County. As of 2020, the population of Alameda County was estimated to be 1,682,583, indicating a growth of about 23.5 percent from 2000. In 2020, the combined population for the Priority Communities was 93,360, which is about 5.5 percent of the County's population. For the Priority Communities, growth ranged from about 7.8 percent in Castro Valley to about 25.4 percent in Hayward Acres.

FIGURE 3-1 2020 Populations Estimates and Population Growth for Priority Communities



SOURCE: U.S. Census Bureau, 2000 Decennial Census Table DP-01; 2020 Decennial Census Table P-01.

NOTES: CDP = Census Designated Place. Hayward Acres is part of the San Lorenzo CDP. Population data for Hayward Acres are a subset of population data for the San Lorenzo CDP.



Race and Ethnicity

Civil rights activist Benjamin Chavis coined the term “environmental justice” in 1982. The term refers, in part, to a form of systematic racism where the health hazards created from environmental policymaking disproportionately impact BIPOC communities (Greenpeace USA). However, communities have experienced uneven impacts of environmental burdens and related health problems long before the creation of the term. Building upon extensive research in the field of public health and environmental science, the California Environmental Protection Agency’s OEHHA and their CalEnvironScreen4.0 tool exhibit the extent to which communities experience health problems due to their proximity and exposure to hazardous pollutants.

The residents of the Priority Communities are predominantly BIPOC, with a significant Latinx population.

Table 3-1 provides 2020 Census data for race and ethnicity in the Priority Communities and Alameda County overall. All the Priority Communities have higher percentages of Latinx residents than the County’s overall percentage of 23.4 percent; the Latinx population represents the largest group in all Priority Communities except southwestern Castro Valley, where White residents represent the largest racial grouping. Cherryland and Hayward Acres are predominantly Latinx with 58.1 percent and 64.3 percent, respectively.

Black or African Americans residents make up 16.6 percent of Ashland’s population and approximately 12 percent of the populations of both Hayward Acres and southwestern Castro Valley, as compared to the overall County rate of 9.8 percent. Native Hawaiians and other Pacific Islanders also make up higher percentages of population in the Priority Communities than of the County overall.

While Asian residents represent a sizable percentage of the population in most of the Priority Communities, the percentage of Asian residents is lower in all of the Priority Communities than the County overall.

TABLE 3-1 Race and Ethnicity

NEIGHBORHOOD OR PLACE	WHITE	BLACK OR AFRICAN AMERICAN	AMERICAN INDIAN AND ALASKA NATIVE	ASIAN	NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	SOME OTHER RACE	TWO OR MORE RACES	LATINX
Ashland	15.1%	16.6%	1.8%	23.4%	1.3%	28.5%	13.3%	44.3%
Cherryland	19.8%	8.7%	2.5%	13.9%	1.9%	38.6%	14.6%	58.1%
San Lorenzo	24.9%	5.2%	1.6%	28.2%	1.2%	24.9%	14.0%	42.2%
Hayward Acres ^a	16.2%	12.1%	1.7%	10.4%	1.4%	43.7%	14.4%	64.3%
Castro Valley (southwestern)	35.0%	12.3%	1.3%	23.1%	0.9%	13.2%	14.3%	27.4%
Castro Valley CDP Reference	40.3%	6.4%	0.9%	30.8%	0.5%	8.0%	13.2%	19.3%
Alameda County Reference	31.1%	9.8%	1.2%	32.4%	0.8%	13.3%	11.3%	23.4%

SOURCE: U.S. Census Bureau, 2020 Decennial Census, Tables P1 and P2.

NOTES: CDP = Census Designated Place. ^a Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP throughout this EJ Element. Hayward Acres data are also presented separately as a subset of the San Lorenzo CDP to highlight the unique needs of that community.

Educational Attainment

Educational attainment refers to the highest level of education that a person has completed. Formal educational attainment, as measured by the final degree or certificate earned for those over 25 years of age, is highly correlated with better health outcomes. According to the OEHHA, people with more educational attainment tend to have higher incomes and health insurance and tend to live in areas that are less affected by air pollution and other environmental toxins.

Table 3-2 presents five educational attainment indicators for the Priority Communities, ranging from less than a high-school education at the lowest, through a graduate or professional degree at the highest. As shown in Table 3-2, the percentage of the population without a high school education is considerably higher than the overall County percentage of 11.2 in all but one of the Priority Communities (southwestern Castro Valley and the Castro Valley CDP Reference). About 22 percent of Hayward Acres residents, and about 26 percent of both Ashland and Cherryland residents, have not obtained a high school diploma, while in San Lorenzo 12.9 percent of residents have not obtained a high school diploma. In southwestern Castro Valley, as in the County overall, 11.2 percent of residents do not have a high school diploma.

Additionally, fewer residents within the Priority Communities have obtained post-secondary degrees or certificates. Whereas about 55 percent of County residents overall have associate, bachelor, or post-graduate degrees, Priority Community tracts range from 23 percent for Hayward Acres to about 52 percent for the Castro Valley CDP Reference.

TABLE 3-2 Highest Educational Attainment Indicators

NEIGHBORHOOD OR PLACE	LESS THAN A HIGH SCHOOL EDUCATION	HIGH SCHOOL DEGREE AS HIGHEST LEVEL	2-YEAR COLLEGE DEGREE AS HIGHEST LEVEL	BACHELOR'S DEGREE AS HIGHEST LEVEL	GRADUATE OR PROFESSIONAL DEGREE AS HIGHEST LEVEL
Ashland	26.3%	47.5%	6.7%	14.4%	5.1%
Cherryland	26.4%	47.6%	7.9%	13.8%	4.2%
San Lorenzo	17.1%	50.6%	8.4%	19.6%	4.4%
Hayward Acres ^a	22.1%	55.0%	6.6%	14.6%	1.8%
Castro Valley (southwestern) ^b	11.2%	46.8%	7.7%	22.6%	11.7%
Castro Valley CDP Reference	8.6%	39.2%	8.9%	27.8%	15.5%
Alameda County Reference	11.2%	33.7%	6.4%	28.1%	20.6%

SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey, Table S1501.

NOTES: These indicators refer to population over 25 years old. CDP = Census Designated Place. ^a Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP; ^b Presented as a simple percentage for the combined census tracts.

Poverty and Income

The Census Bureau’s definition of poverty varies by household size. In 2022, the Federal Poverty level for an average family of four is \$27,750, and \$13,590 for a one-person household. **Table 3-3** provides median income and estimates of the percentage of households living below the federal poverty line. According to the Census Bureau, the median household income for Alameda County was approximately \$104,888. Among the Priority Communities, median household incomes vary from \$56,223 in Hayward Acres to \$91,319 in San Lorenzo.

In data collected between 2016 and 2020, the percentage of the population with incomes below the federal poverty level was higher in all of the Priority Communities than in the County overall. At 7.6 percent, only San Lorenzo had lower levels of poverty than the overall County’s level of 9.3 percent. Poverty was significantly higher than the County reference in Ashland (15.4 percent), Hayward Acres (14.4 percent), and Cherryland (14.9 percent). It is important to note that because these data were collected during 2016–2020, they do not reflect the economic harm caused by COVID-19.

Between 2016 and 2020, percentages of the population with incomes below 200 percent of the federal poverty level in Ashland (35.4 percent), Cherryland (29.3 percent), and Hayward Acres (34.0) percent were markedly higher than the County reference of 19.8 percent. Southwestern Castro Valley was somewhat higher than the County reference at 22.8 percent, and San Lorenzo was lower than the County reference at 13.9 percent.

TABLE 3-3 Poverty and Income

NEIGHBORHOOD OR PLACE	PERCENTAGE OF THE POPULATION LIVING BELOW TWO TIMES THE FEDERAL POVERTY LEVEL	PERCENTAGE OF THE POPULATION LIVING BELOW THE FEDERAL POVERTY LEVEL	MEDIAN INCOME (\$)
Ashland	35.4%	15.4%	66,570
Cherryland	29.3%	14.9%	73,429
San Lorenzo	13.9%	7.6%	91,319
Hayward Acres ^a	34.0%	14.4%	56,223
Castro Valley (southwestern) ^b	22.8%	12.7%	83,659
Castro Valley CDP Reference	15.4%	7.7%	113,150
Alameda County Reference	19.8%	9.3%	104,888

SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey, Table S1701, S1903.

NOTES: CDP = Census Designated Place. ^a Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP; ^b Presented as a simple percentage for the combined census tracts..

Severe Housing Cost Burden

The U.S. Department of Housing and Urban Development (**HUD**) defines households paying 30 percent or more of their income for housing costs as “Housing Cost Burdened” and those paying 50 percent or more as “Severely Housing Cost Burdened.” HUD recognizes that the burden of housing costs has a larger impact on households with lower incomes; therefore, Housing Cost Burden is usually reported within various income levels.

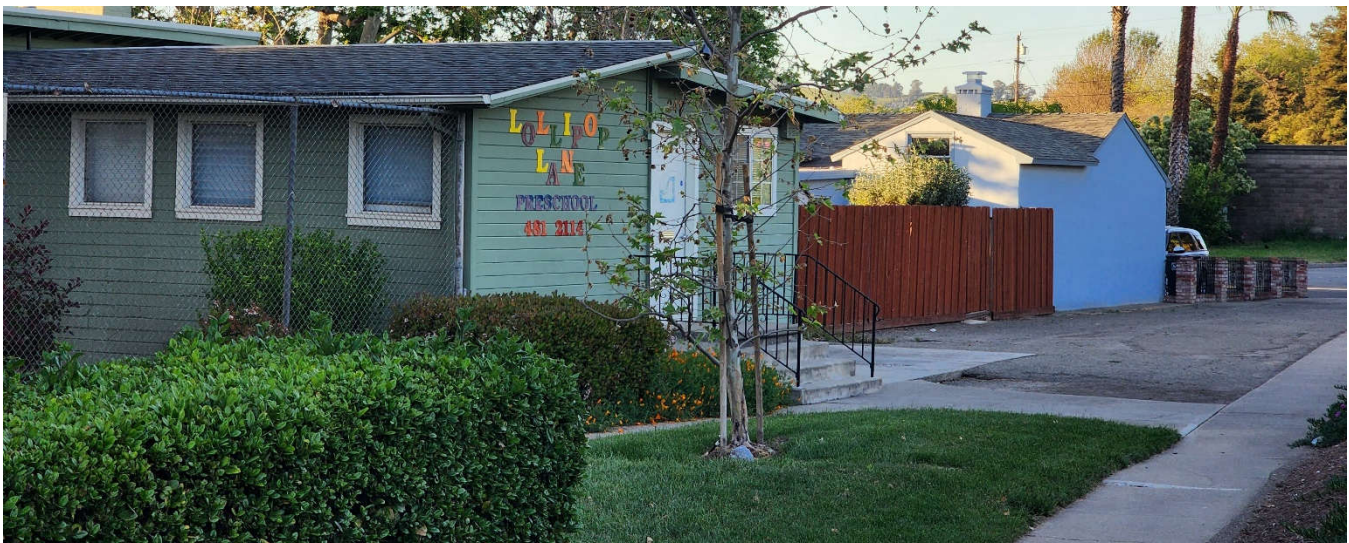
Table 3-4 presents low-income households that are severely housing cost burdened. A higher percentile score translates to a greater housing cost burden. Low Income is defined as 80 percent of area median income (**AMI**), or \$89,600 for a family of four. The percentage of severely housing cost burdened low-income households was substantially higher than the County rate of 15.7 percent in all of the Priority Communities except for San Lorenzo, ranging from 20 percent in Cherryland to 23 percent in Ashland.

TABLE 3-4 Severely Housing-Cost Burdened Households

NEIGHBORHOOD OR PLACE	PERCENT OF HOUSEHOLDS IN A CENSUS TRACT THAT ARE BOTH LOW INCOME AND SEVERELY BURDENED BY HOUSING COSTS	HOUSING BURDEN - PERCENTILE SCORE ^c
Ashland ^a	23.0%	74th
Cherryland ^a	20.0%	63rd
San Lorenzo ^b	12.1%	24th
Hayward Acres ^c	20.2%	64th
Castro Valley (southwestern) ^a	21.0%	64th
Castro Valley CDP Reference ^b	14.0%	33rd
Alameda County Reference ^b	15.7%	43rd

SOURCE: OEHHA, CalEnviroScreen 4.0.

NOTES: A higher percentile score equals a greater housing cost burden. See definition of Percentile in the Glossary. CDP = Census Designated Place. ^a Ashland, Cherryland, and southwestern Castro Valley are presented as population-based weighted average of census tract data. ^b San Lorenzo CDP and Castro Valley CDP Reference and Alameda County Reference are presented as population-based weighted average of census tracts within CDP or County boundary. ^c Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.



Unemployment and Labor Force Participation

According to the OEHHA, unemployment results in a lack of access to health care and insurance, leading to poor health. Poor health can make it harder to find a job, stay employed, and can be a source of financial and emotional stress.

Generally, participation in the formal workforce is viewed through two measurements:

1. Labor Force Participation (how many of those eligible to work are working or seeking work)
2. Unemployment (how many of those participating in the labor force are out of work and looking for work)

Table 3-5 presents unemployment rates for the Priority Communities and Alameda County as a whole. Labor force participation between Alameda County and the Priority Communities are roughly within the same range between about 70 percent and 80 percent. However, when looking at unemployment rates, residents in Ashland, Cherryland, and Hayward Acres experience higher unemployment rates—nearly double that of the County. These data were gathered prior to the COVID-19 pandemic and, therefore, do not accurately reflect the impact of the pandemic on the current economy.

TABLE 3-5 Labor Force Participation/Unemployment

NEIGHBORHOOD OR PLACE	LABOR FORCE PARTICIPATION: PERCENTAGE OF THE POPULATION AGED 16–64 WORKING OR ACTIVELY LOOKING FOR WORK	PERCENTAGE OF THE POPULATION OVER THE AGE OF 16 THAT IS UNEMPLOYED
Ashland	75.5%	7.3%
Cherryland	70.3%	7.6%
San Lorenzo	75.5%	4.7%
Hayward Acres ^a	73.4%	7.6%
Castro Valley (southwestern) ^b	78.4%	4.0%
Castro Valley CDP Reference	78.4%	4.2%
Alameda County Reference	76.6%	4.6%

SOURCE: U.S. Census Bureau, 2015–2019 American Community Survey.

NOTES: CDP = Census Designated Place. ^a Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP. ^b Presented as a simple percentage for the combined census tracts.

Sensitive Populations

CalEnviroScreen 4.0 defines sensitive populations as populations with physiological conditions that result in increased vulnerability to pollutants. Sensitive individuals may include those with impaired physiological conditions, such as people with heart disease or asthma. The CalEnviroScreen 4.0 Sensitive Population Indicators identify higher rates of asthma, heart disease, and infants with low birth weight in the Priority Communities. Pollution exposure and limited access to health care, healthy foods, and physical activity are likely contributors to these outcomes. Data pertaining to the CalEnviroScreen 4.0 Sensitive Population Indicators throughout the unincorporated communities are included below.

ASTHMA

Asthma is a condition that can make it difficult to breathe. Some individuals with asthma may experience minor symptoms such as coughing while others could experience major problems that can limit their ability to enjoy daily activities. In severe cases, it can lead to life-threatening asthma attacks. Asthma cannot be cured, but its symptoms can be treated. Air pollutants, exhaust fumes, and chemical irritants are thought to increase chances of developing asthma.

Common triggers for asthma include exposure to air pollution and contaminants and physical activity. However, although asthma inflames the airways, regular exercise can actually decrease inflammation and improve lung capacity. **Table 3-6** shows rates of emergency department visits for asthma. These rates are substantially higher in Hayward Acres, Cherryland, and Ashland than in the overall County. The rate for San Lorenzo is slightly higher than that of the County. For southwestern Castro Valley, the asthma rate is lower than that of the County but higher than that of the Castro Valley CDP reference.

TABLE 3-6 Asthma Emergency Department Visits

NEIGHBORHOOD OR PLACE	AGE-ADJUSTED RATE OF VISITS FOR ASTHMA PER 10,000 PEOPLE	ASTHMA VISIT RATE - PERCENTILE SCORE
Ashland ^a	82.5	87th
Cherryland ^a	87.6	89th
San Lorenzo ^b	71.5	79th
Hayward Acres ^c	95.6	91st
Castro Valley (southwestern) ^a	59.5	69th
Castro Valley CDP Reference ^b	49.5	56th
Alameda County Reference ^b	66.4	76th

SOURCE: OEHHA, CalEnviroScreen 4.0

NOTES: CDP = Census Designated Place. ^a Ashland, Cherryland, and southwestern Castro Valley are presented as population-based weighted average of census tract data. ^b San Lorenzo and Castro Valley CDP Reference and Alameda County Reference are presented as population-based weighted average of census tracts within CDP or County boundary. ^c Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.

CARDIOVASCULAR DISEASE

Cardiovascular disease or heart disease affects the blood vessels of the heart, which can result in heart attacks, strokes, and many other disorders affecting the heart and brain. Several factors can contribute to cardiovascular disease such as poor diet or lack of access to healthy foods, smoking, lack of safe and affordable spaces to recreate, and exposure to air pollution. **Table 3-7** provides the rates of emergency department visits for heart attacks, which are considerably higher in Cherryland, Hayward Acres, and San Lorenzo than the County. The rate of cardiovascular disease in Ashland, while higher than that of the County, is lower than the other areas. The rate in southwestern Castro Valley is comparable to that of the County reference.

TABLE 3-7 Heart Attack Emergency Department Visits

NEIGHBORHOOD OR PLACE	AGE-ADJUSTED RATE OF VISITS FOR HEART ATTACK PER 10,000 PEOPLE	HEART ATTACK VISITS - PERCENTILE SCORE
Ashland ^a	14.7	63rd
Cherryland ^a	17.0	76th
San Lorenzo ^b	15.3	66th
Hayward Acres ^c	17.9	80th
Castro Valley (southwestern) ^a	12.2	47th
Castro Valley CDP Reference ^b	11.6	42nd
Alameda County Reference ^b	12.1	44th

SOURCE: OEHHA, CalEnviroScreen 4.0

NOTES: CDP = Census Designated Place. ^a Ashland, Cherryland, and southwestern Castro Valley are presented as population-based weighted average of census tract data. ^b San Lorenzo and Castro Valley CDP Reference and Alameda County Reference are presented as population-based weighted average of census tracts within CDP or County boundary. ^c Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.



LOW-BIRTH-WEIGHT INFANT BIRTHS

Low-birth-weight infants are categorized as weighing 5.5 pounds or less at birth. Environmental toxins such as lead and air pollution, poverty and maternal chronic health conditions are all contributors to the likelihood of a low birthweight birth, as is lack of access to appropriate prenatal care. low-birth-weight infants are at greater risk of death and long-term disability. Additionally, low birth weight can be associated with language impairment, lowered educational achievement, and a number of chronic health conditions. **Table 3-8** provides the rates of low-birth-weight infant births. In Alameda County overall, low birth weights account for 5.6 percent of singleton births. Among the Priority Communities, Ashland (6.2 percent) and San Lorenzo (7.2 percent) exceed the County rate, with other areas at or below that marker.

TABLE 3-8 Rates of Low Birth Weight Births

NEIGHBORHOOD OR PLACE	PERCENT LOW BIRTH WEIGHT BIRTHS (SINGLETON BIRTHS ONLY)
Ashland ^a	6.2%
Cherryland ^a	5.4%
San Lorenzo ^b	7.2%
Hayward Acres ^c	5.7%
Castro Valley (southwestern) ^a	5.4%
Castro Valley CDP Reference ^b	4.6%
Alameda County Reference ^b	5.6%

SOURCE: OEHHA, CalEnviroScreen 4.0

NOTES: CDP = Census Designated Place. ^a Ashland, Cherryland, and southwestern Castro Valley are presented as population-based weighted average of census tract data. ^b San Lorenzo and Castro Valley CDP Reference and Alameda County Reference are presented as population-based weighted average of census tracts within CDP or County boundary. ^c Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.





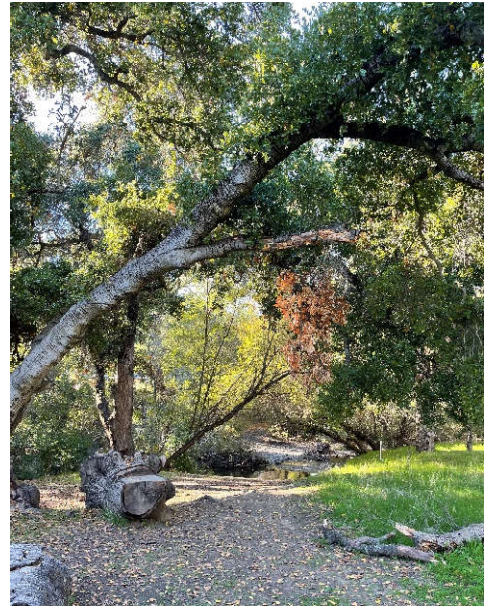
3.2 Pollution and Air Quality

Context

Healthy environments, at home and in a community, are essential to our individual and collective health and wellbeing. A healthy environment with clean air, safe water, uncontaminated soil, and access to nature, is integral to the full enjoyment of basic human rights. Air pollution is the world's largest single environmental risk to health – some 7 million people across the world die each year due to everyday exposure to poor air quality (UN Environment Programme 2022). In the Priority Communities, air pollution ranks as the most significant source of pollution. Soil and water contamination also pose a risk globally and to the Priority Communities.

Healthy environments are characterized not only by the absence of pollution, but also by the presence of and access to nature and beneficial natural systems. Natural features like creeks and vegetation are a source of essential **ecosystem services**, or the life-sustaining and life-enhancing benefits provided by nature. Trees, for example, provide a wide variety of benefits ranging from reducing pollution and providing cooling shade to improving public health and social cohesion.

Community members within Alameda County do not experience the exposure to or protection from hazards and contaminants equally, and do not have equal access to nature and its benefits. Due to historic and existing discriminatory housing and planning policies, BIPOC and low-income communities are more likely to be located next to and directly affected by pollution and poor air quality, and are more likely to live in neighborhoods with less access to nature. Sensitive populations such as children, the elderly and those with prior health conditions are more vulnerable to the effects of pollution. Exposure to pollution can cause, or worsen, negative health outcomes, making people too sick to go to work, go to school, or simply go outside. Reducing pollution, improving the quality of the air, water and soil, and increasing access to beneficial natural systems in the Priority Communities are vital to ensuring that healthy environments are accessible to all.



Identifying disproportionate distribution of pollution burdens and exploring the critical role of nature and natural systems in a community is essential to creating policy that contributes to a healthy environment. This section explores local levels of air, water, and soil pollution, and the health risks associated with that pollution. It also explores the important role that San Lorenzo Creek and the urban tree canopy play in promoting health and well-being in the Priority Communities.

