

AB 617: Land Use for Protecting Community Health

**Beyond Aspiration:
Expectations and Significant
Land-use Changes to Local
Government under AB 617**



West Oakland Environmental Indicators
Project

Ms. Margaret Gordon

Jhamere Howard

Brian Beveridge



Land Use: Will AB 617 give Air District the authority what businesses to be permitted in EJ Communities?

- The bottomline for “local government” is tax dollars and fees from business development
- Where these business are located and the different types of businesses they are, varies from neighborhood to neighborhood.
- Health-based land use policies for local government, which serve to reduce pollution exposure, pollution proximity and improve community health are paramount in AB 617
 - Unfortunately, there is little to no clarity in AB 617 about providing the proper tools, resources and advocacy to the community to execute the necessary changes.

CARB'S Draft Community Air Protection Blueprint

On June 14, CARB had a Consultation meeting for AB 617. During this meeting, their staff laid out a draft of the Community Air Protection Blueprint. The draft has many missing elements such as tools, resources and necessary funding to protect vulnerable communities from environmental hazards.

Here are the missing elements:

- No Environmental Land-use Planners at the table
- No Environmental Land-use Lawyers
- No Funding for local government staff to participate or engage local communities
- No plan on how to include or implement local community plans.
- No discussions to change the Air Districts permitting processes or authorities

Enforcement for AB 617

Going forward, in order to ensure that certain land use and zoning strategies are properly implemented, there needs to be an ***ENFORCEMENT AUTHORITY*** to hold CARB, BAAQMD and all involved entities accountable to the needs of the local community and to the principles for what AB 617 was drafted upon.

Modified planning permit conditions to require increased setbacks or buffer zones for specific source types.

Zoning code amendments to prevent or reduce new permitting of incompatible land uses.

Processes to terminate existing incompatible land uses within selected communities.

“Green zone” policies to establish exposure-reducing development requirements for specific areas.