



ENVIRONMENTAL JUSTICE POLICY FRAMEWORK (DRAFT) FOR THE GENERAL PLAN UPDATE

City of Santa Ana | June 2020





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Introduction

As part of our General Plan update, we are expanding our focus on the topic of environmental justice. We know that many of our neighborhoods have long experienced and taken action to address hazardous environmental conditions.

Additionally, a new state law mandates that, after January 1, 2018, cities and counties adopt an Environmental Justice element in their general plans or integrate environmental justice policies, objectives, and goals into other elements when two or more general plan elements are being updated.

The City is considering changes to its goals, policies, and actions that will improve existing and future conditions for all of Santa Ana, with a focus on those in greatest need of help and protection.



Introduction

The City has opted to update its General Plan with an “environmental justice in all policies” format. As such, the goals and policies related to environmental justice (EJ) are not found in a single element, but are placed in nearly every element of the General Plan to ensure the topic is present alongside the multitude of issues and topics that affect our communities.

In December 2018, the City released its Draft Policy Framework, including a number of policies that addressed equity and environmental justice. Based on additional background analysis and local input, the City has revised and augmented the Draft Policy Framework to bolster its approach to environmental justice.

This document is a compilation of existing policies from the currently adopted Housing Element, policies presented in the 2018 Draft Policy Framework (some with revisions), and new policies developed in the first half of 2020 that are related to environmental justice. The City has also listed some potential actions that may help demonstrate the City’s plan to take the next steps in implementing the General Plan and bringing about positive change and improvements to our communities.



Draft Environmental Justice Policy Framework

Consistent with our General Plan Shared Vision and Core Values, the potential changes will emphasize policies and actions to:

- Reduce the unique or compounded health risks in disadvantaged communities by reducing pollution exposure and promoting public improvements, public services, community amenities, food access, safe and sanitary homes, and physical activity
- Promote civil engagement in the public decision-making process
- Prioritize improvements and programs that address the needs of disadvantaged communities

Based on the above, the following pages list relevant policies and potential actions from the City's Draft Policy Framework in six categories:

- Reducing exposure to pollution
- Improving public facilities
- Promoting healthy food
- Creating safe and sanitary housing
- Increasing physical activity
- Enhancing civil engagement



Reducing exposure to pollution

Develop strategies and support regulations that will help reduce exposure to air pollution and hazardous materials.

A clear view of the mountains over Santa Ana
Photo courtesy of Lisandro Orozco





Reducing exposure to pollution

DRAFT POLICIES

CONSERVATION ELEMENT (CN)

Δ Policy CN-1.5 Sensitive Receptor Decisions. Consider potential impacts of stationary and non-stationary emission sources on existing and proposed sensitive uses and opportunities to minimize health and safety risks. Apply special considerations and regulations on the siting of facilities that might significantly increase pollution near sensitive receptors within environmental justice area boundaries.

⊕ Policy CN-1.15 Community Emissions Reduction. Collaborate with the South Coast Air Quality Management District and local stakeholders in advance of designation as a priority community for air monitoring and reduction, and implement measures and strategies identified in other air monitoring and emissions reduction plans that are applicable to and feasible for Santa Ana.

⊕ Policy CN-1.16 Indirect source rules. Support the development of regional legislation such as the drayage truck rule, advanced clean truck route, and heavy-duty low NO_x rule by the South Coast Air Quality Management District.

□ Indicates 2018 draft policy

Δ Indicates modified 2018 draft policy

⊕ Indicates new 2020 draft policy



Reducing exposure to pollution

EXAMPLES OF POTENTIAL ACTIONS

CONSERVATION ELEMENT (CN)

Proactive air quality planning. Collaborate with the South Coast Air Quality Management District and local stakeholders in environmental justice areas experiencing local air pollution issues to outline objectives and strategies found in air monitoring and emissions reductions plans that are applicable and feasible for local implementation.