Air Pollution

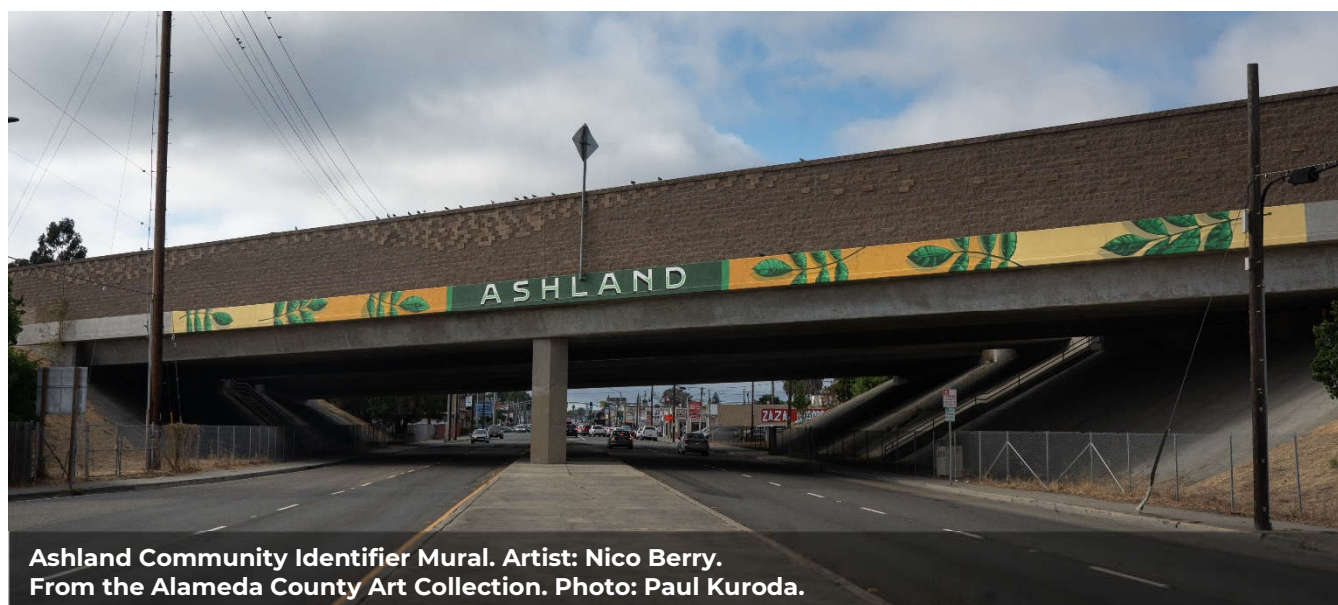
Air quality refers to how clean or polluted the air is. Air pollution is defined as the contamination of air due to the presence of a substance that has harmful effects. Air quality has a significant impact on a community's health outcomes. According to the World Health Organization, exposure to air pollution can lead to serious conditions such as strokes, lung cancer, and heart disease. Often, pollution exposure is dependent on the distance between pollution sources and homes, workplaces, and transit routes.

There are four types of air pollution sources:

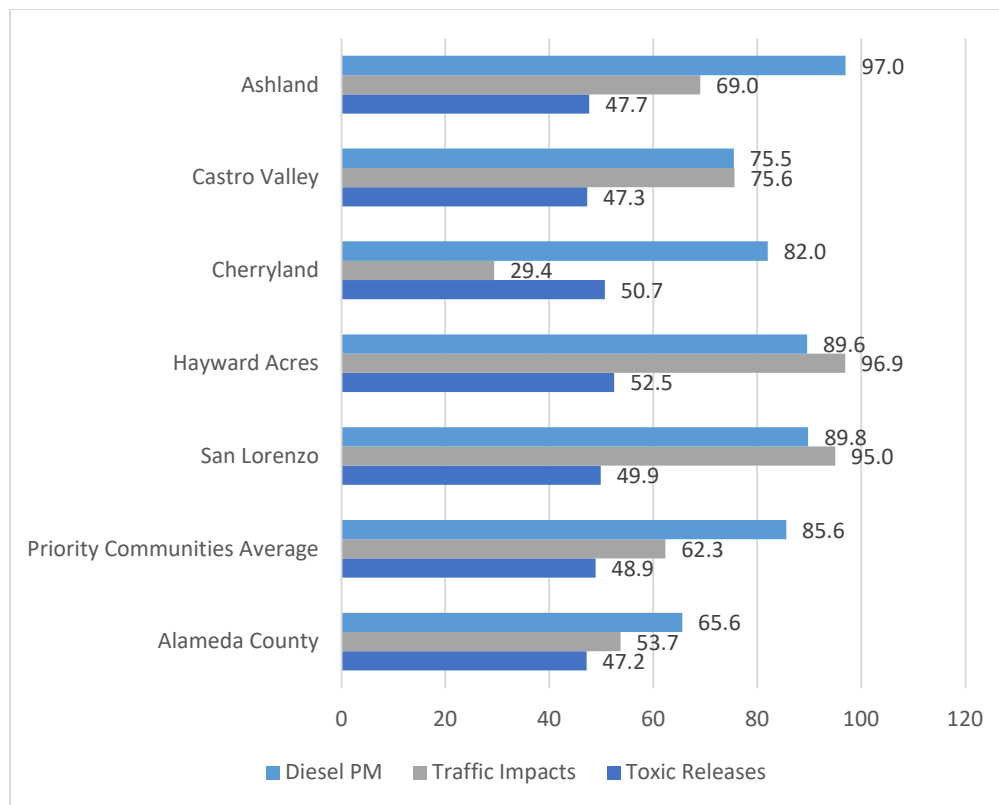
- Mobile sources such as cars, trucks, trains, planes, and buses
- Stationary sources such as power plants, oil refineries, and industrial facilities
- Agricultural areas, cities, and wood-burning fireplaces
- Natural sources such as wildfires and wind-blown dust

Many air pollutants are regulated by state, federal, and local agencies such as the Bay Area Air Quality Management District (**BAAQMD**). The main pollutants of concern for the Priority Communities are diesel particulate matter ("diesel **PM**") and pollution resulting from traffic density.

Figure 3-2 shows the three air pollution indicators by percentile: **diesel PM, traffic impacts, and toxic releases**. Diesel PM and traffic impacts are disproportionate in the Priority Communities and represent the key air pollution sources in the area. The Priority Communities are in the 85th percentile on average for diesel PM, while the overall County is in the 65th percentile for diesel PM. In other words: compared to all eligible census tracts in California, the Priority Communities are within the top 20 percent for exposure to diesel PM. San Lorenzo, Castro Valley, and Ashland are in the 95th, 75th, and 69th percentiles for Traffic Density/Impacts, respectively. By contrast, between the 47th and 52nd percentiles, toxic releases in the Priority Communities average just below the state median and are not considered disproportionate as compared with the overall county.



Ashland Community Identifier Mural. Artist: Nico Berry.
From the Alameda County Art Collection. Photo: Paul Kuroda.



SOURCE: CalEnviroScreen 4.0

NOTE: Statistics are presented as population-based weighted average of percentile data from CalEnviroScreen 4.0.

FIGURE 3-2 Air Pollution Indicators by Percentile

Diesel Particulate Matter

Diesel PM is a complex mixture of extremely small particles and gases. Diesel PM pollution is made up of hundreds of different chemicals released into the air as exhaust from trucks, buses, trains, ships, and other equipment that use diesel engines. Exposure to diesel PM is most common in cities and industrial areas near ports, rail yards, and freeways. The small particles can travel deeper into the lungs causing eye irritation, throat and heart disease, and lung cancer. **Figure 3-2** shows Ashland in the 97th percentile and both San Lorenzo and Hayward Acres in the 90th percentile for diesel PM pollution (CalEnviroScreen 4.0 2022). Children, the elderly, and people suffering from cardiopulmonary disease, asthma, and chronic illness are the most vulnerable to diesel PM exposure.

Traffic Density

Traffic density is a measurement that records the number of vehicles that utilize roadways. Measuring traffic density gives insight into the impacts that result from vehicle traffic, including air pollution. This pollution contributes to negative health outcomes for individuals living near areas with high traffic density. As shown in Figure 3-2, San Lorenzo, Castro Valley, and Ashland are placed in the 95th, 75th, and 69th percentiles for Traffic Density/Impacts, respectively (CalEnviroScreen 4.0 2022). However, the County overall is in the 54th percentile; this disparity demonstrates the excessive pollution burden placed on the Priority Communities.

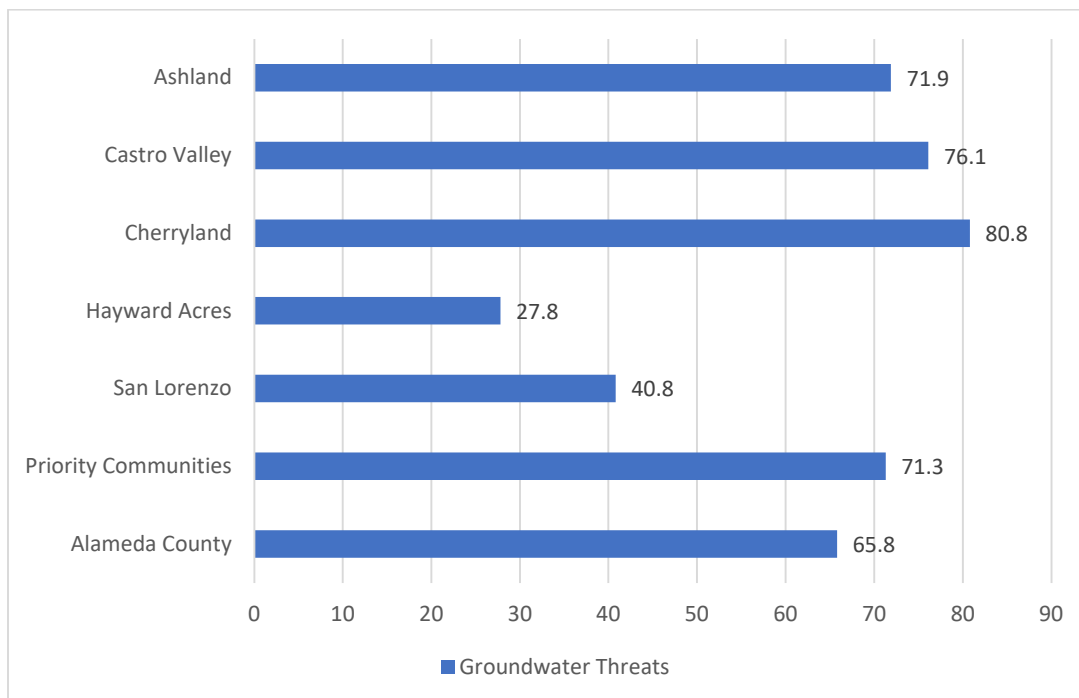
Water Pollution and Groundwater Threats

Water pollution occurs when harmful substances, often chemicals or microorganisms, contaminate a body of water, degrading the water quality and rendering it toxic to humans or the environment. Although natural phenomena can cause water contamination, a considerable amount of water contamination originates from human activity. Some sources of water contamination that originate from human activity include sewage, pesticides, and chemicals from industrial operations (CDC 2022). Groundwater is water held underground in the soil or beneath the land surface. Groundwater threats are an indicator of water pollution.

While the Priority Communities' drinking water does not come from groundwater but from surface water from the Mokelumne River **watershed** in the Sierra Nevada supplied by the East Bay Municipal Utility District (EBMUD), EBMUD's service area, including the Priority Communities, overlies a groundwater basin known as the East Bay Plain Subbasin. This subbasin may act as a supplemental source of water supply to help protect EBMUD customers against severe water rationing in the event of a prolonged extreme drought or emergency.

Like the County overall, the Priority Communities rank higher than much of the state for groundwater threats. Groundwater threats are significant in Ashland, Castro Valley, and Cherryland, ranging from the 70th to 80th percentiles.

Figure 3-3 shows groundwater threats as a water pollution indicator by percentile. CalEnviroScreen 4.0 groundwater threat scores are based on information about the type of site and how close it is to neighborhoods where people live. The Priority Communities average at about the 71st percentile, meaning that they are within the top 30 percent of groundwater-threatened communities in the state.



SOURCE: CalEnviroScreen 4.0

NOTE: Statistics are presented as population-based weighted average of percentile data from CalEnviroScreen 4.0.

FIGURE 3-3 Water Pollution Indicators by Percentile

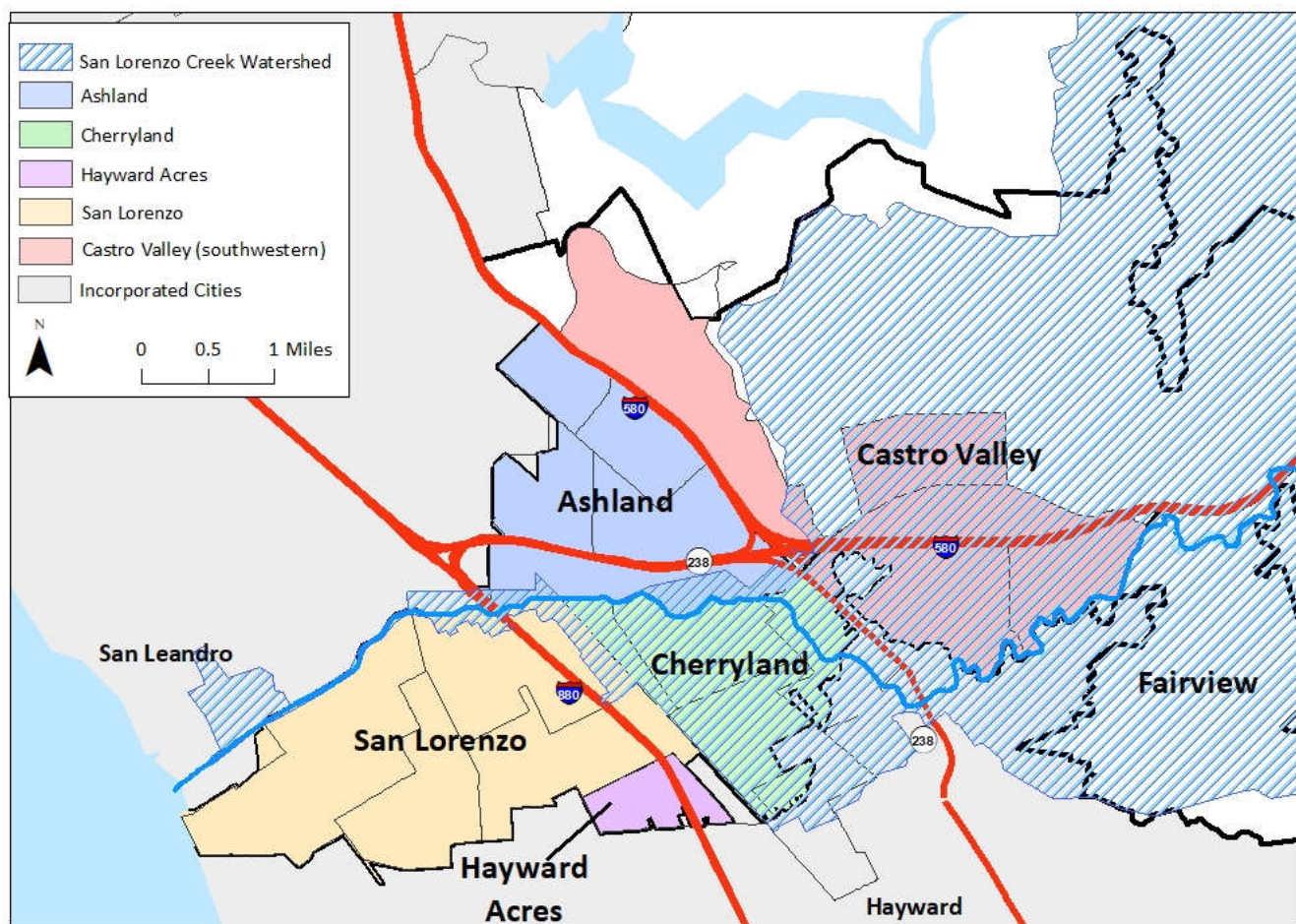
Natural Environment

Urban trees, creeks, and other natural features provide humans, wildlife, and our shared environment with a wide range of life-sustaining and life-enhancing benefits, also called “**ecosystem services**”⁴. This section explores the important role of San Lorenzo Creek and urban trees in supporting health, well-being, and resilience in the Priority Communities.

SAN LORENZO CREEK

Urban creeks provide multiple benefits to the communities through which they flow, including shade and cooling, flood alleviation, increased biodiversity and wildlife habitat, recreation and active transportation opportunities, access to nature and open space, and opportunities to connect to local ecosystems and participate in creek stewardship. San Lorenzo Creek is a defining natural feature of the Priority Communities, flowing along the southern border of Castro Valley, through the City of Hayward, through Cherryland, and then along the Cherryland/Ashland border and the northern border of San Lorenzo before draining into the bay.

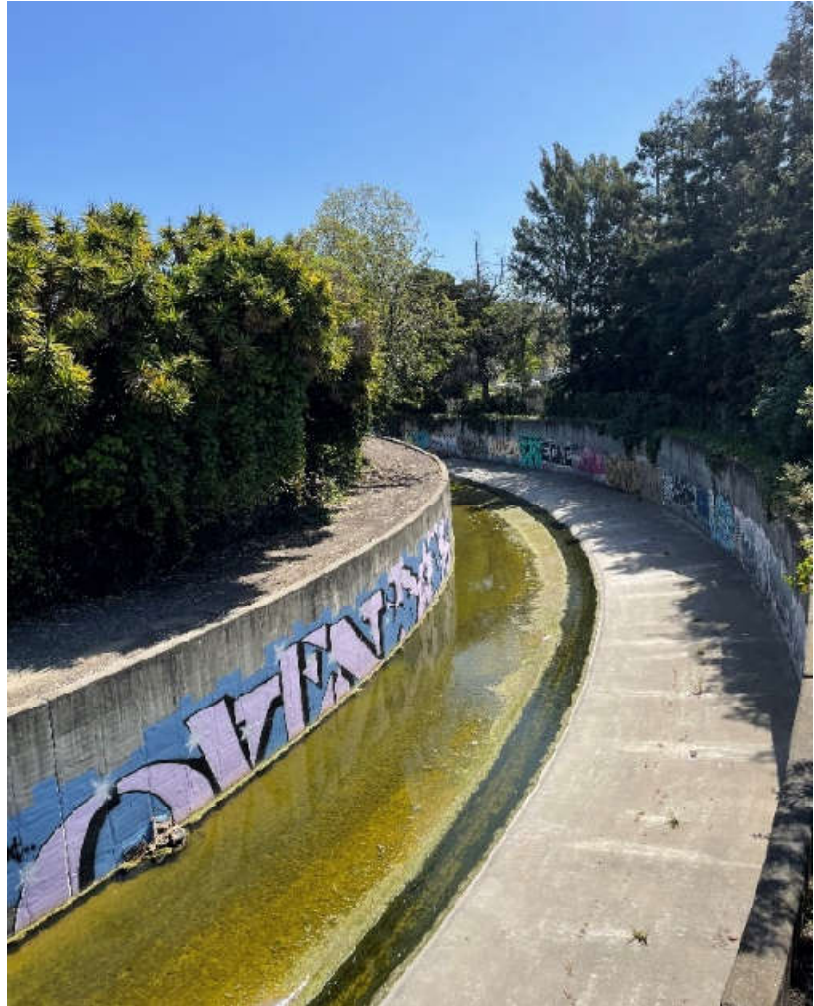
FIGURE 3-4 San Lorenzo Creek and the San Lorenzo Creek Watershed



Source: Alameda County Digital 2024

⁴ <https://www.fs.usda.gov/ccrc/topics/ecosystem-services>

At 48 square miles, the San Lorenzo Creek Watershed (**Figure 3-4**) is one of the largest **watersheds** draining to the eastern shore of San Francisco Bay. The middle and lower portions of the San Lorenzo Creek Watershed, which flow through the Priority Communities, drain primarily urban areas, so surface runoff carrying potentially harmful pollutants is a significant concern that affects the health of the creek and eventually the bay. These pollutants include fertilizers, pesticides, animal waste, heavy metals, and gas and oil. The creeks also transport a significant amount of litter to the shoreline and the bay, particularly lightweight plastic products. Natural drainage in the lower and middle watershed areas has been greatly altered and much of its course through the Priority Communities is channelized, including the portion of the creek that starts at Mission Boulevard and runs in a concrete channel 4.6 miles to the bay.⁵



Several local agencies and organizations have active roles in the management, protection, or public use of San Lorenzo Creek. Along with other **watercourses** in unincorporated County, San Lorenzo Creek is subject to the Alameda County **Watercourse Protection Ordinance**⁶, which is administered and enforced by the General Manager of the **Alameda County Flood Control & Water Conservation District** and Director of the Alameda County Public Works Agency. In partnership with the Hayward Area Recreation and Park District (HARD), the Alameda County Flood Control & Water Conservation District is currently proposing a “**San Lorenzo Creekway**” project⁷ that would transform the County’s existing maintenance road along the San Lorenzo Creek channel into an approximately five-mile-long multi-use pedestrian and bicycle facility. **Friends of San Lorenzo Creek**⁸, a 501(c)(3) nonprofit organization, is active in advocating for the health of San Lorenzo Creek, promoting cleanups, restoration, and public awareness, and encouraging public agencies and community organizations take cooperative and independent responsibility for the creek.