Community identification. Coordinate with the South Coast Air Quality Management District and local stakeholders to pursue a priority community designation for eligible environmental justice areas of the City. If such designation is not awarded, seek grant funds for activities such as local air quality monitoring.

Health Risk Criteria. Establish criteria for requiring Health Risk Assessment for existing and new industries including type of business, thresholds, and scope of assessment.

Agency Permits. Monitor South Coast Air Quality Management District permitting and inspection process to identify business in Santa Ana with potential hazardous materials or by-products, with special focus on environmental justice communities.

Truck idling. Evaluate and implement strategies to reduce truck idling found or reported in areas with sensitive receptors, with a priority placed on environmental justice areas.

Note: the above actions are listed as potential examples and are subject to change. The City is currently preparing its draft Implementation Plan for the General Plan.



Reducing exposure to pollution

EXAMPLES OF POTENTIAL ACTIONS

CONSERVATION ELEMENT (CN)

Improve older trucks. Promote the replacement of older trucks through City participation in regional incentive programs, and education of Santa Ana private fleet owners of program opportunities.

Interagency team. Establish an Environmental Quality interagency team to evaluate, monitor, and make recommendations to address air quality and environmental hazard issues, with special focus on environment justice areas. Publish results and information on the City's website through a dedicated web page on environmental quality in Santa Ana.

Public education. Augment existing programs to improve public awareness of State, regional and local agencies and resources to assist with air quality and other environmental quality concerns.

Data collection for emissions plans. Coordinate with the South Coast Air Quality Management District to explore ways to initiate data collection efforts for a community emissions reduction and/or community air monitoring plan, including the identification of: information needed (new or updated), potential data sources and the resources needed, and strategies to engage residents and collect information.

Community survey on healthy lifestyles. Plan for and conduct a Community Survey of residents related to community health, air quality, parks, and community services; with focuses outreach to Environment Justices concerns and priority areas (tie into other City efforts like Strategic Plan, Park & Rec Planning, Community Benefits, etc.). [year 3 action]

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Reducing exposure to pollution

EXAMPLES OF POTENTIAL ACTIONS

CONSERVATION ELEMENT (CN)

Expanded interactions. Identify opportunities to expand regular attendance of City staff and decision makers at meetings for neighborhoods within environmental justice area boundaries, so that residents and businesses can more easily communicate their unique issues and needs. Include a translator(s) at these meetings so that all residents can engage.

Expanded representation. Expand representation of residents from neighborhoods within environmental justice area boundaries by extending residents from such areas to become board, commission, and task force members as openings occur.

City budget. Evaluate the City's Budget and Financial Policies to include direction for prioritizing public services and improvements within environmental justice area boundaries. Augment budget meeting presentations to include a section dedicated to the status of actions and improvements to address the needs of residents within environmental justice area boundaries.

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Reducing exposure to pollution

DRAFT POLICIES

LAND USE ELEMENT (LU)

□ **Policy LU-3.8 Sensitive Receptors.** Avoid the development of sensitive receptors in close proximity to land uses that pose a hazard to human health and safety, due to the quantity, concentration, or physical or chemical characteristics of the hazardous materials that they utilize, or the hazardous waste that they generate or emit.

Δ **Policy LU-3.9 Noxious, hazardous, dangerous, and polluting uses.** Improve the health of residents, students, and workers by limiting the operation of noxious, hazardous, dangerous, and polluting uses that are in close proximity to sensitive receptors, with priority given to discontinuing such uses within environmental justice area boundaries.

⊕ **Policy LU-3.11 Air Pollution Buffers.** Promote landscaping and other buffers to separate existing sensitive uses from rail lines, heavy industrial facilities, and other emissions sources. As feasible, apply more substantial buffers within environmental justice area boundaries.

⊕ **Policy LU-3.12 Indoor Air Quality.** Ensure new sensitive land uses proposed in areas with high levels of localized air pollution achieve good indoor air quality through landscaping, ventilation systems, or other measures.

□ Indicates 2018 draft policy

Δ Indicates modified 2018 draft policy

⊕ Indicates new 2020 draft policy



Reducing exposure to pollution

EXAMPLES OF POTENTIAL ACTIONS

LAND USE ELEMENT (LU)

Design guidelines and standards. Update the Zoning Code development and operational standards for industrial zones to address incompatibility between adjacent residential uses, including minimum distance requirements to buffer heavy industrial uses from sensitive receptors.

Healthy Lifestyles. Collaborate with residents and industry stakeholders to create a program to incentivize and amortization the removal of existing heavy industrial uses adjacent to sensitive uses.

Funding for air filtration. Seek funding from South Coast Air Quality Management District and other regional sources for the installation of high efficiency air filtration systems in buildings, homes, and schools located in areas with high levels of localized air pollution, especially for those within environmental justice area boundaries.,

Business Incentive. Explore economic development incentives and grant funding to encourage existing or draw new business investments in the industrial zones to incorporate more environmentally sustainable practices.

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Reducing exposure to pollution

DRAFT POLICIES

OPEN SPACE ELEMENT (OS)

- **Policy OS-2.3 Hazardous Materials.** Reduce or eliminate, as feasible, the use of pesticides and herbicides that negatively impact human health at park facilities and publicly accessible open spaces.

□ Indicates 2018 draft policy

Δ Indicates modified 2018 draft policy

⊕ Indicates new 2020 draft policy



Reducing exposure to pollution

DRAFT POLICIES

SAFETY ELEMENT (S)

Δ **Policy S-2.1 Regional Collaboration.** Consult and collaborate with federal, state, and regional agencies to identify and regulate the disposal and storage of hazardous materials, prevent the illegal transportation and disposal of hazardous waste, and facilitate the cleanup of contaminated sites.

□ **Policy S-2.2 Hazardous Waste Generators.** Collaborate with appropriate agencies to identify and inventory all users and handlers of hazardous materials to proactively mitigate potential impacts.

□ **Policy S-2.3 Transportation and Storage.** Coordinate with the County of Orange, the California Department of Transportation, and other relevant parties to enforce state and local laws regulating the storage and transport of hazardous materials within the City of Santa Ana.

□ Indicates 2018 draft policy

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Reducing exposure to pollution

DRAFT POLICIES

SAFETY ELEMENT (S)

- **Policy S-2.4 Planning and Remediation.** Determine the presence of hazardous materials and/or waste contamination prior to approval of new uses and require that appropriate measures be taken to protect the health and safety of site users and the community.

- Δ **Policy S-2.5 Education and Best Practices.** Promote public awareness of best practices for and participation in household hazardous waste management and disposal.

- Δ **Policy S-2.6 Existing Sensitive Uses.** Partner and collaborate with property owners, businesses, and community groups to develop strategies to protect and minimize risks from existing hazardous material sites to existing nearby sensitive uses, with priority given to uses within environmental justice area boundaries.

□ Indicates 2018 draft policy

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Reducing exposure to pollution

EXAMPLES OF POTENTIAL ACTIONS

SAFETY ELEMENT (S)

Lead contamination. Work with community organizations and regional partners to understand the prevalence, sources, and implications of lead contamination across Santa Ana's soil. Collaborate with environmental justice stakeholders in proposing solutions to remove hazardous lead soils in the city.

Business education. Collaborate with state and county agencies and trade organizations to educate and inform industrial business owners on permit regulations required for safe facility operations and on best practices.

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Reducing exposure to pollution

DRAFT POLICIES

ECONOMIC PROSPERITY ELEMENT (EP)

□ **Policy EP-1.9 Avoid Conflict of Uses.** Avoid potential land use conflicts by prohibiting the location of sensitive receptors and noxious land uses in close proximity.