⁵ <https://acffloodcontrol.org/the-work-we-do/resources/san-lorenzo-creek-watershed/>

⁶ https://library.municode.com/ca/alameda_county/codes/code_of_ordinances?nodeId=TIT13PUSE_CH13.12WAPR

⁷ <https://www.haywardrec.org/1924/San-Lorenzo-Creekway-Master-Plan>

⁸ www.friendsofsanlorenzocreek.org

URBAN TREE CANOPY COVER

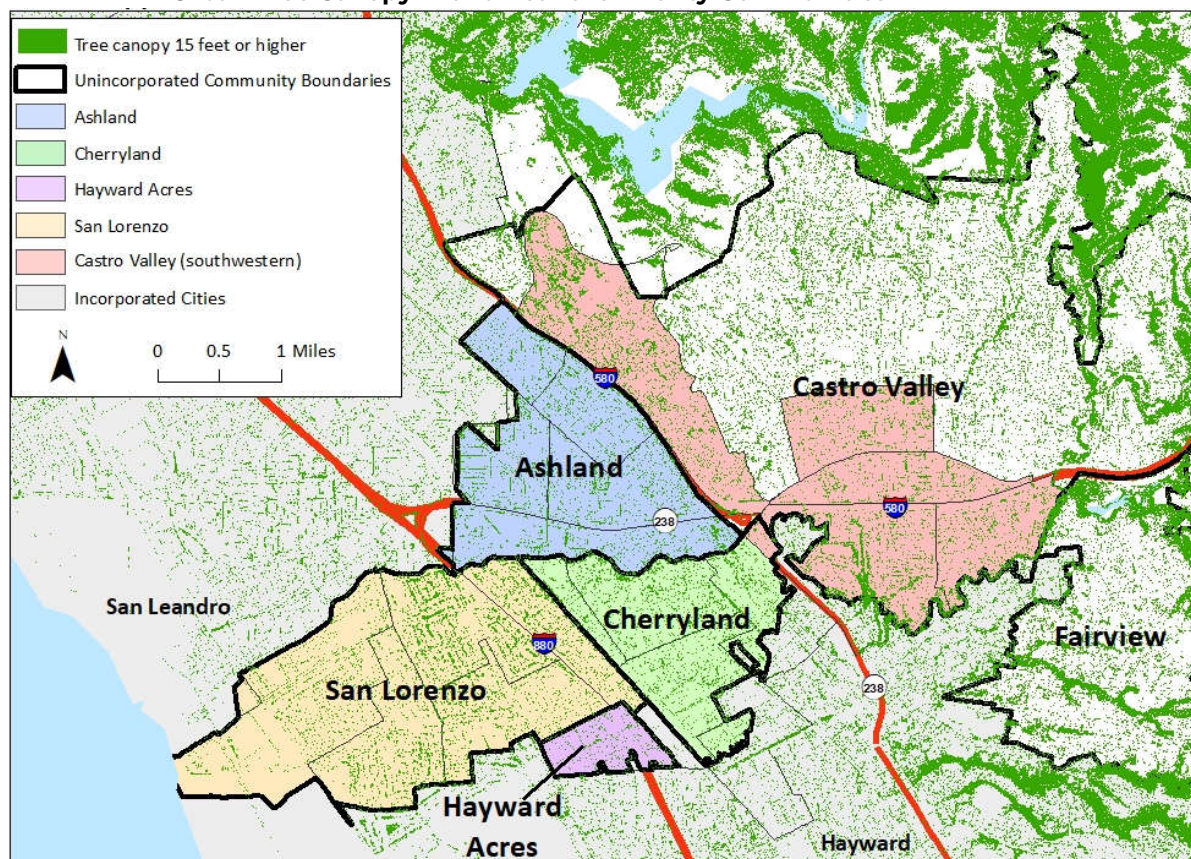
Trees offer a wide range of environmental and health-related benefits that can help mitigate many negative aspects of living in the built environment. For example, research has linked tree planting along highways and roadways with reductions in air pollution⁹. Increasing **urban tree canopy (UTC)**, or the area of a community

that is covered by trees' crowns, as viewed from above, can help mitigate the **heat island effect**, decrease stormwater runoff, decrease energy bills, sequester carbon, increase property values, and make communities more resilient to heat waves. Access to trees also benefits communities by encouraging physical activity, improving mental health, reducing stress, and promoting social cohesion. Conversely, inequitable distribution of trees and their benefits negatively impacts local ecosystems, public health, and community resilience to climate impacts. **Figure 3-5** shows urban tree canopy cover (tree and shrub canopy greater than or equal to 15 feet in height at a resolution of 1x1 meter) in and near the Priority Communities according to an April 2023 dataset from East Bay Regional Parks, CALFIRE, USGS, Tukman Geospatial, and NV5

Heat Island Effect

In urbanized areas, a combination of heat-absorptive surfaces (such as dark pavement and roofing), heat-generating activities (such as engines and generators), and the absence of vegetation (which provides evaporative cooling) causes a measurable increase in ambient air temperature known as the "**heat island effect**" (CalEPA).

FIGURE 3-5 Urban Tree Canopy in and near the Priority Communities



Sources: Alameda County digital 2024; East Bay Regional Parks, CALFIRE, USGS, Tukman Geospatial, NV5
"Alameda and Contra Costa County Canopy Cover" Version: 4/1/2023

⁹ <https://www.epa.gov/sciencematters/throwing-shade-exploring-benefits-trees>

PUBLIC TREES

Through its **Tree Program**, which includes the **Alameda County Tree Ordinance** and **Tree Advisory Board**, the Alameda County Public Works Agency (PWA) has oversight of tree planting, maintenance, and preservation within the unincorporated County-maintained **public right-of-way**, or the strip of land that contains the public street, sidewalks, and utilities. The Alameda County Tree Ordinance, last revised in 2016, provides protection and preservation for all trees located in the County right-of-way. The Tree Advisory Board, made up of Alameda County residents appointed by the County Board of Supervisors, advises the Director of Public Works and makes recommendations to the County Board of Supervisors on matters related to trees. The Tree Program also offers a free, downloadable Alameda County Recommended Tree List, which was last revised in 2018. Property owners in unincorporated Alameda County are responsible for maintaining trees in the public right-of-way adjacent to their properties and must obtain permits or work with a permitted contractor before planting, pruning, or removing trees in the public right-of-way.

PRIVATE TREES

Alameda County does not currently have a program to promote the planting, care, or preservation of trees on private property. Generally, property owners in unincorporated Alameda County can plant, prune, and remove trees on their own property without a permit.

Table 3-9 displays urban tree canopy (UTC) in the Priority Communities as a percentage of the total land area in each geography. Among the Priority Communities, Hayward Acres has the lowest UTC at 9%, half the percentage of UTC relative to County overall (18%) and less than half the percentage of UTC in wider unincorporated Alameda County (22%). Ashland (11%), San Lorenzo (12%), and Cherryland (13%) also have notably low percentages of UTC. UTC in southwestern Castro Valley is (14%), lower than the overall County percentage (18%) and significantly lower than the Castro Valley CDP Reference (20%).

The Eden Area's Giant Bay Laurel Tree

A large California bay laurel tree (*Umbellularia californica*), located on private property on Lewelling Boulevard in Ashland near the San Lorenzo border, was identified in the 1998 Ashland and Cherryland Cultural Resources Survey¹⁰ as “eligible for local listing only” as a historic resource, although it has not been nominated for the County Historical Register. By some estimates, this tree may be more than 1000 years old¹¹.

Photo source: Google Maps, 2024



¹⁰ <https://www.acgov.org/cda/planning/landuseprojects/documents/ashlandcherrylandsurvey.pdf>

¹¹ <https://www.sfbac-history.org/Meek-History.html>

TABLE 3-9 Urban Tree Canopy Cover

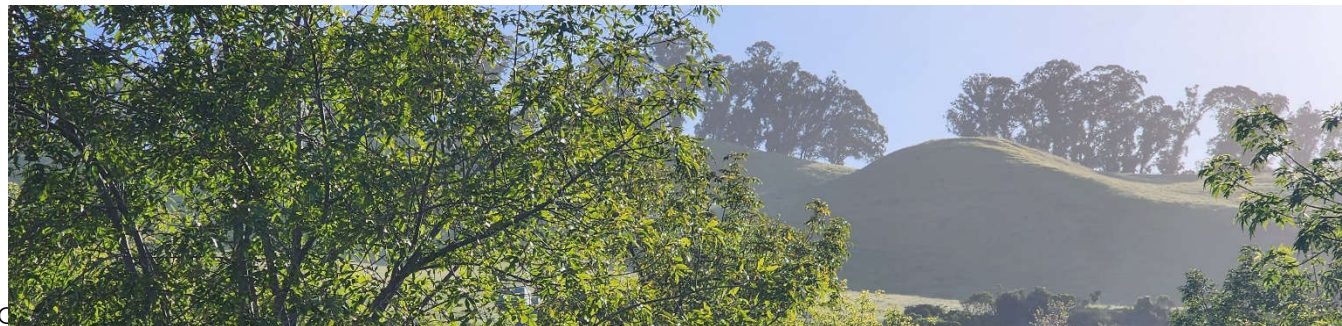
NEIGHBORHOOD OR PLACE	URBAN TREE CANOPY (UTC)
Ashland	11%
Cherryland	13%
San Lorenzo	12%
Hayward Acres ^a	9%
Castro Valley (southwestern)	14%
Castro Valley CDP Reference	20%
Unincorporated Alameda County Reference ^b	22%
Alameda County Reference ^b	18%

SOURCE: East Bay Regional Parks, CALFIRE, USGS, Tukman Geospatial, NV5 "Alameda and Contra Costa County Canopy Cover" Version: 4/1/2023 https://vegmap.press/alcc_cover_datasheet. LIMITATIONS: The lidar-derived dataset used for this analysis provides a depiction of tree and shrub canopy greater than or equal to 15 feet in height at a resolution of 1x1 meter. Note that this dataset may include errors and 'false positives' – pixels that indicate vegetation that don't have vegetation. For example, distribution and transmission lines were not distinguished from vegetation and are mapped as vegetation in this dataset.

NOTES: CDP = Census Designated Place; UTC = urban tree canopy. Data generated using exact boundaries of CDP or communities.
^a Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP; ^b Unincorporated Alameda County Reference and Alameda County reference include regional park land, watershed land, and large areas of undeveloped rural land. These reference areas have inherently different tree canopy potential from the urbanized Priority Communities, so the comparison between these areas may not yield instructive conclusions.

Key Takeaways

- Compared to all analyzed census tracts in California, the Priority Communities are within the top 20 percent of communities impacted by diesel particulate matter air pollution.
- With the exception of Cherryland, environmental and health impacts resulting from traffic are higher in the Priority Communities than in the County overall, and particularly high in Hayward Acres and San Lorenzo.
- Rates of emergency department visits for asthma (Table 3-6), a condition that can be triggered or exacerbated by air pollution and exhaust fumes, are substantially higher for Hayward Acres, Cherryland, and Ashland compared to the county overall.
- Groundwater threats within Ashland, Castro Valley, and Cherryland fall within the 70th to 80th percentiles according to CalEnviroScreen 4.0, meaning that the threats faced by these communities are disproportionate when compared to the rest of the state.
- Litter and surface runoff carrying potentially harmful pollutants (fertilizers, pesticides, animal waste, heavy metals, and gas and oil) are a significant concern in the lower and middle San Lorenzo Creek Watershed.
- Ashland, Cherryland, San Lorenzo, Hayward Acres, and southwestern Castro Valley have notably low urban tree canopy cover compared to the County overall.
- Property owners in unincorporated Alameda County can plant, prune, and remove trees on their own property without a permit.





3.3 Access to Public Facilities

Context

Senate Bill 1000, the legislation that guides the development of this EJ Element, broadly defines “public facilities” to include “public improvements, public services, and community amenities” such as parks, public schools, public transportation, and basic infrastructure (see **Table 3-10** for a more comprehensive list). Public facilities provide communities with valuable opportunities that promote childhood development, safety, health, and community engagement.

TABLE 3-10 Examples of Public Facilities

PUBLIC SERVICES	COMMUNITY AMENITIES	PUBLIC IMPROVEMENTS
<ul style="list-style-type: none"> • Transit services and facilities • Hospitals and emergency medical/trauma centers • Emergency services and public safety 	<ul style="list-style-type: none"> • Government buildings • Parks, open space, trails, and greenbelts • Recreation facilities (including senior and youth centers) and community centers • Daycare centers • Libraries, museums, cultural centers, science centers 	<ul style="list-style-type: none"> • Water distribution, treatment, and drainage facilities • Solid waste, liquid waste, recycling, and composting facilities • Streets and roads • Public utilities • Flood control structures

Compared to the rest of the County, the Priority Communities have disproportionately low access to and utilization of public facilities (**HPI 2020**). Public facilities play an important role in the health and overall well-being of community members. Establishing equitable access to public facilities through policy and programmatic improvements can help ensure that all community members are able to experience their benefits.

In order to create policy that makes a measurable impact, we must first understand the issues surrounding access to public facilities in the Priority Communities. This section will discuss access to a range of public facilities in Alameda County. Access to parks, recreation and open spaces is described in the Health and Physical Activities section as it relates more directly to that topic.



Parks, Recreation, and Open Space

Parks are natural or semi-natural open spaces set aside for outdoor recreation, leisure, or preservation. Parks are important because they provide community gathering spaces, valuable greenspace, and many more benefits to community members wellbeing.

The Hayward Area Recreation and Park District (**HARD**) and the East Bay Regional Park District (**EBRPD**) provide parks, open space, and recreation services within the Priority Communities and in the surrounding area. As of July 2021, there were 25 officially designated public parks within or immediately adjacent to the Priority Communities. Most of them are less than 12 acres in size (roughly equivalent to 7 soccer fields) and are relatively small in comparison to parks in surrounding communities. Southwestern Castro Valley is adjacent to two large regional parks, Lake Chabot Regional Park (approximately 1,755 acres) and Don Castro Regional Recreation Area (approximately 101 acres), both operated by EBRPD. **Figure 3-6** shows officially designated parks within and near the Priority Communities according to the July 2021 GreenInfo California Protected Areas Database (CPAD). Parks under development and newer parks, such as HARD's Via Toledo Park and Sunset Futsal Courts, are not reflected in the data shown on this map.

Hayward Area Recreation and Park District (HARD)

HARD operates numerous parks and community centers in the Priority Communities, including (but not limited to):

- Adobe Park
- Ashland Community Center
- Carlos Bee Park
- Cherryland Community Center
- Hesperian Park
- Jack Holland Park
- Sunset Futsal Courts
- Sunset Swim Center
- Via Toledo Park



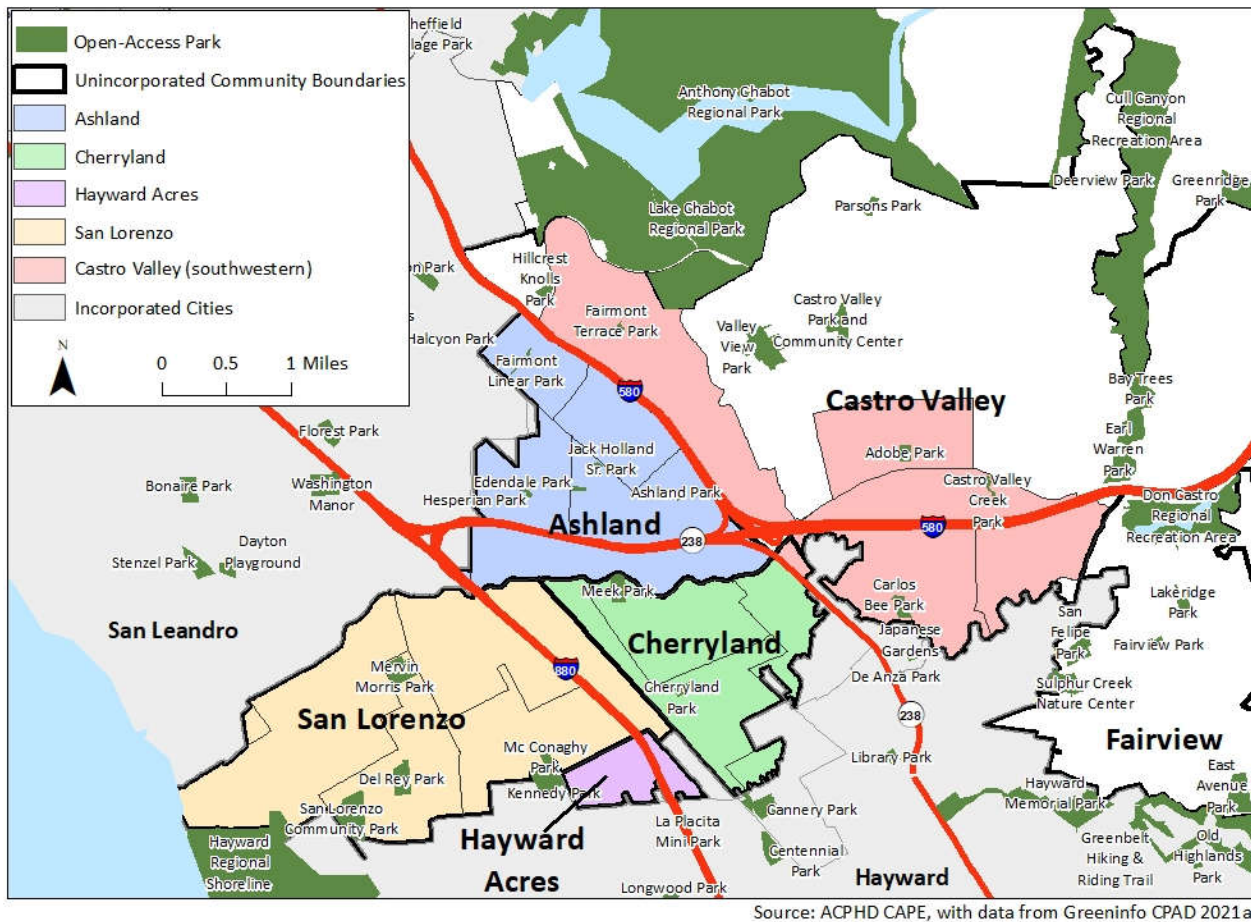


FIGURE 3-6 Parks in and near Priority Communities

Park Access and Proximity

California's **Quimby Act** (Government Code Section 66477) established a state standard of 3 acres of parks for every 1,000 residents. The California Healthy Places Index (**HPI**), a public database used in the field of public health to assess conditions contributing to health or disease by place, sets a standard of park proximity at 0.5 miles for all residents. These standards may not be sufficient in low-income urban neighborhoods where other recreational opportunities are limited for residents and where physical and social barriers to pedestrian mobility frequently occur. For example, residents who live more than 0.5 miles from a quality park may experience the distance as a physical barrier (especially seniors, people with disabilities, and people without access to a reliable means of transportation). Low-income neighborhoods also have fewer resources than wealthier communities to subsidize recreational programs like intramural sports and organized recreational events like 5K races and marathons.

Table 3-11 displays both park proximity (the percentage of residents living within 0.25 miles and 0.5 miles of a park) and park access (park acreage per 1,000 people) for the Priority Communities. More than 90 percent of residents of 3 of the 5 Priority Communities live within 0.5 miles of a park, while Cherryland (86.6 percent) falls below that mark. Fewer than half the residents of all areas except Ashland (67.3 percent) live within 0.25 miles of a park.

TABLE 3-11 Park Proximity and Park Access

NEIGHBORHOOD OR PLACE	POPULATION PERCENTAGE WITHIN 0.5 MILES OF PARKS	POPULATION PERCENTAGE WITHIN 0.25 MILES OF PARKS	ACRES PER 1,000 POPULATION
Ashland	98.4%	67.3%	0.24
Cherryland ^a	86.6%	47.9%	0.74
San Lorenzo	91.3%	44.7%	1.82
Hayward Acres ^b	100.0%	37.4%	0.00
Castro Valley (southwestern)	96.7%	40.7%	1.88
Castro Valley CDP Reference	91.7%	45.6%	28.46
Alameda County Reference	—	—	46.60

SOURCE: Esri 2020 Demographics, with open-access park data from CPAD 2019b.

NOTE: Parks under development or newer parks, such as HARD's Via Toledo Park, are not reflected in these data.

Data generated using exact boundaries of communities and/or PCs. ^a Excluding census tract 6001435700; ^b Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.

Access to parks measured by park acreage per 1,000 residents tells us how much park land is available within each Priority Community. There are no parks at all within Hayward Acres, although there are parks nearby. Ashland offers 0.24 acres of parks for every 1,000 residents, while Cherryland offers 0.74 acres per 1,000 people. None of the Priority Communities meets the requirements for the Quimby Act (3 acres of park for every 1,000 residents).

HARD has initiated a community outreach process to solicit input on plans for four new parks along an approximately 1.5-mile stretch of the East 14th Street/Mission Boulevard corridor, between 159th Avenue and Mattox Road in Ashland: the Ashland-Mateo Street Neighborhood Park, Ashland Common, Ashland-East 14th Street Park, and Mission & Mattox Park. These new facilities will range in size from 0.8 to 2.6 acres. HARD will also construct and operate a new community center in the Madrone Terrace housing development on East 14th, adjacent to the planned Ashland-East 14th Street Park. In addition, HARD is working with the Alameda County Public Works Agency to confirm funding for a multi-use trail along San Lorenzo Creek that will connect the Bay Trail in the west to Don Castro Park in the east.

Public Transportation Access

Access to safe, reliable public transportation is essential to urban life and is especially important when automotive transport is not available or financially attainable for residents. For many, public transportation is necessary for commuting to work or school and for accessing essential services such as medical care and shopping. Transit access has been linked to better physical and mental health, increased physical activity, lower unemployment, better access to medical care, and greater resilience during disasters. At the same time, quality public transportation lessens automotive dependency, decreasing greenhouse gas emissions and unhealthy automotive exhaust locally.

The Bay Area Rapid Transit (BART) rail system is the main regional public transportation system in the Bay Area, providing direct access to San Francisco, Oakland, Fremont and other major employment centers in the Bay Area. Few residents of the Priority Communities are within walkable distance to a BART station. **Figure 3-7** shows locations for BART stations and bus stops in and near the Priority Communities. **Table 3-12** identifies the

percentage of the population of each Priority Community within 0.25 miles (approximately a 5-minute walk) and 0.5 miles (approximately a 10-minute walk) of BART and bus stops.

The Bay Fair BART station is located within the city of San Leandro, adjacent to the northern boundary of Ashland, and the Hayward BART station is within the city of Hayward, approximately 0.5 miles south of Cherryland. The Castro Valley BART station is located in southwestern Castro Valley. About one quarter of residents of southwestern Castro Valley live within 0.5 miles of the Castro Valley BART station, and 14 percent of Ashland residents live within 0.5 miles of the Bay Fair station. The remainder of the residents of the Priority Communities do not live within walking distance of a BART station.

The Alameda-Contra Costa Transit District (**AC Transit**) is a public transit agency that provides bus service to western Alameda and Contra Costa Counties, including to the Priority Communities. The percentage of Priority Community residents within 0.25 miles of an AC Transit Bus Stop ranges from approximately 77 percent in Hayward Acres to 92 percent in Ashland. In 3 of the 5 communities, less than 80 percent of the population live within 0.25 miles of a bus stop.

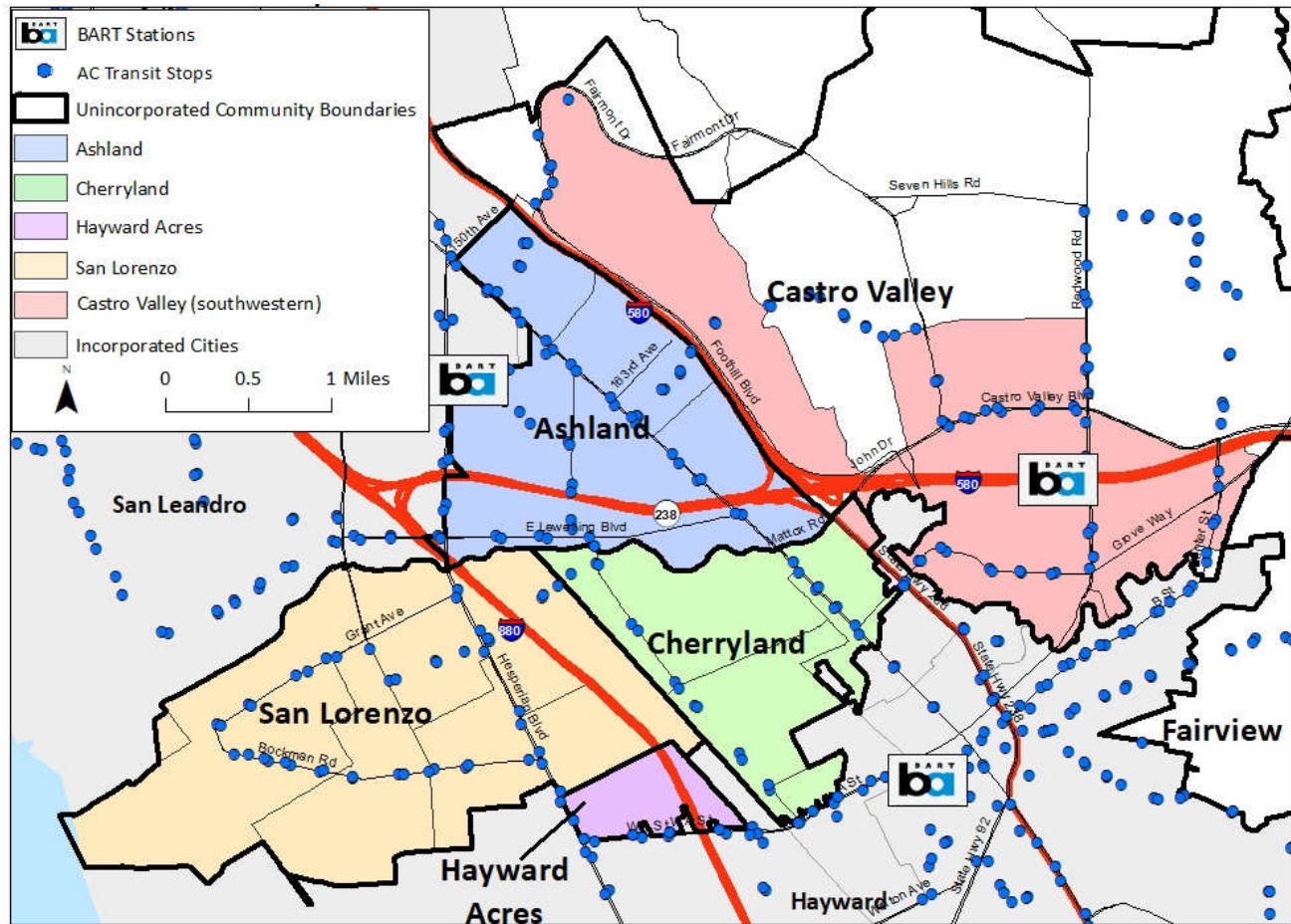


TABLE 3-12 Access to BART and Bus Stops

NEIGHBORHOOD OR PLACE	POPULATION PERCENTAGE WITHIN 0.5 MILES OF BART STATION	POPULATION PERCENTAGE WITHIN 0.25 MILES OF BUS STOP
Ashland	14.3%	91.8%
Cherryland ^a	1.1%	78.6%
San Lorenzo	0.0%	84.2%
Hayward Acres ^b	0.0%	77.4%
Castro Valley (southwestern)	24.9%	77.8%
Castro Valley CDP Reference	8.7%	48.0%
Alameda County Reference	—	—

SOURCE: Esri 2020 Demographics, with BART locations from BART and bus stop locations from AC Transit.

NOTE: ^a Excluding census tract 6001435700; ^b Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.



Source: ACPHD CAPE, with data from BART 2021 and AC Transit Fall 2021

FIGURE 3-7 BART Stations and Bus Stops in and Near Priority Communities

Law Enforcement

The Priority Communities are served by the Alameda County Sheriff's Office (**ASCO**). California Highway Patrol (**CHP**) provides traffic enforcement on county roads, state routes, and interstate freeways in the Priority Communities, and the Hayward Police, San Leandro Police, and other neighboring jurisdictions provide mutual aid to the Sheriff for serious crimes in the Priority Communities.

CRIME HOT SPOTS

Crime activity, such as property theft and assaults, can have significant impacts on the health and well-being of communities. Crime activity is also associated with poor social cohesion and premature death rates. ASCO reports Alameda County crime data through the Alameda County Data Sharing Initiative Database. For the 2020 calendar year, ASCO reported 7,839 total crimes in the five Priority Communities. In ASCO's entire service area, which includes all unincorporated areas of Alameda County, ASCO reported 10,112 crimes in the 2020 calendar year. In other words, approximately 77 percent of crimes reported by ASCO in unincorporated Alameda County in 2020 occurred in the Priority Communities.

Table 3-13 identifies the number of reported crimes and crime rates for the Priority Communities and the overall ACSO service area, which includes all of unincorporated Alameda County. Data are presented at the CDP or community level (in the case of Hayward Acres).

TABLE 3-13 **Crime Rates in 2020**

NEIGHBORHOOD OR PLACE	POPULATION (2020)	CRIME REPORTS	CRIME RATE (PER 1,000)
Ashland	23,823	2,282	96
Castro Valley	66,441	2,917	44
Cherryland	15,808	1,221	77
San Lorenzo	29,581	1,181	40
Hayward Acres ^a	4,176	238	57
ACSO service area (includes all of unincorporated Alameda County)	152,107	10,112	66

SOURCE: Alameda County Sheriff's Office (2023)

NOTE: CDP data are presented for Ashland, Castro Valley, Cherryland, and San Lorenzo. ^a Hayward Acres data is presented by census tract. Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.

Crime rates are shown as the number of crime reports per 1000 residents. Of the five communities, only Ashland and Cherryland have crime rates that are higher than those of the overall unincorporated ASCO service area (96 in Ashland and 77 in Cherryland as compared to 66 for the entire ASCO service area). Castro Valley and San Lorenzo have crime rates that are significantly lower than ACSO's overall service area, while the rate for Hayward Acres is somewhat lower.

PROXIMITY TO LAW ENFORCEMENT STATIONS

Proximity to law enforcement (Sheriff or Police) stations can have an impact on the health and wellbeing of communities. Living in a safe neighborhood, equitably protected by local authorities, can influence healthy choices and behaviors, increase the perception of community safety, and reduce the total crime rate across the community.

While the presence of law enforcement may increase feelings of safety for some community members, it is important to note that other community members – particularly BIPOC residents and members of historically marginalized communities – may experience distrust of law enforcement¹².

Figure 3-8 shows the nearest police stations and Sheriff stations to the Priority Communities. There are two law enforcement stations within a 1-mile radius of the Priority Communities. The Eden Township Sheriff's Substation is located in the northwesternmost corner of Castro Valley, near Castro Valley's border with Ashland and the city of San Leandro. The Hayward Police station is located in the city of Hayward near the border of Cherryland. While not having patrol responsibilities in the Priority Communities, the Hayward Police jurisdiction is adjacent to the community of Cherryland and the Hayward Police department has a close working relationship with ASCO.

¹² Alameda County Deputy Sheriffs' Activities League "Community Capitals Policing": <https://www.acdsal.org/about>

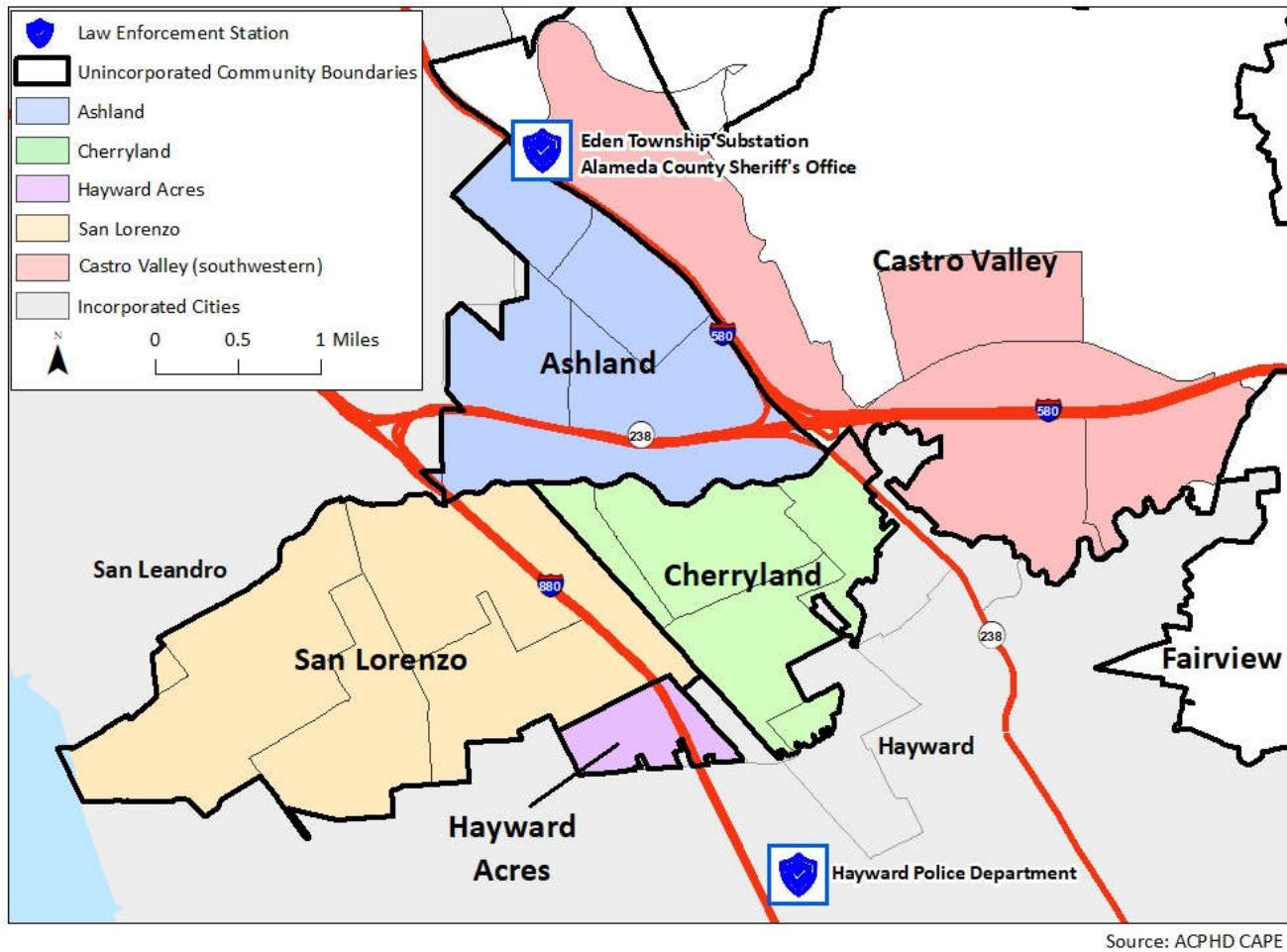


FIGURE 3-8 Law Enforcement Stations near Priority Communities

COMMUNITY CAPITALS POLICING

Establishing trust between law enforcement and the communities they serve is crucial as jurisdictions work to address centuries of systemic injustice experienced by BIPOC residents. Alameda County's law enforcement landscape in the Priority Communities includes the Alameda County Deputy Sheriffs' Activities League (DSAL), a nonprofit organization that seeks to build trust by connecting Alameda County Sheriff's Office (ACSO) personnel, residents, and youth in positive experiences that enhance the health of the community. DSAL's approach to policing is guided by the Community Capitals Framework, which prioritizes strategic investments in the community's natural, human, social, economic, built, political, and cultural capitals.

Within the Priority Communities, DSAL provides free or low-cost programs related to health and wellness. Programs include a food hub and food distribution events, re-entry internships in urban farming and food production, a youth soccer league, and other sports, music, dance, and fitness classes held at local schools and community facilities.

Schools

The Priority Communities are served by three school districts. The San Lorenzo Unified School District serves all of San Lorenzo and Ashland, the northern portion of Cherryland, and most of El Portal Ridge along the western boundary of Castro Valley. The Hayward Unified School District serves the southern portion of Cherryland and the Castro Valley south of I-580. Castro Valley Unified School District serves the remainder of Castro Valley north of I-580.

Safe, walkable routes to schools are important contributors to community health, providing physical activity daily to children and their parents as an integral part of the school commute, and reducing automobile trips to and from schools. As **Figure 3-9** shows, there are large areas within the Priority Communities that are without walkable access to schools. NOTE: Data for this section were accessed and analyzed prior to the June 2022 closure of Strobridge Elementary School.

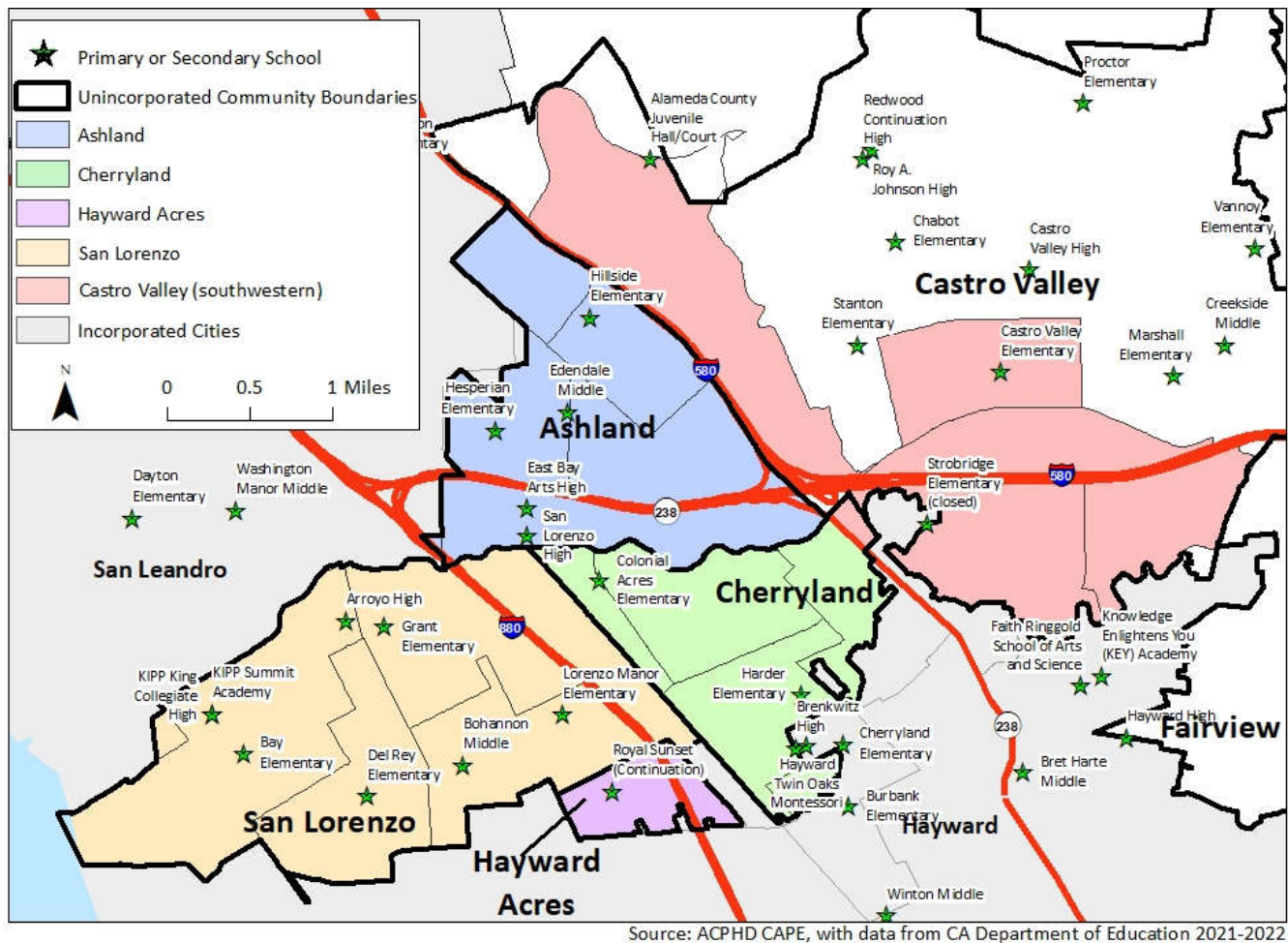


FIGURE 3-9 Public Schools in and Near Priority Communities

Table 3-14 indicates the percentage of residents who live within 0.25 to 0.5 miles (5 to 10 minutes by foot) of a public school. San Lorenzo and Hayward Acres score highest with their entire population within a 10-minute walk of a school. 77.9 percent of Ashland residents and 82.8 percent of Cherryland residents live within a 10-minute walk of a public school. Southwestern Castro Valley has the lowest school pedestrian access at 63.5 percent within a 10-minute walk of a school, not adjusted for the June 2022 closure of Strobridge Elementary by the Hayward Unified School District. After June 2022, students in the former Strobridge Elementary School service area, located in southwestern Castro Valley south of I-580, will attend either Cherryland Elementary or Fairview Elementary.



TABLE 3-14 **Percentage of Residents Living 5 or 10 Minutes by Foot to a School**

NEIGHBORHOOD OR PLACE	% RESIDENTS WITHIN 0.25 MILES (5-MINUTE WALK) OF A PUBLIC SCHOOL	% RESIDENTS WITHIN 0.5 MILES (10-MINUTE WALK) OF A PUBLIC SCHOOL
Ashland	40.7%	77.9%
Cherryland ^a	42.2%	82.8%
San Lorenzo	53.7%	100.0%
Hayward Acres ^b	59.8%	100.0%
Castro Valley (southwestern)	13.9%	63.5%
Castro Valley CDP Reference	24.4%	66.6%
Alameda County Reference	—	—

SOURCE: Esri 2020 Demographics, with school locations from CDE 2020–2021.
NOTE: These data have not been adjusted for the June 2022 closure of Strobridge Elementary School. ^a Excluding census tract 6001435700; ^b Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.



Libraries

The Alameda County Library system has two libraries located within the Priority Communities. The Castro Valley Library and the San Lorenzo Library provide the surrounding communities with modern facilities and resources such as free computers, Wi-Fi, books, CDs, and DVDs in addition to services and programs for all ages.

Key Takeaways

- None of the Priority Communities meets the requirements for the Quimby Act, which established a state standard of 3 acres of parks for every 1,000 residents
- A majority of residents of the Priority Communities do not live within a walkable distance to a BART station.
- In 2020, approximately 77 percent of crimes reported by ACSO in unincorporated Alameda County occurred in the Priority Communities.
- There are three law enforcement stations within a 1-mile radius of the Priority Communities; however, only the Eden Township Sheriff's Substation is located within a Priority Community (in southwestern Castro Valley, bordering Ashland.)





3.4 Safe and Sanitary Homes & Neighborhoods

Context

Safe and sanitary homes, neighborhoods and living conditions are an integral part of healthy living environments. Housing location, quality, affordability, and stability are directly related to an individual's quality of life. Ensuring that all community members can live in safe and sanitary homes and neighborhoods is an important part of EJ. The Priority Communities experience exposure to and harm from unsafe and unsanitary housing conditions and neighborhoods. Hazardous building materials, inadequate insulation, air quality and filtration issues, mold, and poor building maintenance, trash and unsanitary street conditions can lead to serious health concerns for these Alameda County residents.

In order to create policy that improves the health and safety of homes and neighborhoods, we first must understand the conditions of homes and neighborhoods in the Priority Communities. This section will discuss housing characteristics and summarize community input pertaining to the topic of safe and sanitary homes.



Household Characteristics/Tenure

Housing tenure refers to whether households own or rent their primary residence. Households that rent their homes have limited control over rent price changes, which puts the stability of their living situation at risk. Additionally, renters have restricted influence when it comes to the quality and maintenance of their homes. In areas of high housing demand, some landlords may ignore making housing repairs in order to drive tenants out more quickly and resell or re-lease the property for a higher profit. Because of these factors, areas with large populations of renters can face issues of housing security, affordability, and safe living conditions. These impacts are important to acknowledge because they affect community mental health, physical health, safety, and quality of life.

Table 3-15 provides the percentage of homeowners and renters in the Priority Communities. The majority of the residents of the Priority Communities are renters, with the sole exception of San Lorenzo, where 74.0 percent of households own their home. The highest concentrations of renter-occupied homes are found in Hayward Acres (84.7 percent), Cherryland (75.4 percent) and Ashland (63.8 percent). Southwestern Castro Valley has a majority of renters at 56.9 percent. By comparison, County housing tenure overall is 53.5 percent owner occupied, and 46.5 percent of homes countywide are renter occupied.

TABLE 3-15 Housing Tenure

NEIGHBORHOOD OR PLACE	OWNER OCCUPIED	RENTER OCCUPIED
Ashland	36.2%	63.8%
Cherryland ^a	24.6%	75.4%
San Lorenzo	74.0%	26.0%
Hayward Acres ^b	15.3%	84.7%
Castro Valley (southwestern)	43.1%	56.9%
Castro Valley CDP Reference	71.3%	28.7%
Alameda County Reference	53.5%	46.5%

SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey, Table B25003

NOTES: Data calculated as simple percentages for each exact area. ^a Excluding census tract 6001435700;

^b Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.

Children’s Lead Risk from Housing

Lead is a toxic metal that has been used in many products over time. Even in small amounts, lead can have harmful effects on the body, which may lead to lifelong learning, behavioral, reproductive, cardiovascular, and other health problems. Children under six years old are at greatest risk of harmful health effects from lead poisoning, both because age-appropriate behaviors are more likely to cause children to ingest lead and because lead impacts the development of the brain and nervous systems of growing children.

Lead exposure is not equal for all children. In Alameda County, children from BIPOC and low-income households continue to bear a disproportionate burden of lead exposure primarily through contact with deteriorating lead-based paint from older housing.

The lead risk indicator consists of a score that combines the percentage of households within each Priority Community that have a likelihood of lead-based paint hazards from the age of housing with the percentage of households that are both low-income and have children under 6 years old. Higher scores indicate a higher lead risk to children. **Table 3-16** summarizes the scores and percentiles for each geography. The percentiles, which rank the scores on a scale of 1 to 100, provide a useful means of comparing the relative risk of lead exposure between communities.

TABLE 3-16 Children’s Lead Risk from Housing

NEIGHBORHOOD OR PLACE	CHILDREN’S LEAD RISK FROM HOUSING – SCORE	CHILDREN’S LEAD RISK FROM HOUSING – PERCENTILE
Ashland ^a	75.8	86th
Cherryland ^a	75.4	85th
San Lorenzo ^b	75.2	85th
Hayward Acres ^c	62.7	70th
Castro Valley (southwestern) ^a	64.8	73rd
Castro Valley CDP Reference ^b	48.4	49th
Alameda County Reference ^b	50.4	52nd

SOURCE: OEHHA, CalEnviroScreen 4.0

NOTES: ^a Ashland, Cherryland, and southwestern Castro Valley are presented as household-based weighted average of census tract data for tracts listed in Table 2-1, excluding census tract 6001435700. ^b San Lorenzo and Castro Valley CDP Reference and Alameda County Reference are presented as household-based weighted average of census tracts within CDP or County boundary. ^c Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP

Children in the Priority Communities have a higher risk of lead exposure than in the County as a whole. All the Priority Communities are within the top 30th percentile statewide for children’s lead risk. Hayward Acres ranks lower in risk than other Priority Communities, but still substantially higher than the County as a whole. These data suggest key differences in the combination of older homes, low-income households, and young children in the Priority Communities compared to the overall County reference population.

Housing Overcrowding

The Census Bureau defines **overcrowded households** as dwellings that house more than one occupant per room (excluding bathrooms). Dwellings housing more than 1.5 occupants per room are considered **severely overcrowded**. Overcrowded housing conditions contribute to poor health outcomes, deterioration of housing stock, lowered academic achievement in children, and other concerns. During the pandemic, overcrowded housing conditions are presumed to have contributed to the spread of COVID-19 in lower-income communities and communities of color in Alameda County.

Overcrowded housing is quite common in the Priority Communities. Four of the five Priority Communities exceed the County average of 5 percent overcrowded households. Ashland and Cherryland more than double the County average. In Hayward Acres, there are three times as many overcrowded units, per 100, when compared to the County overall. Among the Priority Communities, only southwestern Castro Valley, at 4.6 percent, is below the County rate of 5 percent. Severe overcrowding occurs at comparatively high rates in Ashland, Cherryland and Hayward Acres. **Table 3-17** provides the percentage of households that are overcrowded and extremely overcrowded. It is important to acknowledge that there can be a cultural component to overcrowding, as many cultures value multigenerational households.