Δ **Policy EP-3.3 Mitigate Impacts.** Promote the development of sustainable and equitable new land use plans that proactively mitigates negative impacts on existing residents and businesses.

EXAMPLE OF POTENTIAL ACTIONS

Green businesses. Develop an Incentive Program to encourage non-polluting industry and clean green technology companies to locate to the City that reduce environmental impacts and the carbon footprint. Encourage existing businesses to invest in technology and best practice to transition to sustainable business practices.

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Improving public facilities

DRAFT POLICIES

COMMUNITY ELEMENT (CM)

Δ **Policy CM-1.1 Access to Programs.** Provide and maintain access to recreational and cultural programs within walking distance of residential areas. Among areas that are underserved or suffer from a lack of access, prioritize the improvement of access for residents living within environmental justice area boundaries.

- **Policy CM-1.3 Equitable Programs.** Encourage cultural programs and activities of local interest that are inclusive and affordable to all.
- **Policy CM-1.4 Shared Use.** Expand community activities and programs at City facilities and throughout the community through shared use or cooperative agreements.

Δ **Policy CM-1.5 Equitable Recreational Spaces.** Promote the development and use of municipal buildings, indoor facilities, sports fields, and outdoor spaces for recreation that serve residents throughout the City, with priority given to areas that are underserved and/or within environmental justice area boundaries.

Δ **Policy CM-3.1 Supporting Health Services.** Collaborate with and provide support to organizations engaged in improving public health and wellness, expanding access to affordable quality health care, and providing medical services for all segments of the community. Emphasize or assign a priority to expanding or improving health services to underserved areas.

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Improving public facilities

EXAMPLES OF POTENTIAL ACTIONS

COMMUNITY ELEMENT (CM)

Community health care facilities. Evaluate options to support existing and potential community health care facilities in environmental justice focus areas through a variety of mechanisms such as reduced permit fees, reduced impact fees, and tax incentives.

Public realm. Identify areas in need of a public realm plan to provide attractive, comfortable and safe walking corridors.

Pedestrian access to health facilities. Ensure that new or redeveloped health care facilities include a pedestrian friendly site amenities. In areas where mobile clinics are stationed, ensure the location is safe and accessible for pedestrians, cyclist, and transit-users.

Collaboration. Develop intentional strategic partnerships with public, private, and nonprofit entities to improve health outcomes by leveraging capacity, resources, and programs around mutually beneficial initiatives that promote health, equity, and sustainability in neighborhoods within environmental justice area boundaries.

Community Conversation. Plan for and conduct a Community Survey every three years related to community health, air quality concerns, parks and community service needs; with focused outreach to Environmental Justice priority areas.

Health Metrics. Engage with Orange County Health Care Agency and other stakeholders to monitor key health indicators to measure success and outcome of General Plan policies and implementation plan.

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Improving public facilities

DRAFT POLICIES

LAND USE ELEMENT (LU)

- **Policy LU-4.9 Recreational Amenities.** Encourage public and commercial recreational facilities in areas that are park and open space deficient.

OPEN SPACE ELEMENT (OS)

Δ **Policy OS-1.2 Parks and Recreation Network.** Support a comprehensive and integrated network of parks, open space, and recreational facilities that maintains and provides a variety of active and passive recreational opportunities that meets the needs of all Santa Ana residents, regardless of age, ability, or income.

- **Policy OS-1.12 Neighborhood Needs.** Consider unique neighborhood needs in the development of open spaces and programs.

⊕ **Policy OS-1.13 Indoor Recreation.** Encourage new development to provide indoor recreation space when located in areas with high levels of localized air pollution or if site is adjacent to freeways or heavy industrial uses.

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Promotion of public facilities

DRAFT POLICIES

PUBLIC SERVICES ELEMENT (PS)

Δ **Policy PS-1.2 Equitable Distribution.** Ensure public services and facilities reflect changing population needs and are equitably distributed, with priority assigned to improving areas that are underserved and/or within environmental justice area boundaries.