TABLE 3-17 Overcrowded Housing

NEIGHBORHOOD OR PLACE	PERCENT OF HOUSEHOLDS THAT ARE OVERCROWDED	PERCENT OF HOUSEHOLDS THAT ARE SEVERELY OVERCROWDED
Ashland	10.9%	4.4%
Cherryland ^a	11.9%	7.4%
San Lorenzo	8.0%	2.3%
Hayward Acres ^b	15.3%	4.4%
Castro Valley (southwestern)	4.6%	1.8%
Castro Valley CDP Reference	3.0%	1.0%
Alameda County Reference	5.0%	2.8%

SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey, Table B25014.

NOTES: Data calculated as simple percentages for each exact area. ^a Cherryland data excludes census tract 6001435700. ^b Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.

Key Takeaways

- The majority of the residents of the Priority Communities are renters, with the sole exception of San Lorenzo. Communities with high populations of renters can face issues with housing security, affordability, and safe living conditions.
- All of the Priority Communities have a higher lead risk to children than the County as a whole.
- Overcrowded housing is quite common in the Priority Communities. Four of the five Priority Communities exceed the County average of 5 percent overcrowded households. It is important, however, to acknowledge that there can be a cultural component to overcrowding, as many cultures value multigenerational households.





3.5 Access to Healthy Food

Context

Healthy food access means that we can safely and easily get to sources of nutritious, high-quality food (e.g., fresh fruits and vegetables, meats with lower fat content, and wholegrains) that fit our cultural preferences and budgets. Healthy food is essential to the health, economy, and culture of thriving and sustainable communities. Access to both healthy and affordable food sources affect quality of life. And food access goes beyond just the physical ability to get both nutritious and culturally appropriate food, but also the knowledge that access to these food sources is dependable. When we can't reliably get enough nutritious food, we may turn to the most affordable, accessible, and filling foods we can find, such as fast food or highly processed snack-foods and beverages, which tend to be high in calories, sodium, sugars, and additives and low in nutrients. These foods can put us at risk for chronic health conditions such as Type 2 diabetes, high blood pressure, heart disease, hypertension, asthma, and some types of cancer.

Creating consistent opportunities for people within the Priority Communities to buy, prepare, and eat healthy food is important in promoting equity. In order to create policy that improves access to healthy foods for the Priority Communities, we must first understand the issues surrounding this topic for the Priority Communities. This section provides information related to food insecurity, access to grocery stores, and urban agriculture in the Priority Communities.



Food Insecurity

Food insecurity can be defined as a lack of consistent access to food for every person in a household to live an active, healthy life. Poverty, unemployment, race, and housing cost burden are associated with food insecurity, indicating that food security is likely to be a concern for some Priority Community residents. People impacted by food insecurity may not know when or where they will get their next meal and may need to choose between buying food and other critical expenses like rent or medicine. According to the Alameda County Community Food Bank (**ACCFB**), “Food insecurity and poor nutrition cause harmful outcomes in all stages of life, including poor physical, emotional and developmental outcomes.” Food insecurity can exacerbate, or increase the risk of, diet-sensitive illnesses like diabetes and high blood pressure.

An over-supply of unhealthy food options (foods high in calories, sodium, sugars, and additives) in a community can also contribute to higher rates of diet-sensitive diseases. Businesses offering unhealthy food items are often over-concentrated in BIPOC and lower-income communities, while these same communities are less likely to have access to outlets like grocery stores that offer healthy foods (fresh fruits and vegetables, whole grains, meats with lower fat content.) This disparity impacts community and individual health and wellness and can contribute to economic and public health challenges.

Access to Grocery Stores

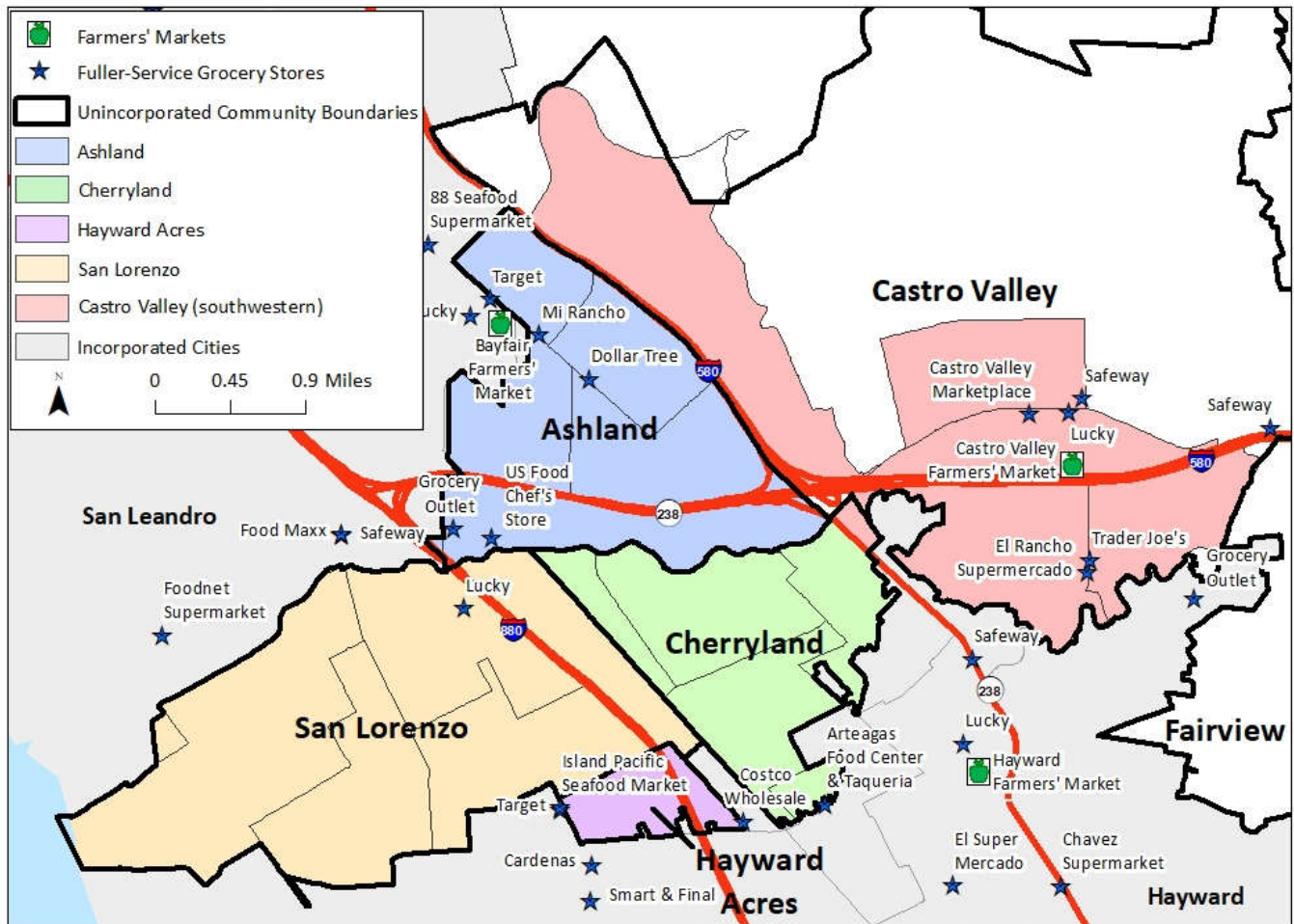
One key indicator of healthy food access is the density of fuller-service food stores such as supermarkets or healthy food outlets like farmers’ markets. Living near a supermarket or farmers’ market can encourage better nutrition, lower costs of obtaining food, reduce chronic diseases, and lower the risk of food insecurity.

Figure 3-10 displays farmers’ markets and fuller-service food stores such as supermarkets and grocery stores in and near the Priority Communities. There are notable gaps in southwestern Castro



Valley and Cherryland. It is important to acknowledge that farmers’ markets have limited hours and days of operations; some of the food outlets on the map may not provide culturally appropriate foods that appeal to the entire diverse population of the area; and the data source for this map may not have included all stores where Priority Community residents shop for food.

Table 3-18 shows the percentage of residents living within 0.5 miles of a grocery store/supermarket or fuller-service food store. Only 30.1 percent of Cherryland residents and 46.4 percent of San Lorenzo residents live within walking distance of a grocery store. That proportion is 60.0 percent in southwestern Castro Valley, and 76.7 percent in Ashland.



Source: ACPHD CAPE, with data from Alameda County Environmental Health 2021-12

FIGURE 3-10 Supermarkets in and near Priority Communities

TABLE 3-18 Population within 0.5 Miles of a Grocery Store

NEIGHBORHOOD OR PLACE	POPULATION PERCENTAGE WITHIN 0.5 MILES OF A GROCERY STORE
Ashland	76.7%
Cherryland ^a	30.1%
San Lorenzo	46.4%
Hayward Acres ^b	100.0%
Castro Valley (southwestern)	60.0%
Castro Valley CDP Reference	28.8%
Alameda County Reference	39.6%

SOURCE: Esri 2020 Demographics, with supermarket locations from ACH- Environmental Health Department, December 2021.

^a Cherryland data excludes census tract 6001435700. ^b Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.

Local Food Production

Local food production in home gardens, community gardens, and urban farms can improve access to fresh fruits, vegetables and culturally appropriate foods and can increase household food and nutritional security. In addition to its direct benefits related to food access, local food production is associated with many **co-benefits** including access to open space, improved mental and physical health, environmental and climate benefits, economic opportunity, and community connectivity.

Residents of the Priority Communities with access to land may also choose to grow food in their own yards or on private urban farm sites for personal use or for profit. Alameda County's zoning ordinance supports urban farming and gardening by allowing field crops, orchards, and gardens as primary uses in all residential zoning districts. Priority Community residents who wish to keep livestock (chickens, etc.) in residential zoning districts may apply for an Animal Fanciers Permit through Alameda County Animal Services, a unit of the Alameda County Sheriff's Office.



Key Takeaways

- Only about 30 percent of Cherryland residents and 47 percent of San Lorenzo residents live within walking distance of a supermarket. In southwestern Castro Valley, that proportion is 60 percent for residents and in Ashland it is 77 percent.
- The Alameda County Community Food Bank (ACCFB) concluded that people of color and neighborhoods with high renter populations experience hunger disproportionately in Alameda County, which define the majority of the Priority Communities.





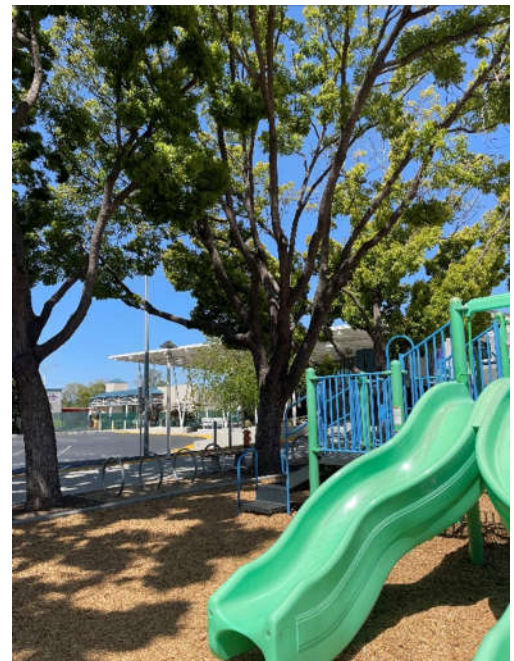
3.6 Health and Physical Activity

Context

Physical activity has a direct impact on the long-term health and wellbeing of community residents. Considering the importance of physical activity to the health and success of a community, it is important that opportunities to participate in such activities are presented equitably across Alameda County. People who are physically active are likely to have a higher life expectancy and lower risk for heart disease, stroke, Type 2 diabetes, some cancers, and other health-related illnesses. Engaging in physical activity is associated with better mental, emotional, and social wellbeing.

Mental health refers to cognitive, behavioral, and emotional wellbeing—it is all about how people think, feel, and behave, which determines their outcomes in life. Mental health plays a large role in daily life, relationships, and physical health. Preserving and encouraging a culture of sound mental health systems and foundations allows communities to have productive, efficient, and notably, happy or content residents. In turn, this allows further opportunities for social interactions, which strengthens social cohesion, which then strengthens the social and cultural foundations for healthy, livable communities.

In order to create policy that better promotes physical activity and supports the physical, mental and emotional health of the Priority Communities, we must first understand the barriers to health and physical activity. This section describes the role of the built environment and the existing conditions in the Priority Communities on this topic, as well as perspectives from the community.



The Built Environment

The built environment plays an important role in determining how communities can perform physical activity. For example, communities with built environments that have ample green or open spaces, such as parks and fields, pedestrian/bicycle paths, and playgrounds, support healthy, active forms of transportation and exercise. A community's ability to perform physical activity then influences community health, particularly relating to chronic diseases, which are long-term illnesses that often do not resolve readily or are not fully curable. Chronic disease includes asthma, cancer, diabetes, stroke, heart disease and hypertension, among others. Physical activity and active lifestyles, proper nutrition and reduced exposure to harm can help reduce the risk of chronic diseases (CDC 2022).

In the Priority Communities, the built environment is negatively impacted by historical discriminatory land use practices (for example, racial covenants), and historical disinvestment. Combined with forms of harmful social structures (e.g., **systemic racism**), these practices create an environment that can discourage physical activity, and thus, fewer opportunities for exercise and recreation. Convenient and safe, equitable access for all ages, races, and classes to these spaces has a direct correlation to increased exercise and physical activity. The Public Facilities section above provides information related to the Priority Communities' access to safe spaces and places to engage in physical activity.



Life Expectancy & Mortality Rate

Life expectancy is a good overall measure of health. It measures the average lifespan of the population at a particular point in time and is not predictive. **Table 3-19** provides the life expectancy at birth for the Priority Communities. All but San Lorenzo have considerably lower life expectancies than Alameda County overall.

TABLE 3-19 Life Expectancy at Birth

NEIGHBORHOOD OR PLACE	LIFE EXPECTANCY AT BIRTH (YEARS)
Ashland	78.9
Cherryland ^a	77.9
San Lorenzo	82.5
Hayward Acres ^b	73.7
Castro Valley (southwestern)	79.5
Castro Valley CDP Reference	83.9
Alameda County	82.9

SOURCE: ACPHD CAPE, with data from California Comprehensive Death Files, 2018–2020.

NOTE: ^a Cherryland data excludes census tract 6001435700. ^b Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.

Table 3-20 provides the mortality rates for the Priority Communities compared to the County overall. While multiple environmental, socioeconomic, and other factors influence mortality, the mortality rate presents an additional measure for comparison purposes between the Priority Communities and the County as a whole. As shown in Table 3-20, the mortality rate for stroke is considerably higher than the County in all Priority Communities with the exception of San Lorenzo. The mortality rate for chronic lower respiratory diseases is also considerably higher than the County for all Priority Communities.

TABLE 3-20 Mortality Rate

NEIGHBORHOOD OR PLACE	MORTALITY RATE
Ashland	735.2
Cherryland ^a	796.5
San Lorenzo	580.2
Hayward Acres ^b	1,108.2
Castro Valley (southwestern)	697.2
Castro Valley CDP Reference	524.9
Alameda County	558.7

SOURCE: ACPHD CAPE, with data from California Comprehensive Death Files, 2018–2020.
NOTES: Mortality presented as an age-adjusted rate per 100,000 persons. ^a Cherryland data excludes census tract 6001435700. ^b Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.



COVID Mortality Rates

Table 3-21 reports COVID Deaths and displays a death rate per 100,000 population from COVID-19 through December 2021. With the exception of San Lorenzo, the Priority Communities experienced higher death rates from COVID-19 than the County overall. In Priority Community census tracts with populations greater than 15,000, death rates ranged from 15 percent higher than the County rate in southwestern Castro Valley to 62 percent higher in Ashland.

TABLE 3-21 COVID Mortality Rates

NEIGHBORHOOD OR PLACE	COVID-19 DEATHS	POPULATION	COVID DEATH RATE PER 100,000 POPULATION
Ashland	36	23,228	155.0
Cherryland ^a	20	15,634	127.9
San Lorenzo	22	25,236	87.2
Hayward Acres ^b	18	4,149	433.8
Castro Valley (southwestern)	26	23,745	109.5
Castro Valley CDP Reference	47	64,280	73.1
Alameda County Reference	1,575	1,648,969	95.5

SOURCE: ACPHD CAPE, with data from CalREDIE through December 31, 2021.

NOTES: Rates per 100,000 with a population of less than 20,000 should be interpreted with caution. Hayward Acres has a high death rate due to the number of long-term care facilities in the community. ^a Cherryland data excludes census tract 6001435700. ^b Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP.

These disparities are not unexpected, given the racial/ethnic makeup of the populations in the Priority Communities, the relatively high poverty rates in those communities, and the enduring health impacts of systemic inequities. Disproportionately high Alameda County COVID-19 mortality rates among African Americans (210.6), Pacific Islanders (231.7) and Latinx (110.6) correspond to national level data as well. Specific factors contributing to this disparity include lack of adequate access to health care, higher prevalence of underlying conditions such as heart disease and asthma, disproportionate levels of stress, greater likelihood of living in overcrowded households, and disproportionate employment in sectors that require in-person work. Each of these factors disproportionately impacts African American, Latinx, and Pacific Islander communities due to inequitable access to health care, housing, and employment opportunities. Note that the mortality rate in Hayward Acres reflects the presence of long-term care facilities in that area along with a small overall population. Higher COVID-19 death rates are to be expected in those facilities, since they house older, sicker patients in general.

Key Takeaways

- All of the Priority Communities, except San Lorenzo, have considerably lower life expectancies than Alameda County.
- The rates of emergency department visits for heart attack, are notably higher in Ashland, Cherryland, Hayward Acres, and the San Lorenzo than in the rest of the county. (See Table 3-7, *Heart Attack Emergency Department Visits*)
- Among the Priority Communities, Ashland (6.2 percent) and San Lorenzo (7.2 percent) exceed the County rate of low birth rates, with other areas at or below that marker. (See Table 3-8, *Rates of Low Birth Weight Births.*)





3.7 Civic Engagement

Context

Equitable and effective planning and decision-making processes prioritize the meaningful involvement of the community members that will be directly impacted. Civic engagement is a vital aspect of EJ, and it is a necessary inclusion in EJ Elements. Civic engagement allows for the investment of the community in solution finding, while broadening opportunities to hold decision-makers accountable. Partnerships made with community groups will also allow for the success and advancement of EJ goals.

In order to create policy that promotes effective and inclusive civic engagement, we must first understand the barriers to and community preferences for engaging in community and public processes. This information has been captured in part from existing data sources, but the majority of findings have been identified from surveying community members who have attended County-run public meetings or have not attended due to various factors. This section presents information and community feedback to help inform the preparation of goals, policies, and actions.



Jack Holland Skate Park mural by Bobby Arte, commissioned by the Deputy Sheriffs' Activities League.

Linguistic Isolation

EJ seeks to promote the participation of Priority Communities in public decision-making processes. Language is a barrier for many people. Without English fluency, it can be very difficult to easily access government and community programs and processes in Alameda County, and take part in decisions that impact ones' health, wellbeing, or financial/economic opportunity. Take this document, for example. Who can read it? Who is able to access the ideas and concepts held in it, and who is then able to hold Alameda County accountable for making them happen? The County can take steps to remove **linguistic, or language isolation**, as a barrier, such as offering online translated versions of documents and providing translation services at public meetings.

Linguistic, or Language, Isolation

Linguistic, or language, isolation is when there are households with individuals over the age of 14 that have limited English-speaking capability.

Table 3-22 presents the percentage of households that speak limited English, and the languages that those households speak. Ashland, Cherryland, Hayward Acres, and San Lorenzo have higher rates of households that speak limited English, ranging from about 10 to 16 percent compared to the County' reference of about 8 percent. Limited English-speaking households speaking Spanish in Ashland, Cherryland, and Hayward Acres range from about 51 to 81 percent, while the County is reported at about 29 percent. Limited English-speaking households speaking Asian and Pacific Island Languages in San Lorenzo is 75 percent, while the County is reported at about 58 percent.

TABLE 3-22 Linguistic Isolation

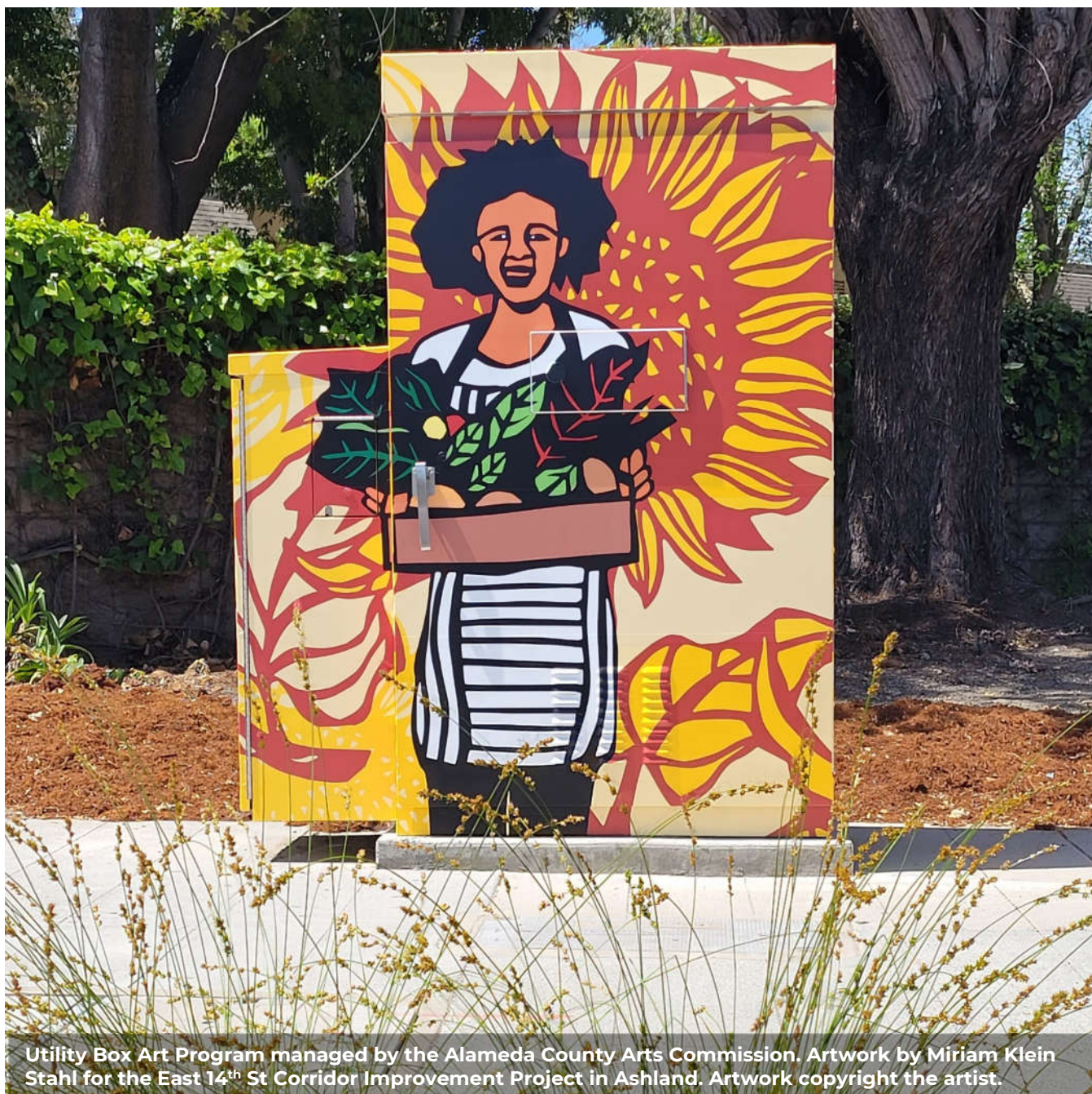
NEIGHBORHOOD OR PLACE	PERCENTAGE LIMITED ENGLISH-SPEAKING HOUSEHOLDS	LIMITED ENGLISH-SPEAKING HOUSEHOLDS SPEAKING:			
		SPANISH	OTHER INDO-EUROPEAN LANGUAGES	ASIAN AND PACIFIC ISLAND LANGUAGES	OTHER LANGUAGES
Ashland	16.3%	51.7%	7.0%	37.5%	3.8%
Cherryland	14.3%	75.4%	5.0%	19.7%	0.0%
San Lorenzo	10.4%	18.2%	6.8%	75.0%	0.0%
Hayward Acres ^a	13.4%	81.8%	4.1%	5.3%	8.8%
Castro Valley (southwestern)	7.6%	20.5%	17.3%	55.2%	6.9%
Castro Valley CDP Reference	7.6%	16.5%	14.8%	63.5%	5.2%
Alameda County Reference	8.6%	29.3%	8.4%	58.1%	4.2%

SOURCE: U.S. Census Bureau, 2015–2019 American Community Survey, Table S1602.