⊕ **Policy PS-1.11 Safety.** Remove actual and perceived safety concerns that create barriers to physical activity by requiring adequate lighting, street visibility, and defensible space, especially for new projects or improvements within environmental justice area boundaries.

EXAMPLES OF POTENTIAL ACTIONS

Fiscal priority for public improvements. Identify City fiscal and operational procedures and potential thresholds involved in the prioritization of general funds for public programming, service, or infrastructure improvements for residents living within environmental justice area boundaries.

Indoor recreation. Explore best practices and options to incentivize or require the provision of indoor open space, particularly in environmental justice areas that experience high levels of exposure to air pollution.

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Promoting healthy food



Improve the health and wellness of all residents through policies, regulations, and programs that foster healthier food options.



Promoting healthy food

DRAFT POLICIES

COMMUNITY ELEMENT (CM)

- **Policy CM-3.6 Healthy Options.** Promote access to affordable, fresh, and healthy food options citywide through efforts such as community gardens, culinary classes, and neighborhood farmers markets.

OPEN SPACE ELEMENT (OS)

- **Policy OS-2.5 Urban Agriculture.** Expand urban agriculture opportunities in private development and public spaces, including home gardens, community gardens, and urban farms.

EXAMPLES OF POTENTIAL ACTIONS

Fresh and healthy foods. Pursue programs, incentives, and/or grants to encourage small grocery or convenience stores to sell fresh foods in the city, especially those within environmental justice area boundaries. Examples include grants or loans to purchase updated equipment, publicity or directories of healthy food outlets, or connecting stores to wholesale sources of healthy, local, or organic food.

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Creating safe and sanitary housing



Add to existing efforts to reduce health hazards associated with construction materials, building standards, and deferred maintenance.



Promotion of safe and sanitary housing

DRAFT POLICIES

HOUSING ELEMENT (HE)

Policy HE-4.5 Healthy Homes. Support efforts to make homes more healthful by addressing health hazards associated with lead-based paint, asbestos, vermin, mold, VOC-laden materials, and prohibiting smoking in multi-family projects, among others.

EXAMPLES OF POTENTIAL ACTIONS

Lead paint abatement. Establish and maintain a program to eliminate lead-based paint hazards, with priority given to residential buildings located within environmental justice area boundaries.

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Promotion of safe and sanitary housing

DRAFT POLICIES

COMMUNITY ELEMENT (CM)

- **Policy CM-3.2 Healthy Neighborhoods.** Continue to support the creation of healthy neighborhoods by addressing public safety, improving the built environment, and maintaining building code standards.

EXAMPLES OF POTENTIAL ACTIONS

Rental property outreach. Augment Proactive Rental Enforcement Team and Residential Response Team programs with additional outreach geared toward absentee owners of rental properties. Create and periodically distribute outreach materials in order to educate absentee owners about legal obligations to maintain and upkeep rental properties. Distribute information to tenants about their rights and protection, so they are not penalized for reporting or living in a dwelling unit that does not meet health and safety standards. Translate outreach efforts into Spanish, Vietnamese, or other appropriate language. Prioritize such outreach for properties within environmental justice area boundaries.

Neighborhood rehabilitation. Continue to seek state and federal funding for neighborhood rehabilitation projects and collaborate with community-based organizations to identify housing issues and improvements, especially for housing within environmental justice area boundaries.

□ Indicates 2018 draft policy

Δ Indicates modified 2018 draft policy

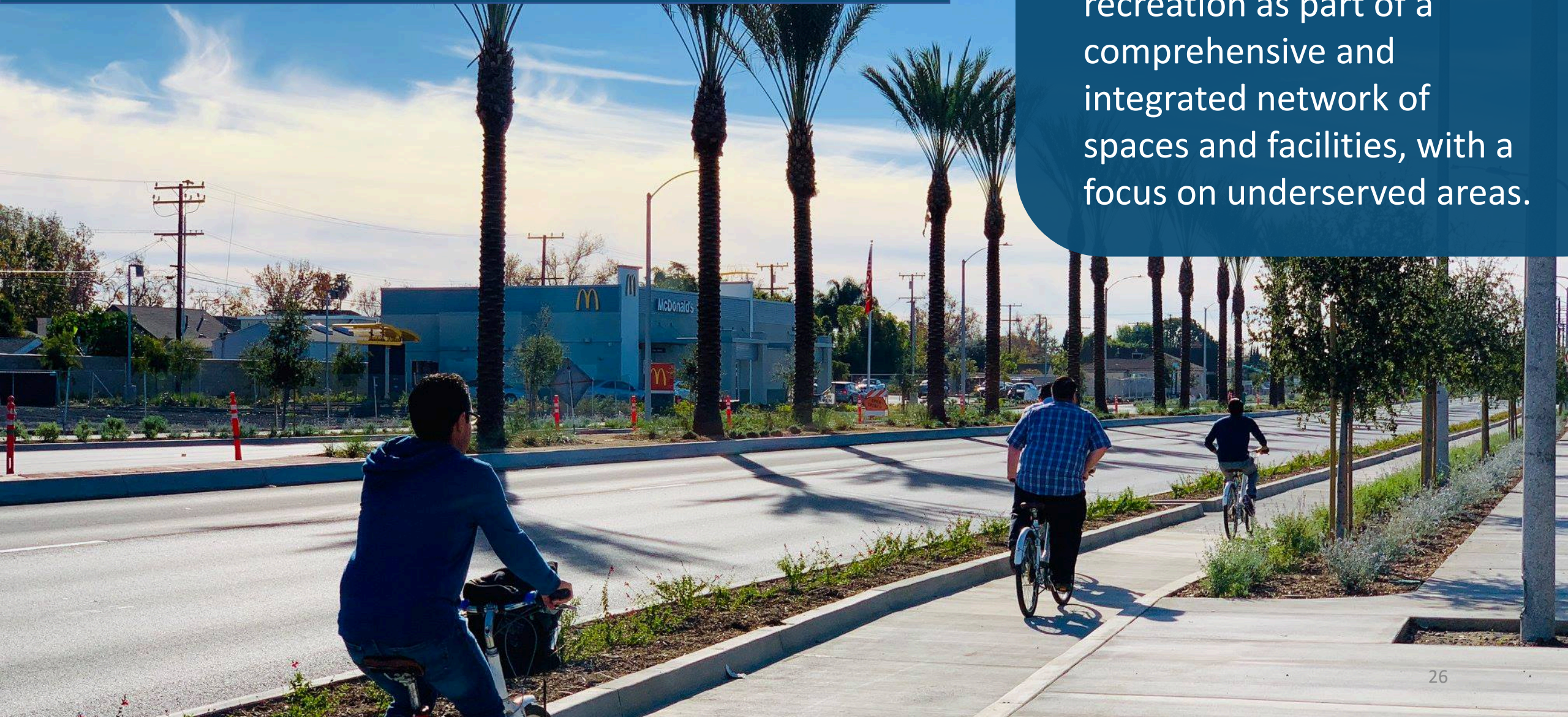
⊕ Indicates new 2020 draft policy

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Increasing physical activity

Establish new opportunities for outdoor and indoor recreation as part of a comprehensive and integrated network of spaces and facilities, with a focus on underserved areas.





Increasing physical activity

DRAFT POLICIES

COMMUNITY ELEMENT (CM)

- **Policy CM-3.3 Healthy Residential Programs.** Invest in programs and public improvements that educate residents about opportunities to increase their physical activity and improve their health.
- ⊕ **Policy CM-3.8 Underutilized Spaces.** Repurpose underutilized spaces and City-owned vacant land as a strategy to improve community health and increase the number and accessibility of opportunities for health and recreation activities. Prioritize the redevelopment of such sites within environmental justice area boundaries that are also underserved by parks and recreation opportunities.
- ⊕ **Policy CM-3.9 Prevention.** Coordinate with the County Health Care Agency to promote healthier communities through education, prevention, and intervention programs, and other activities that address the root causes of health disparities and inequities in Santa Ana.