NOTES: CDP = Census Designated Place; Data calculated as simple percentages for each exact area. ^a Hayward Acres is part of the San Lorenzo CDP. Data for Hayward Acres are included in the data for the San Lorenzo CDP throughout this EJ Element. Hayward Acres data are also presented separately as a subset of the San Lorenzo CDP to highlight the unique needs of that community.

Key Takeaways

- All Priority Communities, with the exception of Castro Valley, have higher percentages of households with limited English speakers than the county as a whole.
- High rates of limited English-speaking households that speak Spanish are found in Ashland, Cherryland and Hayward Acres compared to the county as a whole.
- High rates limited English-speaking households that speak Asian and Pacific Island languages are found in San Lorenzo compared to the county as a whole.



Utility Box Art Program managed by the Alameda County Arts Commission. Artwork by Miriam Klein Stahl for the East 14th St Corridor Improvement Project in Ashland. Artwork copyright the artist.



section **four**

Goals, Policies, and Actions

The goals, policies, and actions identified in this chapter were developed through thorough analysis of existing conditions and extensive community engagement. They offer a high-level, community-driven vision for improving health and wellness in the Priority Communities. Key measures called “Catalyzing Actions” are high-priority, systemic improvements that would enable the County to more effectively implement other actions in this Environmental Justice Element.

The goals, policies, and actions are organized by topic:



Centering EJ



Pollution and Air Quality



Access to Public Facilities



Safe and Sanitary Homes



Access to Healthy Food



Health and Physical Activity



Civic Engagement

The Environmental Justice Element serves as a high-level, community-driven vision to guide County decision-making, budgeting, and program initiatives, and as a platform for future collaborative efforts to improve health and wellness in Alameda County's unincorporated-area Priority Communities. As required by SB 1000, the measures outlined in this chapter prioritize improvements and programs that reduce the unique or compounded health risks in the Priority Communities and address Priority Community needs across the categories of: reducing pollution and improving air quality, promoting civic engagement in public decision-making, and improving access to public facilities, safe and sanitary homes, health and physical activity, and healthy food.

The goals, policies, and actions identified in this chapter are intended to offer a broad perspective on the subjects addressed in each section and reflect the diversity of community input received throughout the development of the EJ Element. Implementation of these measures will require ongoing collaboration between a variety of County Agencies. In some cases, implementation of a particular action may require additional direction from the Board of Supervisors or Agency Directors. Measures in this EJ Element are not intended to dictate the policies or actions of special districts or other non-County service providers, but rather to highlight opportunities for collaboration with these external stakeholders.

To guide implementation of measures that can make demonstrable improvements in community health and wellness, key measures in this EJ Element are identified as **Catalyzing Actions**. Catalyzing Actions are high-priority, systemic changes that would establish frameworks and structures to enable the County to more effectively implement other actions in this Environmental Justice Element.

The measures in this chapter are organized by SB 1000 topic area, with the addition of a topic called "Centering Environmental Justice". Each topic includes a goal, followed by policies and their related actions.

Goals guide policies and actions. Goals describe the results and positive outcomes that the policies and actions will contribute to creating.

- **Policies** describe strategic solutions that will address issues identified by the community and the existing conditions analysis.
- **Actions** are directives tied to policies. Actions refer to specific steps that can be taken to advance EJ policies in the Priority Communities. The star symbol next to an Action indicates that it is a Catalyzing Action.

Section 5, Implementation and Monitoring, of this EJ Element includes an implementation plan to facilitate the process of prioritizing measures and incorporating goals, policies, and actions outlined in this section into community processes. Catalyzing Actions and Implementation strategies are discussed further in Chapter 5 of this EJ Element.



Catalyzing Actions

Actions identified by the star symbol are **Catalyzing Actions**. These high-priority, systemic measures seek to establish frameworks and structures that would enable the County to more effectively implement other actions in this Environmental Justice Element.



Centering Environmental Justice

Consistent with Vision 2026,¹³ Alameda County seeks to demonstrate its commitment to health and wellness in the Priority Communities by centering equity and EJ in the General Plan and in County decision-making processes. By acknowledging past and ongoing harms as a necessary first step toward achieving practical change, the policies and actions in this section aim to embed equity and accountability as a central framework for County actions impacting the Priority Communities.

Goal EJ1.

The County will center environmental justice, equity, and accountability in relevant decision-making processes.

Policy EJ1.1 Acknowledge historical and ongoing harms, working with Priority Community residents to identify and implement appropriate remedies.

Action EJ1.1A The County will continue the process, initiated by Supervisor Nate Miley in 2022 and furthered by the establishment of the Alameda County Reparations Commission, of exploring the local historical context of racial discrimination, inequity, and injustice through historical research and interviews with those impacted; considering formal apologies for the County's role, past or present, in perpetuating harm; and exploring national, state, and local reparations by engaging representatives from the State's Reparations Commission, local jurisdictions, and community members.

Action EJ1.1B With input from local Indigenous communities, the CDA Planning Department will draft a land acknowledgment and offer it to County Board of Supervisors and Commissions as a standard meeting opening.

Policy EJ1.2 Integrate Environmental Justice principles into zoning, the General Plan, and related land use strategies and approaches.

Action EJ1.2A The CDA Planning Department will develop a process to ensure that future relevant General Plan updates prioritize equity and the unique or compounded health risks faced by the Priority Communities, ensuring that the Environmental Justice principles central to this EJ Element are integrated into future General Plan updates.

★ **Action EJ1.2B** The CDA Planning Department will work with residents to establish a “**Green Zone**”, consisting of the Priority Communities, with the goal of reducing environmental hazards, preventing pollution, and promoting positive health outcomes by fostering vibrant and livable neighborhoods, a diverse mix of uses, healthy food access, reduced air pollution, physical activity, **complete streets**, and more local jobs through focused economic development and community-building strategies.

Green Zones

Green Zones are a place-based strategy that uses community-led solutions to transform areas overburdened by pollution into healthy thriving neighborhoods.

California Environmental Justice Alliance¹⁴

¹³ACVOG Vision 2026: <https://vision2026.acgov.org/>.

¹⁴ <https://caleja.org/wp-content/uploads/2015/09/GREENZONES.2015.30MB.pdf>

Policy EJ1.3 Pursue strategies that increase diversity, equity, and inclusion in the Priority Communities.

★ **Action EJ1.3A** With special attention to the Priority Communities, the ACH Policy Group, a cross-functional team led by the ACH Policy Team, will consider creation of a County Health Equity in All Policies Strategy Plan that contains a list of simple actions and protocols that help institutionalize and standardize how to incorporate health into county policies, programs, and operations.

Action EJ1.3B The County will invest in improvements and programs that reduce unique or compounded health risks and that promote civic engagement in the public decision-making process in the Priority Communities.

Policy EJ1.4 Actively implement this EJ Element in partnership with Priority Community residents.

Action EJ1.4A The CDA Planning Department will establish an EJ Implementation Technical Advisory Committee or similar group ("EJ Implementation TAC"), staffed by County Agencies and Departments that have implementation responsibilities identified under this EJ Element.

Action EJ1.4B The EJ Implementation TAC will work with the community to set implementation goals, develop mechanisms for implementation monitoring and reporting, and establish strategies for accountability and ongoing community engagement in the implementation process. Beginning in 2025, the TAC will provide annual reports to the Board Unincorporated Services Committee and the Planning Commission regarding the progress of EJ Element implementation.

Action EJ1.4C The CDA Planning Department will work with relevant partners to translate the final, adopted EJ Element into Spanish and, at minimum, to provide translated summaries of the EJ Element in other commonly-spoken languages..





Pollution and Air Quality

Exposure to environmental toxins in the air, water, and soil can contribute to disproportionate poor health outcomes. Reducing pollution and promoting a healthy environment will both support a thriving community and reduce disparate health and environmental impacts. The policies and actions in this section aim to reduce pollution and improve environmental conditions by promoting urban greening, protecting vulnerable populations from pollution, and educating the public about pollution prevention.

Goal EJ2.

The County will ensure equitable distribution of environmental benefits so that the Priority Communities are not disproportionately impacted by poor air quality or other environmental hazards.

Urban Greening and Nature-Based Solutions

Policy EJ2.1 Invest in the study, maintenance, expansion, and protection of urban forests and **nature-based solutions** in the Priority Communities as a central strategy to combat pollution, improve human and ecosystem health, increase climate resilience, and promote access to nearby nature for all, with a goal of achieving at least 20% **urban tree canopy** (UTC) cover throughout the Priority Communities by 2050.

★ **Action EJ2.1A** The Community Development Agency will work with relevant County and community partners to develop, adopt, and implement an Urban Greening Master Plan that guides the County's future urban greening investments. The Plan will expand upon the 2015 draft [Urban Greening Master Plan for Ashland and Cherryland](https://district4.acgov.org/wp-content/uploads/sites/14/2021/11/AshCherryPublicDraftUrbGreenPlan2015.pdf)¹⁵ and will establish baseline canopy coverage via an urban tree canopy assessment; outline specific and measurable tree planting goals, timelines, and monitoring mechanisms; identify tree planting opportunity sites; secure funding; address tree maintenance and lifecycle considerations; and center and engage the Priority Communities in plan development and implementation.

Action EJ2.1B The Community Development Agency will explore strategies to increase tree protections on private property that consider both the benefits of a healthy urban tree canopy and concerns about preserving private property rights, and will report its findings to the Municipal Advisory Councils, the Agricultural Advisory Committee, the Planning Commission, and the Board Unincorporated Services Committee. Strategies may include private property tree protection ordinances, Heritage, Protected, or Native tree designations, or tree stewardship incentives.

Nature-Based Solutions

Nature-based solutions are sustainable planning, design, environmental management, and engineering practices that weave natural features or processes into the built environment to promote adaptation and resilience.

Nature-based solutions use natural features and processes to:

- Combat climate change
- Reduce flood risk
- Improve water quality
- Restore and protect wetlands
- Reduce urban heat
- Add recreational space

SOURCE: <https://www.fema.gov/emergency-managers/risk-management/climate-resilience/nature-based-solutions>

¹⁵ <https://district4.acgov.org/wp-content/uploads/sites/14/2021/11/AshCherryPublicDraftUrbGreenPlan2015.pdf>

Action EJ2.1C The Public Works Agency will identify funding to inventory existing street trees and other trees in the public right-of-way and identify areas where there is a disproportionate urban greening deficit or need within the Priority Communities.

Action EJ2.1D The Public Works Agency will update its Alameda County Recommended Tree List¹⁶ to become a resource for tree planting in the Priority Communities and elsewhere in the urban unincorporated areas, with special consideration for native trees, trees that will thrive in a warming climate, and trees that provide co-benefits such as pollution abatement, water conservation, shade, and/or habitat for native wildlife.

Action EJ2.1E The Public Works Agency will identify funding and partnerships, and seek input from residents, to evaluate and revise its Tree Program in support of community tree resources in the public right-of-way.

Action EJ2.1F The County will cultivate creative partnerships with neighboring jurisdictions and other entities to increase urban greening capacity in the Priority Communities.

Pollution Reduction and Education

Policy EJ2.2 Establish protections that limit **sensitive receptors'** exposure to air pollution.

★ **Action EJ2.2A** The Community Development Agency will partner with the Bay Area Air Quality Management District (BAAQMD), California Air Resources Board (CARB), Caltrans, and neighboring cities within the county to develop ways to minimize air pollution exposure in areas of the county, including the Priority Communities, that are disproportionately impacted by air quality concerns.

Action EJ2.2B The Community Development Agency will work with other members of the established partnership to create an Air Pollution Exposure Zone (APEZ) Ordinance to be adopted by each member jurisdiction and applied to areas where sensitive receptors interface with or directly abut freeways.

Policy EJ2.3 Distribute educational and preventative information regarding asthma and pollution-related illnesses to residents and businesses in the Priority Communities.

Action EJ2.3A Alameda County Health, through the Public Health Department, will prioritize implementation of the [Asthma Start Program](https://www.acpwa.org/acpwa-assets/docs/programs-services/streets-roads/Tree-Program/RECOMMENDEDTREELIST-2018.pdf)¹⁷ in the Priority Communities, including coordination with the San Lorenzo Unified School District, the Hayward Unified School District, and the Castro Valley Unified School District.

Action EJ2.3B Alameda County Health will consider partnering with BAAQMD to develop technical assistance resources to help businesses in the Priority Communities reduce air pollution and comply with air quality regulations.

Policy EJ2.4 Support programs that decrease soil and water pollution.

Action EJ2.4A CDA Code Enforcement will continue to respond to complaints of soil importing to ensure that owners of parcels over 1 acre are aware of the Soil Importing Ordinance and to provide assistance to obtain compliance if necessary. Code Enforcement will continue to promote awareness as a preventative measure by doing periodic outreach and education such as targeted mailings and website updates.

Sensitive Receptors

California Air Resources Board (CARB) definitions:

Sensitive Receptors: Children, the elderly, asthmatics, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution.

¹⁶ <https://www.acpwa.org/acpwa-assets/docs/programs-services/streets-roads/Tree-Program/RECOMMENDEDTREELIST-2018.pdf>

¹⁷ <https://acphd.org/asthma/>

Action EJ2.4B The CDA Healthy Home Department will prioritize implementation of its Lead Week Program in the Priority Communities.

Action EJ2.4C The Community Development Agency will partner with the Alameda County Resource Conservation District and the University of California Cooperative Extension (UCCE) to seek resources for urban soil management, soil lead exposure prevention, and soil health programming to the Priority Communities.

Action EJ2.4D Alameda County Health, through the Environmental Health Department, will continue to refer new and established businesses to the appropriate regulating entity such as the Department of Toxic Substances Control, in order to inform businesses of regulations associated with environmental pollution.

Action EJ2.4E The County will continue to minimize the use of synthetic fertilizers in favor of compost and mulch application, implement integrated pest management (IPM) and vegetation management practices to minimize herbicide and pesticide use in alignment with the Board-adopted IPM policy, and encourage use of IPM practices in non-County public spaces in the Priority Communities.

Action EJ2.4F The County will ensure that residents and businesses are provided with education and convenient opportunity to properly dispose of hazardous items by connecting residents to StopWaste's Household Hazardous Waste Program.

Action EJ2.4G The CDA Planning Department will offer to Alameda County Health, through the Public Health Department, for review and comment, all environmental documents required under CEQA and prepared with the County as the lead agency (Negative Declarations, Mitigated Negative Declarations, and Environmental Impact Reports).

Policy EJ2.5 Support prevention and clean-up of litter and illegal dumping in the Priority Communities.

Action EJ2.5A The County will continue to cultivate creative partnerships and programmatic solutions related to prevention and clean-up of litter and illegal dumping in the Priority Communities, including supporting the ongoing work of the Alameda County Illegal Dumping Taskforce.

Action EJ2.5B CDA Code Enforcement will establish reporting contacts with Union Pacific Railroad to support abatement of health and safety issues along railroad property.

Policy EJ2.6 Decrease air pollution and improve air quality in the Priority Communities, including reducing greenhouse gas (GHG) emissions consistent with the Community Climate Action Plan.

Action EJ2.6A In any future updates to the County's Community Climate Action Plan and Safety Element, the CDA Planning Department will uplift the needs of Priority Community residents through policies and programs that address key concerns identified through ongoing community engagement.

Action EJ2.6B In collaboration with BAAQMD, the County will take steps to reduce tailpipe emissions in the Priority Communities through participation in the Air Resources Board's Community Air Protection Program and other relevant programs.

Action EJ2.6C The County will consult with BAAQMD, the City of Hayward, and the Hayward Executive Airport (HEA) to review activities, noise impacts, and emissions estimates for the facility and, where appropriate, identify potential mitigation measures that might be effective in reducing risks associated with exposure to aircraft-related air and noise pollutants in unincorporated communities surrounding the HEA.

Action EJ2.6D The Alameda County Library will circulate air quality sensors to enable Priority Community members to learn about indoor air quality monitoring.



Access to Public Facilities

Public facilities (including public amenities and public infrastructure) are critical to establishing and sustaining healthy, connected, and dynamic communities. Some Public Facilities in the Priority Communities, such as libraries, streetscape infrastructure, and the REACH Ashland Youth Center, are owned by the County and accountable to the BOS. Other key Public Facilities serving the Priority Communities, such as public schools, parks, and public transportation infrastructure, are owned by non-County special districts; projects and policies that involve these non-County facilities rely on partnerships between the County and the managing entities. The policies and actions in this section seek to promote equitable access to public facilities and public amenities by centering the needs of the Priority Communities in County decisions around public infrastructure and public services.

Goal EJ3.

Residents of the Priority Communities will have equitable access to high-quality public facilities, community amenities, and public improvements that prioritize their needs and facilitate health and wellbeing.

Policy EJ3.1 Accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in and expanded operations of public facilities, public amenities, and public infrastructure.

Action EJ3.1A The County will adopt policies to improve transparency in the infrastructure planning process, and will highlight the needs of the Priority Communities in infrastructure project planning and implementation.

- ★ **Action EJ3.1B** The County will explore strategies to equitably fund development of County-owned public facilities in the Priority Communities. Examples include, but are not limited to, grants, property transfer taxes, building vacancy taxes, tax increment financing, and development impact fees.

Action EJ3.1C The County will encourage County Agencies serving unincorporated areas to locate their public-facing facilities within the Priority Communities.

Action EJ3.1D The County will look for resources to expand hours of operation for the Libraries, the REACH Ashland Youth Center, and other public facilities in the Priority Communities.

Action EJ3.1E The County will pursue the development of vacant, underutilized, and/or blighted sites.

Policy EJ3.2 Support the development and ongoing work of **community hubs** in the Priority Communities.

- ★ **Action EJ3.2A** The CDA Planning Department and Alameda County Health will engage with and help facilitate County support of new or existing community hub projects in the Priority Communities, including efforts to: assess neighborhood needs and assets, identify physical spaces, identify funding opportunities, explore partnerships, develop programming, and other considerations. Examples of types of community hubs include family resource centers, community centers, resilience hubs, navigation centers, and other models.

Policy EJ3.3 Encourage use of public school campuses as amenities for the broader community.

Action EJ3.3A With a focus on areas of the Priority Communities with higher density and relatively low access to parks and open space, the County will coordinate with the Priority Community school districts, partner organizations, and community members to explore the feasibility of opening and activating public school campuses for community use outside of regular school hours.

Policy EJ3.4 Improve access to public transportation services in the Priority Communities.

Action EJ3.4A The CDA Planning Department will partner with AC Transit to perform a needs assessment to determine public transportation needs and barriers in the Priority Communities.

Action EJ3.4B The CDA Planning Department will collaborate with AC Transit to address public transportation gaps identified in the Priority Community needs assessment with additional routes, improved frequency, increased safety, and other measures as needed.

Action EJ3.4C The Public Works Agency will support infrastructure improvements to ensure that bus stops in the Priority Communities have shade structures, garbage cans, benches, lighting, and other amenities, as needed, to ensure that bus stops are safe and functional.

Action EJ3.4D The CDA Planning Department will coordinate with 211alamedacounty.org to ensure that Priority Communities residents have access to a variety of transportation related resources that meet their mobility needs.

Policy EJ3.5 Create and maintain a safe, comfortable, and continuous pedestrian network that provides access to all users, particularly disabled users, seniors, and children by closing sidewalk gaps, improving pedestrian crosswalks at intersections, and implementing traffic calming and streetscape improvements.¹⁸

Action EJ3.5A As recommended in the Bicycle and Pedestrian Master Plan (BPMP), the Public Works Agency will develop and report progress in meeting the BPMP's goals.

Action EJ3.5B In updating its Bicycle and Pedestrian Master Plan (BPMP), the Public Works Agency will engage residents to identify and prioritize solutions to pedestrian safety issues impacting walkability in the Priority Communities.

Action EJ3.5C The Public Works Agency will engage Priority Community residents when updating its Neighborhood Traffic Calming Program guidelines to ensure that this program meets Priority Community needs.

Action EJ3.5D The Public Works Agency will include bike and pedestrian improvements for the Priority Communities in the Capital Improvement Plan.

★ **Action EJ3.5E** The County will adopt a Vision Zero policy committing to eliminate traffic fatalities by designing safer streets, educating the public on traffic safety, enforcing existing traffic laws, and implementing new life-saving policies.

Action EJ3.5F The County will continue to advocate for funding and fund transportation infrastructure, which may include street improvements, sidewalk improvements, public parking, public transportation, bike and pedestrian circulation.

Action EJ3.5G The Public Works Agency will synchronize traffic signals around schools and parks to ensure traffic flow and safety.

¹⁸ <https://www.acpwa.org/programs-services/transportation/bike.page>

Action EJ3.5H Consistent with the Bicycle and Pedestrian Master Plan, the Public Works Agency will Incorporate Universal Design into the design process and achieve full American with Disabilities Act (ADA) public right-of-way compliance. Universal Design focuses on designing environments and buildings to be accessible to people of all ages and abilities.

Action EJ3.5I The County will continue to support and enhance the Safe Routes to School Program.

Action EJ3.5J The Sheriff's Office will partner with the California Highway Patrol, which has primary responsibility for traffic enforcement in unincorporated Alameda County, to identify streets where speeding/reckless driving is high and where previous accidents, injuries, and fatalities for all modes of transportation have occurred, especially near schools and parks; strengthen traffic enforcement in those areas; and transmit these traffic safety data to the Public Works Agency for action.

Action EJ3.5K The County will create street lighting standards to ensure that new development and redevelopment projects incorporate pedestrian-scale lighting in the design of streets, parks, and public spaces, including an incentives program to encourage existing development to provide these improvements, and incorporating the guidelines in all public works projects and the capital improvement program (CIP).