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Increasing physical activity

EXAMPLES OF POTENTIAL ACTIONS

COMMUNITY ELEMENT (CM)

Community coordination on underutilized spaces. Coordinate with community residents, property owners, and other stakeholders to identify vacant and potentially underutilized properties and strategize how such properties could be repurposed into public parks or commercial recreation facilities.

Prevention activities. Coordinate with the County Health Care Agency to identify the root causes of health disparities and inequities in Santa Ana, with additional detail for residents living within environmental justice area boundaries. Identify potential programmatic changes and resources to better address the root causes.

Communication and Collaboration. Create an Environment Quality web portal and associated City Interagency Team to evaluate, monitor, and make recommendations to address air quality and environmental hazard issues, with special focus on Environment Justice.

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Increasing physical activity

DRAFT POLICIES

LAND USE ELEMENT (LU)

Δ **Policy LU-1.3 Equitable Distribution of Open Space.** Promote the creation of new open space and community serving amenities in park deficient areas, with priority given to those that are also within environmental justice area boundaries.

Δ **Policy LU-2.9 Open Space Needs.** Establish and maintain public open space and recreation requirements for new residential and nonresidential uses to provide sufficient open space and recreational opportunities for Santa Ana Residents and visitors.

EXAMPLES OF POTENTIAL ACTIONS

Open space requirements. Evaluate public open space and park requirements in the Zoning Code for residential and nonresidential uses. Consider requirements and/or incentives to aggregate public open space areas required by two or more uses to form larger and more usable areas and facilities.

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Increasing physical activity

DRAFT POLICIES

OPEN SPACE ELEMENT (OS)

Δ **Policy OS-1.2 Parks and Recreation Network.** Support a comprehensive and integrated network of parks, open space, and recreational facilities that maintains and provides a variety of active and passive recreational opportunities that meets the needs of all Santa Ana residents, regardless of age, ability, or income.

□ **Policy OS-1.12 Neighborhood Needs.** Consider unique neighborhood needs in the development of open spaces and programs.

⊕ **Policy OS-1.13 Indoor Recreation.** Require new development to provide indoor recreation space when located in areas with high levels of localized air pollution or if site is adjacent to freeways or heavy industrial uses.

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Enhancing civil engagement

Increase the amount and quality of community engagement throughout the planning, development, and operation of our communities and City.





Enhancing civil engagement

DRAFT POLICIES

COMMUNITY ELEMENT (CM)

- **Policy 1.2 CM-Community Input.** Engage residents and community facility users to provide input for facility improvements and programming.

OPEN SPACE ELEMENT (OS)

- **Policy 2.2 OS-Neighborhood Engagement.** Encourage residents, neighborhood groups, businesses, schools, organizations, and public agencies to partner in the creation and maintenance of safe and well maintained publicly-owned park and recreation facilities.

□ Indicates 2018 draft policy

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Enhancing civil engagement

DRAFT POLICIES

LAND USE ELEMENT (LU)

Δ **Policy LU-3.2 Empower Community.** Facilitate community engagement and dialogue in policy decisions and outcomes affecting land use and development, with supplemental opportunities for proposed planning activities within environmental justice area boundaries.

EXAMPLES OF POTENTIAL ACTIONS

Sunshine Ordinance. Update City Sunshine Ordinance incorporating best practices for outreach in Environmental Justice areas in Santa Ana.

Communication tools. Explore tools for communication with residents and sensitive receptors when new industrial uses are proposed in their areas.

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DRAFT GOALS & POLICIES

The latest draft goals, policies, and implementation actions will be made available on the City's website.

www.santa-ana.org/general-plan