Policy EJ3.6 Support and collaborate in the development of a comprehensive and integrated system of parks, plazas, playgrounds, trails and open spaces that addresses existing deficits in the Priority Communities.

Action EJ3.6A The Public Works Agency will partner with park districts in utilization of county-owned properties for recreational purposes.

Action EJ3.6B CDA Planning will offer to collaborate with the Hayward Area Recreation and parks District (HARD) to engage Priority Community residents in the location, design, and programming of new parks and green space that respond to the community's specific needs.

Action EJ3.6C The County will encourage development of public pools in the Priority Communities .

Action EJ3.6D The County will actively participate in the creation of pocket parks and other small green spaces in the Priority Communities.

Action EJ3.6E The County will encourage multi-use connector trails in the Priority Communities.

Action EJ3.6F The County will continue to collaborate with the Hayward Area Recreation and Parks District (HARD) to seek funding opportunities and establish funding mechanisms to support the development of new parks and recreation facilities in the Priority Communities.



Safe and Sanitary Homes & Neighborhoods

Access to safe, sanitary, stable housing is critical to individual and community health and wellness, forming the foundation of a livable neighborhood. Housing is a complex, intersectional topic that is addressed in multiple Elements of the County's General Plan, including the Castro Valley and Eden Area General Plans, and the Housing Element, the Safety Element, and the Community Climate Action Plan (**CCAP**), all of which were also being updated concurrent with this EJ Element.

This EJ Element seeks to complement, but not duplicate, housing policies in other elements of the General Plan. The EJ Element community engagement process yielded extensive feedback on the topic of Safe and Sanitary Homes and Neighborhoods, and several housing-related policy recommendations are addressed in this section. The remainder of the housing-related community feedback gathered during the EJ Element engagement process is addressed in either the Housing Element, the Safety Element, or the CCAP, with special consideration given to the needs of the Priority Communities.

Goal EJ4.

The Priority Communities will be livable neighborhoods where all residents have access to safe and sanitary housing.

Policy EJ4.1 Address the unique and compounded housing challenges faced by Priority Community residents in any future updates to the General Plan Housing Element.

Action EJ4.1A In any future updates to the County's Housing Element, the Planning Department will work with partners including Alameda County Health, through the Housing and Homelessness Services Department, to address the needs of Priority Community residents through policies and programs that expand housing affordability and accessibility, combat gentrification, protect renters, increase amenities in high-density areas, and address other key concerns identified through ongoing community engagement.

Policy EJ4.2 Pursue customer service-oriented improvements to the County's permitting, code enforcement, and public maintenance request processes..

Action EJ4.2A CDA Code Enforcement and the Public Works Agency will implement customer service-oriented improvements to streamline and increase awareness of public reporting processes for zoning code violations (CDA) and public infrastructure maintenance issues (PWA).

Action EJ4.2B CDA Code Enforcement will develop an online code enforcement complaint form.

Action EJ4.2C CDA Code Enforcement will establish an online complaints portal that allows community members to look up the status of code enforcement complaints.

Action EJ4.2D CDA Code Enforcement, which is primarily complaint-based with limited capacity to conduct pro-active inspections, will consider the feasibility of expanding its pro-active inspection services as resources allow.

Action EJ4.2E CDA Code Enforcement will develop protocols to address code enforcement violations occurring on weekends and evenings.

Action EJ4.2F Upon adoption by the Board of Supervisors, the County will seek to implement the adopted recommendations of the July 2023 Alameda County Development Services Process Review report¹⁹.

Policy EJ4.3 Improve access to lead poisoning prevention and healthy housing services in the Priority Communities.

★ **Action EJ4.3A** The County will seek to expand the geography of the Lead Poisoning Prevention Joint Powers Authority to include the unincorporated communities.

Policy EJ4.4 Encourage property owners pursuing new developments or renovations to design and construct buildings for healthful living and working conditions, including enhanced internal circulation, healthy building materials, design for universal accessibility, and mechanical and HVAC systems that enhance indoor air quality and employee comfort.

Action EJ4.4A The CDA Healthy Homes Department and the PWA Building Department will collaborate to create healthy building materials fact sheets that can be provided to property owners and contractors when applying for building permits.

Action EJ4.4B The PWA Building Department will enforce existing indoor air quality standards contained in the County's building codes and will work with CDA Healthy Homes Department to develop indoor air quality guidance for property owners and contractors.



¹⁹ https://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_8_10_23/GENERAL%20ADMINISTRATION/Regular%20Calendar/Item_2_Baker_Tilly_Permit_Process_rpt.pdf



Access to Healthy Food

The County can contribute to health and wellness in the Priority Communities by facilitating access to healthy food resources like grocery stores, nutrition education programming, and urban gardening opportunities, and by encouraging residents to participate in food policy implementation. The policies and actions in this section support an equitable and healthy food system and promote access to culturally appropriate, healthy foods in the Priority Communities.

Goal EJ5.

The Priority Communities will support a thriving local food economy where all residents have reliable access to affordable, healthy, and culturally appropriate food.

Policy EJ5.1 Actively encourage development of, and facilitate access to, healthy food retail outlets and purveyors of other basic goods such as grocery stores, healthy corner stores, and farmers' markets in the Priority Communities.

Action EJ5.1A The Economic and Civic Development Department (ECD) will work with food retail outlets (e.g., grocery stores, farmers' markets) to understand their criteria for establishing businesses in communities. ECD will utilize this information to help identify parcels for development, encourage applications, and work with the Planning Department to address barriers to the establishment of food retail outlets.

Action EJ5.1B Alameda County Health, through the Public Health Department, will prioritize implementation of the Alameda County Nutrition Services (ACNS) Healthy Retail Program in the Priority Communities. The Healthy Retail Program collaborates with corner store owners in neighborhoods of greater need to help shift demand and increase access to and consumption of healthy foods.

Action EJ5.1C The Planning Department will engage residents and consult with the Economic and Civic Development Department in any decision-making processes related to the regulation of fast food in the Priority Community, such as changes to the 1999 *Policy for Drive-in Restaurants in Ashland, Cherryland, and San Lorenzo*, including developing definitions of key terms.

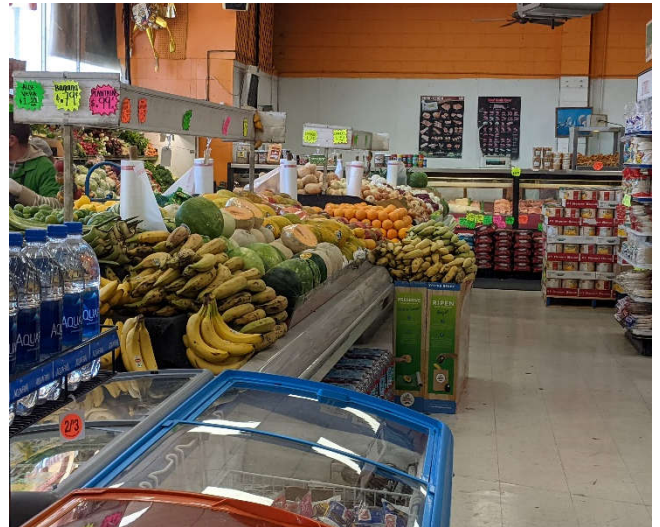
Action EJ5.1D ALL IN Alameda County (ALL IN) will seek funding and partnerships to support a healthy store conversion mini-grant program through ALL IN's *Healthy Food, Healthy Families* initiative.

- ★ **Action EJ5.1E** The Economic and Civic Development Department (ECD) will conduct an economic development market analysis for the unincorporated areas to identify gaps and propose implementation strategies.

Policy EJ5.2 Increase food security, access to nutrition education, and food assistance programming for vulnerable groups, including seniors, people with disabilities, unhoused residents, people with limited English proficiency, and the re-entry community.

Action EJ5.2A Alameda County Health and Social Services Agency will partner with DSAL/All In Eats Operations, 211alamedacounty.org, and the Alameda County Community Food Bank to ensure that Priority Community food assistance and nutrition resources are accurately reflected on <http://211alamedacounty.org/> and promoted through a variety of outreach channels.

Action EJ5.2B Alameda County Health and Social Services Agency will undertake a coordinated effort to expand participation in food assistance programs (e.g., CalFresh, WIC, MarketMatch, School Lunch, School Breakfast, Summer Food Program, senior programs) in the Priority Communities by engaging trusted local messengers in hyper-local outreach initiatives.



★ **Action EJ5.2C** Alameda County Health, through the Public Health Department's Nutrition Services, will partner with County Nutrition Action Partnership (CNAP) which includes University of California Cooperative Extension (UCCE) and AAA (Area on Aging) and other CBOs/entities (e.g. ACCFB, SLZUSD) to promote nutrition education and physical activity with the goal for policy, systems, and environmental change (PSE) to serve Priority Community residents through local partnerships and culturally competent initiatives held at accessible locations.

Action EJ5.2D The Social Services Agency will partner with the Alameda County Community Food Bank, local school districts, faith-based organizations, and others to evaluate existing emergency food distribution locations and optimize site selections, distribution methods, and hours of operation to meet the needs of Priority Community residents.

Action EJ5.2E The Social Services Agency will partner with local farmers' markets to increase market attendance and use of CalFresh/WIC/Market Match through focused, multilingual outreach efforts in the Priority Communities.

Action EJ5.2F All In EATS will continue partnering with community-based health clinics in the Priority Communities to provide prescriptions (vouchers) for fresh produce to eligible patients through its Food Is Medicine Program.

Action EJ5.2G The County will work with the Alameda County Community Food Bank, local school districts, faith-based organizations, and other emergency food providers to increase their capacity to meet Priority Community needs in case of disaster or future pandemics.

Policy EJ5.3 Promote, incentivize, and remove barriers to urban agriculture in the Priority Communities.

Action EJ5.3A DSAL will consider collaborating with HARD, school districts, faith-based organizations, and other major landholders in the Priority Communities to identify sites suitable for urban agriculture and explore options, funding, and partnerships to establish community gardens, urban farms, school gardens, and other community-oriented urban agriculture activities on those lands.

★ **Action EJ5.3B** The CDA Planning Department and ACSO – Animal Services will collaborate to review and modernize existing ordinances and regulations related to urban agriculture and animal husbandry, consider best policy practices, and explore opportunities for coordination, clarification, and improvements that remove barriers to urban agriculture in the Priority Communities.

Action EJ5.3C The Planning Department will create incentives that encourage developers of new or remodeled multifamily residential sites to include shared, uncovered open spaces for food growing (e.g. community gardens, rooftop gardens) in their projects.

Action EJ5.3D As permitted under AB 551 (Ting 2013), the Planning Department will pursue the creation of Urban Agriculture Incentive Zones to encourage small-scale agricultural use of vacant lands in the urban unincorporated communities.

Policy EJ5.4 Strengthen and expand existing partnerships to ensure that garden education programs meet the needs of Priority Community residents.

Action EJ5.4A The Community Development Agency and Alameda County Health will partner with University of California Cooperative Extension (UCCE) Alameda County to center equity and the needs of the Priority Communities in the design and implementation of local UCCE programs including Master Gardener, Urban Integrated Pest Management, and Urban Agriculture.

Action EJ5.4B The County will support and promote participation in garden education programs managed by HARD, UCCE, DSAL, Alameda County Resource Conservation District (RCD), and local schools that provide gardening and nutrition education to Priority Community members of all ages.

Policy EJ5.5 Pursue partnerships to increase healthy food access for Priority Community youth.

Action EJ5.5A The Social Services Agency will partner with local school districts and the Alameda County Community Food Bank to optimize school-based emergency food distribution to serve the needs of Priority Community youth and their families.

Action EJ5.5B DSAL/ALL IN EATS Operations will consider partnering with Priority Community school districts to seek funding to expand youth agricultural education opportunities and school garden sites at local public schools.

Action EJ5.5C DSAL/ALL IN EATS Operations will consider partnering with Priority Community school districts and the University of California Cooperative Extension (UCCE) to support and enhance school garden curricula.

Policy EJ5.6 Promote a thriving local food economy in the Priority Communities.

★ **Action EJ5.6A** The County will work to transition the All In Eats Circular Food Economy programs, incubated by the Alameda County Sheriff's Office and the Deputy Sheriff's Activities League, into the future by partnering with community-based organization (CBO) partners and others.

Action EJ5.6B Alameda County Health, through the Environmental Health Department, will offer educational materials for its Microenterprise Home Kitchen Operation (MEHKO) program in multiple languages in order to support diverse home-based food businesses.

Action EJ5.6C The Economic and Civic Development Department will explore creation of permanent and pop-up incubator spaces for small businesses with a special emphasis on food businesses.

Action EJ5.6D The County will support the establishment of a food policy council made up of Priority Community stakeholders.



Health and Physical Activity

Convenient access to physical activity opportunities, medical and mental healthcare, supportive social services, and financial wellness programs can bolster community health, prevent illness, improve physical and mental wellness, and address social risk factors that exacerbate health disparities in the Priority Communities. The following policies and actions seek to identify and remove barriers that Priority Community residents may experience when accessing resources essential to social, financial, physical, and mental health.

Goal EJ6.

Physical activity opportunities, medical and mental healthcare, supportive social services, and financial wellness programs will be convenient and accessible to all Priority Community residents.

Physical Activity

Policy EJ6.1 Reduce barriers to park and recreation access in the Priority Communities.

★ **Action EJ6.1A** The County will coordinate with the Hayward Area Recreation and Parks District (HARD) and Priority Community residents to identify and reduce barriers to utilizing local park resources or physical activity programming, such as cost, access, or safety concerns.

Policy EJ6.2 Partner with recreation providers to encourage physical activity for all community members through inclusive and culturally appropriate physical activity programming.

Action EJ6.2A The County will organize or participate in recurring health and physical activity events in the Priority Communities, encouraging partnerships between County agencies, local CBOs, businesses, and others to design events that meet community needs. Examples include annual running events and wellness fairs, pop-up exercise classes or walking groups, and hikes led by park representatives or local officials.

Policy EJ6.3 Support programs and partnerships that connect Priority Community residents to nearby green spaces, parks, and hiking trails.

Action EJ6.3A Alameda County Health will explore opportunities to connect Priority Community youth and adults to local parks through partnerships with the East Bay Regional Parks District, the Hayward Area Recreation and Parks District, REACH Ashland Youth Center, local school districts, and others, including exploring development of a bus scholarship or parks transportation program.

Action EJ6.3B The San Lorenzo Library and Castro Valley Library will seek collaborations with HARD, the Priority Community school districts, or other partners to develop seasonal story walks in Priority Community parks and/or schools.

Policy EJ6.4 Promote safe, walkable neighborhoods through holistic, relationship-based public safety models that facilitate social cohesion, racial equity, protection in aging, and trust.

Action EJ6.4A The Sheriff's Office (ACSO) will deepen its relationship-building efforts in Priority Communities through continued and expanded application of ACSO's Community Capitals Policing model.

Action EJ6.4B With community input, the Sheriff's Office will explore options for additional substation(s) in the Priority Communities.

- ★ **Action EJ6.4C** The Alameda County Sheriff's Office will consider convening a diverse working group of community members and stakeholders to develop a community-centered and equity-focused approach to crime reduction and violence prevention in the Priority Communities.

Action EJ6.4D Alameda County Health will identify local resources and programs that address and prevent injury, violence, and trauma and distribute related information at all County operated offices and clinics.

Policy EJ6.5 Promote Crime Prevention Through Environmental Design (CPTED), incorporating principles of landscape, building, and urban design to reduce crime and promote active use of public spaces in neighborhoods and commercial areas at all times of the day to provide "eyes-on-the-street."

Action EJ6.5A The CDA Planning Department will engage community members and relevant stakeholders to develop a CPTED program to help property owners reduce the chance of crime on their properties. Services offered by the CPTED program may include guidance fact sheets, opt-in CPTED property assessments with trained staff, and other services as determined through stakeholder feedback.

Action EJ6.5B CDA Code Enforcement will enforce the existing sign ordinance in order to keep businesses' window area uncovered to improve eyes-on-the-street visibility.

Physical Health, Mental Health, and Supportive Social Services

Policy EJ6.6 Support collection and reporting of disaggregated unincorporated community data to improve public health data collection in the Priority Communities.

- ★ **Action EJ6.6A** As part of its ongoing monitoring efforts, Alameda County Health will prioritize disaggregating unincorporated data on health factors and outcomes in order to establish a baseline of descriptive health data for the Priority Communities.

Action EJ6.6B Alameda County Health will provide to the Board of Supervisors a regular Countywide health status report, including a highlight on unincorporated Alameda County, at least every three years beginning in 2025.

Policy EJ6.7 Pursue equitable distribution of, and improved access to, medical and mental health care and supportive services in the Priority Communities.

- ★ **Action EJ6.7A** The Planning Department will create objective development standards for outpatient healthcare, mental health, and supportive social service facilities in order to decrease discretionary review and remove barriers to development of these facilities in the Priority Communities.

Action EJ6.7B The Planning Department will collaborate with developers of new health and medical facilities to select transit-rich locations serving the Priority Communities.

Action EJ6.7C Alameda County Health will collaborate with mobile healthcare clinics to implement and coordinate services with primary care clinics in order to serve high-density and high-need areas of the Priority Communities.

Action EJ6.7D Alameda County Health, through the Public Health Department and Behavioral Health Department, will promote the co-location of health care and mental health services in the Priority Communities to increase access to complete care by identifying potential locations for coordinated services.

Action EJ6.7E Alameda County Health, through the Behavioral Health Department, will publicize existing services in the Priority Communities to destigmatize mental health treatment and promote preventative care.

Action EJ6.7F The County will continue to support the work of 211alamedacounty.org to link the residents of the unincorporated areas with resources related to health, human services, housing, transportation, and disaster services.

Action EJ6.7G Alameda County Health, through Public Health Department, will implement community health improvement plans in the Priority Communities, including, but not limited to, its Chronic Disease Prevention Plan and Strategic Plan for Oral Health.

★ **Action EJ6.7H** The County will pursue policies and programs that ensure healthcare for all with a focus on providing preventive and supportive services to vulnerable populations.

Policy EJ6.8 Support access to health and supportive services in the Priority Communities for vulnerable groups, including seniors, people with disabilities, unhoused residents, people with limited English proficiency, and the re-entry community.

Action EJ6.8A The County will pilot a collaborative program with partners such as assisted living facilities, senior centers, senior groups, faith groups, CBOs, and other service providers to locate funding and deliver health-related programming, classes, and/or services that address the needs of seniors, people with disabilities, and house-bound residents of the Priority Communities.

Action EJ6.8B Alameda County Health will evaluate the efficacy of the Healthcare for the Homeless program in the Priority Communities and expand and improve the program as needed to meet the needs of the Priority Communities' unhoused residents.

Action EJ6.8C Housing and Community Development will continue to collaborate with EveryOne Home and the Alameda County Health Housing and Homelessness Services Department to implement the Home Together 2026 Community Plan in the Priority Communities, including the provision of permanent supportive housing.

Action EJ6.8D The Probation Department will expand programs, strengthen collaborations, and leverage public facilities and existing community events to support reintegration of previously incarcerated youth and adults in the Priority Communities through job training, mental health services, educational workshops, and physical activities like recreational sports leagues. This includes community outreach and contracting with providers and County Agencies who offer transitional housing, job training, mental health services, educational workshops, and/or other physical health and wellness activities.

Action EJ6.8E Alameda County Health, through its Communications Team, will collaborate with regional healthcare providers to ensure that resources and outreach materials are available in languages that are appropriate for Priority Community residents.

Action EJ6.8F Alameda County Health and Social Services Agency will seek to hire bilingual/bicultural or multilingual/multicultural staff to support cultural congruency and the elimination of barriers for individuals with limited or no English proficiency to access healthcare resources.

Action EJ6.8G Alameda County Health will work with and support community groups in offering training on health and wellness, including prevention of early level diabetes and hypertension, disease management, and stress management through meditation.

Action EJ6.8H The Probation Department and/or its contracted providers will coordinate with and support community groups to promote justice through dialogue between victims and offenders of crime (“restorative justice”), and provide trauma support services, including efforts to support the re-integration of formerly incarcerated residents back into community life.

Policy EJ6.9 Pursue a collaborative, community-based, and trauma-informed approach to mental health care and response in the Priority Communities.

★ **Action EJ6.9A** Alameda County Health, with the Behavioral Health Department as the lead, will conduct a needs assessment to examine gaps in mental health and addiction recovery services and infrastructure in the Priority Communities, and present the findings to County decision-making bodies.

Action EJ6.9B Utilizing the needs assessment, Alameda County Health will partner with the Sheriff’s Office, local mental healthcare providers, schools, and CBOs to develop and implement a plan to address unmet mental health needs in the Priority Communities, including considering innovative strategies like horticultural therapy.

Action EJ6.9C Alameda County Health and the Sheriff’s Office will expand upon the work of the Community Assessment and Transport (CAT) Team to continue to provide mobile mental health crisis intervention as an alternative to law enforcement response.

Action EJ6.9D Alameda County Health will partner with and support community groups in offering training on healthy relationships, addressing positive relationship skills, nonviolent communication, violence prevention, anger management, and conflict resolution.

Policy EJ6.10 Limit Priority Community residents’ exposure to secondhand smoke and vapors and reduce youths’ exposure to, and interest in, alcohol, tobacco and other drugs.

Action EJ6.10A CDA Code Enforcement will continue to enforce Chapter 3.58 “Tobacco Retailers” and Chapter 3.59 “Prohibition on The Sale of Electronic Smoking Devices” of the County Code of Ordinances. Provisions of these ordinances include a prohibition on the sale of flavored tobacco products and electronic smoking devices; a prohibition on new tobacco retail licenses within 1000 feet of a youth-populated area and/or 500 feet of another tobacco retailer; and population-based limitations on tobacco retailer license density to one per 2,500 residents.

Action EJ6.10B CDA Code Enforcement and the ACH Public Health Department will continue to enforce Chapter 6.74 of the County Code of Ordinances, the “Prohibition on Smoking in and Around Multi-Unit Residences.”

Action EJ6.10C The County will continue to participate in the Alameda County Tobacco Retail Enforcement Network, whose purpose is to collaborate to share information and promote uniform enforcement of tobacco retail regulations across greater Alameda County.

Financial Wellness

Policy EJ6.11 Prioritize provision of childcare services as needed within the Priority Communities to support low- and middle-income families and local economic development.

Action EJ6.11A Alameda County Health will partner with First5 Alameda County and the Social Services Agency to perform a needs assessment within the Priority Communities to evaluate the gaps in services experienced by families seeking childcare.

Policy EJ6.12 Connect Priority Community residents to local public sector jobs.

Action EJ6.12A The Alameda County Workforce Development Board will create inroads to local public sector training and career opportunity for Priority Community residents, by connecting with employers, training providers, contracted service providers, and other workforce development stakeholders.

Policy EJ6.13 Reduce use of predatory financial services and promote wealth building and economic inclusion in the Priority Communities.

★ **Action EJ6.13A** The CDA Economic and Civic Development Department will promote access to mainstream, culturally competent financial services among unbanked community members, BIPOC residents, limited English-speakers, and low- and moderate-income households.

Action EJ6.13B The County will seek to attract culturally competent wealth-building programs and services to the Priority Communities, such as those that teach financial literacy, promote first-time home buying, and help residents repair or build credit.



Utility Box Art Program managed by the Alameda County Arts Commission. Artwork by Miriam Klein Stahl for the East 14th St Corridor Improvement Project in Ashland. Artwork copyright the artist.



Civic Engagement

Civic engagement in public decision-making and policy implementation is key to improving health and wellness in the Priority Communities. Inclusive, accessible engagement opportunities and transparent, responsive public processes empower residents to drive policy decisions and resource allocation that shape their communities and their lives.

The policies and actions in this section promote unincorporated community identity and ongoing civic engagement in County decision-making, with a focus on structural improvements that center and respond to the concerns of Priority Community residents.

Goal EJ7.

Alameda County will embrace an equitable and comprehensive approach to civic engagement, encouraging and enabling Priority Community residents to participate in the public decision-making processes that impact their health and well-being.

Policy EJ7.1 Support strategies and structures that enhance local governance, local leadership, and civic engagement in the unincorporated communities of Alameda County.

- ★ **Action EJ7.1A** . The County will consider exploring organizational changes focused on coordinating, enhancing, and improving public services and civic life in unincorporated Alameda County including potentially establishing a centralized **Office of Unincorporated Services**.
- ★ **Action EJ7.1B** The County will consider establishing an Unincorporated Youth Commission to encourage youth civic engagement and participation in public decision-making processes impacting the unincorporated communities of the County.
- Action EJ7.1C** The County will consider ways to support the ongoing work of the Ashland Cherryland Healthy Communities Collaborative.
- ★ **Action EJ7.1D** District 3 and District 4 will consider exploring options to improve Priority Community representation on the Eden Area MAC and Castro Valley MAC.

Office of Unincorporated Services

An Office of Unincorporated Services could act as the equivalent of a City Manager's Office in unincorporated Alameda County. The scope of this position would be determined by the Board of Supervisors and the County Administrator and might include, for example:

- Ensuring effective delivery of services to the unincorporated communities
- Providing management direction and support for the planning, implementation, and evaluation of all programs serving the unincorporated communities
- Ensuring coordination and consistency in implementing policies and programs approved by the Board of Supervisors
- Facilitating effective and accessible engagement of unincorporated residents in County processes

Action EJ7.1E District 3 and District 4 staff will encourage community members and community organizations to schedule meet-and-greets or community walks in the Priority Communities to facilitate resident engagement with their elected County Supervisors. Out of these efforts, the County will seek to build community leadership capacity and cultivate future community leaders.

Action EJ7.1F District 3 and District 4 will make efforts to develop a pool of community members from the Priority Communities for participation in the **Alameda County Citizens Academy** and other County Boards and Commissions.

- ★ **Action EJ7.1G** The County will consider requiring County Agencies and Departments to set a practice of seeking input from the relevant MAC(s) for projects, policies, and other efforts with potential to impact the County's unincorporated communities.

Action EJ7.1H The County will establish a process for conveying the proceedings of the Municipal Advisory Council meetings, including decisions, discussion, and public comments, to the Planning Commission to ensure that the Planning Commission has the full benefit of community input while weighing recommendations to the Board of Supervisors.

Action EJ7.1I The County will seek ways to strengthen the capacity of grassroots base-building groups in the Priority Communities so they can more effectively advocate on behalf of their communities' needs.

Policy EJ7.2 Invest in tools, strategies, and resources that enable and encourage Priority Community resident participation in County-led civic engagement processes.

- ★ **Action EJ7.2A** Using lessons learned and infrastructure from the COVID-19 pandemic, the County will develop, train, and provide technological support to a cadre of outreach workers/Promotores or contracted community-based organizations that County agencies can engage on an as-needed basis to support equity-focused outreach efforts in the unincorporated communities, centering language access and cultural relatability.

Action EJ7.2B The Community Development Agency will develop and maintain a centralized contact list for community outreach, including businesses, organizations, residents, etc., that can be used and repurposed for County-initiated projects in the unincorporated communities.

- ★ **Action EJ7.2C** The Community Development Agency will explore creation of a Communications & Engagement Officer position to support CDA's outreach activities, engagement, social media, events, volunteer activities, and other civic engagement efforts in the unincorporated communities.

Action EJ7.2D The Community Development Agency will increase use of digital engagement tools to increase civic engagement opportunities.

Action EJ7.2E The Community Development Agency will adopt standards of trauma-informed practice for public-facing staff and contractors.

Policy EJ7.3 Enable and encourage Priority Community residents to participate in public processes by prioritizing language and disability access in public meetings, public programs, and public documents.

- ★ **Action EJ7.3A** With community input and in compliance with the Brown Act, the County will establish a public meeting Accessibility Standard that applies to all County-led public meetings, with a focus on language equity and ADA accessibility.

- ★ **Action EJ7.3B** The County will consider requiring its Agencies and Departments to provide public-facing programs and publications in multiple languages.

Alameda County Citizens' Academy

A free, six-session interactive program that provides insight into County services and operations and offers opportunities for civic engagement in the County. The Alameda County Citizens Academy is a program of civic engagement and increases ongoing citizen participation in County government.

Policy EJ7.4 Support and expand placemaking efforts in the Priority Communities to strengthen unincorporated community identity and pride.

Action EJ7.4A The Alameda County Arts Commission will prioritize community engagement in its continued efforts to install public art projects in the Priority Communities, including through qualifying County capital projects and temporary projects such as the County's ongoing Utility Box Art Program and Street Banner Program.

Action EJ7.4B The County will continue its support of the ACH Healthy Schools and Communities-operated REACH Ashland Youth Center's Arts & Creativity Program youth murals projects, in partnership with Alameda County Office of Education.

- ★ **Action EJ7.4C** The Community Development Agency will assist District 4 staff to pursue opportunities to improve unincorporated-area identity by requesting changes to USPS mailing address "Place Names" in the Eden Area and Castro Valley.

Action EJ7.4D The Economic and Civic Development Department will continue to foster community partnerships to support public events that uplift civic engagement and small businesses in the Priority Communities, including by continuing to organize, and seeking opportunities to expand, the annual Ashland Cherryland FamFest event in collaboration with County Departments, health service providers, and community organizations.

Policy EJ7.5 Promote technological literacy and access in the Priority Communities to build skills and encourage participation in civic life.

Action EJ7.5A The Community Development Agency will develop an outreach strategy to help low-income Priority Community residents access affordable internet and devices via the federal Affordable Connectivity Program or other relevant programs.

Action EJ7.5B The County will continue to establish and host free community Wi-Fi hotspots at public facilities in the Priority Communities.

Action EJ7.5C The County will seek opportunities to increase free access to public computer stations at public facilities in the Priority Communities.

Action EJ7.5D The San Lorenzo and Castro Valley Libraries will seek partnerships with HARD, local school districts, CBOs, and private sector partners to provide technology classes in the Priority Communities for diverse ages, languages, and skill levels, with subjects ranging from basic computer literacy and typing, to programming and coding, to Zoom participation.

Policy EJ7.6 Actively engage the community in the capital improvement decision-making process and in the implementation of capital improvement plans.

- ★ **Action EJ7.6A** The County will increase MAC and community participation in the Capital Improvement and Budget Planning process.

Action EJ7.6B The Public Works Agency will conduct project workshops in the Priority Communities and gather community feedback.

Action EJ7.6C The Public Works Agency will publish implementation timelines, project updates, staff contact information, and other resources that will facilitate ongoing community engagement in the Agency's Capital Improvement Program.

- ★ **Action EJ7.6D** In consultation with the community, the Public Works Agency will adopt a Community Engagement Policy that sets a standard for how the Agency will engage with the community about projects, programs, or decisions with potential to impact community health and wellness.





section**five**

Implementation and Monitoring

This section recommends strategies that will advance EJ Element implementation through thoughtful consideration of Catalyzing Actions, structured collaboration among stakeholders, and ongoing engagement of Priority Community residents.

Interagency Implementation Committee

The EJ Element identifies goals, policies, and actions for improving Priority Community health and wellness across a broad range of Alameda County departments, agencies, and programs. Implementation of these measures will require ongoing collaboration and communication between County actors, external partners, and the community. In order to ensure progress and accountability, implementation will be driven by a Technical Advisory Committee or similar group (“EJ Implementation TAC”), made up of the County Agencies and Departments that have implementation responsibilities identified under this EJ Element. With staff support from the Planning Department, the EJ Implementation TAC will:

- Act as a conduit to the various agencies and departments that have implementation responsibilities under the EJ Element
- Set implementation goals in response to community feedback, available funding and resources, and shifting internal and external priorities
- Establish strategies for ongoing engagement of and accountability to the Priority Communities
- Develop mechanisms for implementation monitoring and reporting, such as regular EJ implementation updates to Board of Supervisors subcommittees, the Planning Commission, and MACs
- Determine its own structure, membership, and schedule based on implementation needs over time



Pacific Apparel Mural in Ashland. Design by Tiffany King & Greg Duggan. Created by youth artists from the Arts & Creativity Program at the REACH Ashland Youth Center.

Catalyzing Actions

Catalyzing Actions are high-priority, systemic changes that would establish frameworks and structures to enable the County to more effectively implement other actions in this Environmental Justice Element. The list of Catalyzing Actions may help to inform the work of the EJ Implementation TAC as it engages the public to prioritize implementation of measures in the EJ Element.

Table 5-1 presents 30 identified Catalyzing Actions with additional information to assist the EJ Implementation TAC and responsible County Agencies with their implementation planning:

- **Lead Agency.** This column identifies the lead County agency/ies or department/s responsible for the implementation of each action. While other County departments or external partners may support its implementation, the Lead Agency (or Agencies) has primary responsibility for determining next steps and moving the action forward. In limited cases where no Lead Agency is immediately identifiable, “no lead specified” may be listed in this column; for these actions, a Lead Agency will be identified during the implementation process.
- **Potential Partners.** This column identifies the County departments, local and regional agencies, and other partners that have authority, influence, or knowledge to assist with implementation of the associated action. In some cases, several coordinating partners are shown as there may be joint responsibility and/or interest for implementation.
- **Cost Estimate.** This column provides a relative cost estimate for implementing the associated action using dollar signs (\$). One dollar sign (\$) indicates that the action is lower cost, based on the assumption that it would require the use of existing staff time. Two dollar signs (\$\$) indicate the action may require additional time and resources, such as hiring new staff. Three dollar signs (\$\$\$) indicate the action may be part of a capital improvement project and/or include construction.
- **Timeframe.** This column identifies the target timeframe for the action to be implemented, and uses “Short,” “Mid,” and “Long” timeframes. A “short” timeframe indicates the action may be implemented in the near term, within 1 to 3 years. A “mid” timeframe indicates a period of 3 to 5 years for implementation, and “long” refers to projects that may require more than 5 years to implement.

A **complete implementation table** of all EJ Element goals, policies, and actions is available in **Appendix A**).

TABLE 5-1 Catalyzing Actions

CATALYZING ACTION NO.	CATALYZING ACTION TEXT	LEAD COUNTY AGENCY	POTENTIAL PARTNERS	COST ESTIMATE	TIME-FRAME
Action EJ1.2B	The CDA Planning Department will work with residents to establish a “Green Zone”, consisting of the Priority Communities, with the goal of reducing environmental hazards, preventing pollution, and promoting positive health outcomes by fostering vibrant and livable neighborhoods, a diverse mix of uses, healthy food access, reduced air pollution, physical activity, complete streets, and more local jobs through focused economic development and community-building strategies.	<ul style="list-style-type: none"> • CDA – Planning Department 	<ul style="list-style-type: none"> • CDA – Economic and Civic Development 	\$	MID
Action EJ1.3A	With special attention to the Priority Communities, the ACH Policy Group, a cross-functional team led by the ACH Policy Team, will consider creation of a County Health Equity in All Policies Strategy Plan that contains a list of simple actions and protocols that help institutionalize and standardize how to incorporate health into county policies, programs, and operations.	<ul style="list-style-type: none"> • Alameda County Health (ACH) – Policy Team 		\$	MID
Action EJ2.1A	The Community Development Agency will work with relevant County and community partners to develop, adopt, and implement an Urban Greening Master Plan that guides the County's future urban greening investments. The Plan will expand upon the 2015 draft Urban Greening Master Plan for Ashland and Cherryland and will establish baseline canopy coverage via an urban tree canopy assessment; outline specific and measurable tree planting goals, timelines, and monitoring mechanisms; identify tree planting opportunity sites; secure funding; address tree maintenance and lifecycle considerations; and center and engage the Priority Communities in plan development and implementation.	<ul style="list-style-type: none"> • Community Development Agency 	<ul style="list-style-type: none"> • Public Works Agency 	\$\$	MID
Action EJ2.2A	The Community Development Agency will partner with the Bay Area Air Quality Management District (BAAQMD), California Air Resources Board (CARB), Caltrans, and neighboring cities within the county to develop ways to minimize air pollution exposure in areas of the county, including the Priority Communities, that are disproportionately impacted by air quality concerns.	<ul style="list-style-type: none"> • Community Development Agency 	<ul style="list-style-type: none"> • Alameda County Health • BAAQMD • CARB • Caltrans 	\$\$	MID

CATALYZING ACTION NO.	CATALYZING ACTION TEXT	LEAD COUNTY AGENCY	POTENTIAL PARTNERS	COST ESTIMATE	TIME-FRAME
Action EJ3.1B	The County will explore strategies to equitably fund development of public facilities in the Priority Communities. Examples of strategies include, but not limited to, grants, property transfer taxes, building vacancy taxes, tax increment financing, and development impact fees.	<ul style="list-style-type: none"> No lead specified 		\$\$	MID
Action EJ3.2A	The CDA Planning Department and Alameda County Health will engage with and help facilitate County support of new or existing community hub projects in the Priority Communities, including efforts to: assess neighborhood needs and assets, identify physical spaces, identify funding opportunities, explore partnerships, develop programming, and other considerations. Examples of types of community hubs include family resource centers, community centers, resilience hubs, navigation centers, and other models.	<ul style="list-style-type: none"> CDA – Planning Alameda County Health 	<ul style="list-style-type: none"> General Services Agency – Office of Sustainability Local school and parks districts Deputy Sheriffs' Activities League 	\$\$-\$\$\$	MID
Action EJ3.5E	The County will adopt a Vision Zero policy committing to eliminate traffic fatalities by designing safer streets, educating the public on traffic safety, enforcing existing traffic laws, and implementing new life-saving policies.	<ul style="list-style-type: none"> Board of Supervisors Public Works Agency 		\$	MID
Action EJ4.3A	The County will seek to expand the geography of the Lead Poisoning Prevention Joint Powers Authority to include the unincorporated communities.	<ul style="list-style-type: none"> Board of Supervisors CDA – Healthy Homes Department 		\$\$	SHORT
Action EJ5.1E	The Economic and Civic Development Department (ECD) will conduct an economic development market analysis for the unincorporated areas to identify gaps and propose implementation strategies.	<ul style="list-style-type: none"> CDA – Economic and Civic Development Department 		\$\$	MID
Action EJ5.2C	Alameda County Health, through the Public Health Department's Nutrition Services, will partner with County Nutrition Action Partnership (CNAP), which includes University of California Cooperative Extension (UCCE) and AAA (Area on Aging) and other CBOs/entities (e.g. ACCFB, SLZUSD) to promote nutrition education and physical activity with the goal for policy, systems, and environmental change (PSE) to serve Priority Community residents through local partnerships and culturally competent initiatives held at accessible locations.	<ul style="list-style-type: none"> ACH – Public Health Department 	<ul style="list-style-type: none"> University of California Cooperative Extension 	\$\$	MID

5-6 Implementation and Monitoring

CATALYZING ACTION NO.	CATALYZING ACTION TEXT	LEAD COUNTY AGENCY	POTENTIAL PARTNERS	COST ESTIMATE	TIME-FRAME
Action EJ5.3B	The CDA Planning Department and ACSO – Animal Services will collaborate to review and modernize existing ordinances and regulations related to urban agriculture and animal husbandry, consider best policy practices, and explore opportunities for coordination, clarification, and improvements that remove barriers to urban agriculture in the Priority Communities.	<ul style="list-style-type: none"> • CDA – Planning Department • ACSO – Animal Services 	<ul style="list-style-type: none"> • Deputy Sheriffs' Activities League 	\$\$	MID
Action EJ5.6A	The County will work to transition the All In Eats Circular Food Economy programs, incubated by the Alameda County Sheriff's Office and the Deputy Sheriff's Activities League, into the future by partnering with community-based organization (CBO) partners and others.	<ul style="list-style-type: none"> • No lead identified 		\$\$\$	ONGOING
Action EJ6.1A	The County will coordinate with the Hayward Area Recreation and Parks District (HARD) and Priority Community residents to identify and reduce barriers to utilizing local park resources or physical activity programming, such as cost, access, or safety concerns.	<ul style="list-style-type: none"> • No lead specified 	<ul style="list-style-type: none"> • CDA • Alameda County Health • PWA • Deputy Sheriffs' Activities League • HARD 	\$\$	MID
Action EJ6.4C	The Alameda County Sheriff's Office will consider convening a diverse working group of community members and stakeholders to develop a community-centered and equity-focused approach to crime reduction and violence prevention in the Priority Communities.	<ul style="list-style-type: none"> • Alameda County Sheriff's Office 	<ul style="list-style-type: none"> • Alameda County Health 	\$\$	MID
Action EJ6.6A	As part of its ongoing monitoring efforts, Alameda County Health will prioritize disaggregating unincorporated data on health factors and outcomes in order to establish a baseline of descriptive health data for the Priority Communities.	<ul style="list-style-type: none"> • Alameda County Health 		\$	ONGOING
Action EJ6.7A	The Planning Department will create objective development standards for outpatient healthcare, mental health, and supportive social service facilities in order to decrease discretionary review and remove barriers to development of these facilities in the Priority Communities.	<ul style="list-style-type: none"> • CDA – Planning Department 	<ul style="list-style-type: none"> • Alameda County Health 	\$\$	MID
Action EJ6.7H	The County will pursue policies and programs that ensure healthcare for all with a focus on providing preventive and supportive services to vulnerable populations.	<ul style="list-style-type: none"> • No lead identified 		\$	ONGOING

CATALYZING ACTION NO.	CATALYZING ACTION TEXT	LEAD COUNTY AGENCY	POTENTIAL PARTNERS	COST ESTIMATE	TIME-FRAME
Action EJ6.9A	Alameda County Health, with the Behavioral Health Department as the lead, will conduct a needs assessment to examine gaps in mental health and addiction recovery services and infrastructure in the Priority Communities, and present the findings to County decision-making bodies.	<ul style="list-style-type: none"> • ACH –Behavioral Health Department 	<ul style="list-style-type: none"> • Alameda County Sheriff's Office – Behavioral Health Unit 	\$\$	MID
Action EJ6.13A	The Economic and Civic Development Department will promote access to mainstream, culturally competent financial services among unbanked community members, BIPOC residents, limited English-speakers, and low- and moderate-income households.	<ul style="list-style-type: none"> • CDA – Economic and Civic Development Department 		\$	ONGOING
Action EJ7.1A	The County will consider exploring organizational changes focused on coordinating, enhancing, and improving public services and civic life in unincorporated Alameda County including potentially establishing a centralized Office of Unincorporated Services.	<ul style="list-style-type: none"> • County Administrator's Office 	<ul style="list-style-type: none"> • Board of Supervisors 	\$\$\$	LONG
Action EJ7.1B	The County will consider establishing an Unincorporated Youth Commission to encourage youth civic engagement and participation in public decision-making processes impacting the unincorporated communities of the County.	<ul style="list-style-type: none"> • No lead specified 	<ul style="list-style-type: none"> • Alameda County Health 	\$\$	MID
Action EJ7.1D	District 3 and District 4 will consider exploring options to improve Priority Community representation on the Eden Area MAC and Castro Valley MAC.	<ul style="list-style-type: none"> • Board of Supervisors District 3 and District 4 		\$	ONGOING
Action EJ7.1G	The County will consider requiring County Agencies and Departments to set a practice of seeking input from the relevant MAC(s) for projects, policies, and other efforts with potential to impact the County's unincorporated communities.	<ul style="list-style-type: none"> • Board of Supervisors 		\$	SHORT
Action EJ7.2A	Using lessons learned and infrastructure from the COVID-19 pandemic, the County will develop, train, and provide technological support to cadre of outreach workers/Promotores or contracted community-based organizations that County agencies can engage on an as-needed basis to support equity-focused outreach efforts in the unincorporated communities, centering language access and cultural relatability.	<ul style="list-style-type: none"> • No lead specified 	<ul style="list-style-type: none"> • Alameda County Health • Community Development Agency 	\$\$	MID
Action EJ7.2C	The Community Development Agency will explore creation of a Communications & Engagement Officer position to support CDA's outreach activities, engagement, social media, events, volunteer activities, and other civic engagement efforts in the unincorporated communities.	<ul style="list-style-type: none"> • Community Development Agency 		\$\$	ONGOING

5-8 Implementation and Monitoring

CATALYZING ACTION NO.	CATALYZING ACTION TEXT	LEAD COUNTY AGENCY	POTENTIAL PARTNERS	COST ESTIMATE	TIME-FRAME
Action EJ7.3A	With community input and in compliance with the Brown Act, the County will establish a public meeting Accessibility Standard that applies to all County-led public meetings, with a focus on language equity and ADA accessibility.	<ul style="list-style-type: none"> Board of Supervisors 		\$	SHORT
Action EJ7.3B	The County will consider requiring its Agencies and Departments to provide public-facing programs and publications in multiple languages.	<ul style="list-style-type: none"> Board of Supervisors 		\$	ONGOING
Action EJ7.4C	The Community Development Agency will assist District 4 staff to pursue opportunities to improve unincorporated-area identity by requesting changes to USPS mailing address "Place Names" in the Eden Area and Castro Valley.	<ul style="list-style-type: none"> Community Development Agency Board of Supervisors District 4 		\$\$	SHORT
Action EJ7.6A	The County will increase MAC and community engagement in the Capital Improvement and Budget Planning process.	<ul style="list-style-type: none"> No lead specified 		\$	SHORT
Action EJ7.6D	In consultation with the community, the Public Works Agency will adopt a Community Engagement Policy that sets a standard for how the Agency will engage with the community about projects, programs, or decisions with potential to impact community health and wellness.	<ul style="list-style-type: none"> Public Works Agency 		\$	MID

A **complete implementation table** of all EJ Element goals, policies, and actions is available in **Appendix A**.



Artwork at the Alameda County Juvenile Justice Center created by artists Susan Dannenfelser and Kirk Beck. From the Alameda County Art Collection. Photo by Sibila Savage. Artwork copyright the artists.



SAN LORENZO
LIBRARY

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Window mural design by Michael Wertz, 2023. Painted by youth artists from the Arts& Creativity Program at the REACH Ashland Youth Center. Commissioned by Alameda County Library, San Lorenzo Branch.

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ANTHONY CHABOT R



FAIRMONT RIDGE

EAST BAY REGIONAL P

A

Appendix

REGIONAL PARK
STAGING AREA
PARK DISTRICT

Appendix A:

Implementation Table of Environmental Justice Element Actions

Appendix B:

Community Engagement Plan

Available at <https://www.acgov.org/cda/planning/generalplans/index.htm>