



# Agenda

## SUSTAINABILITY COMMITTEE

**\*SPECIAL MEETING\***

**October 24, 2022**

**1:00 P.M.**

To slow the spread of COVID-19, in lieu of a public gathering, the meeting will be accessible via Zoom to all members of the public as permitted by Government Code section 54953(e).

Supervisor Federal D. Glover, Chair  
Supervisor John Gioia, Vice Chair

<b>Agenda Items:</b>	<p>Items may be taken out of order based on the business of the day and preference of the Committee.</p> <p>You are invited to join this meeting via Zoom. When: Oct 24, 2022 01:00 PM Pacific Time (US and Canada) Please click the link below to join: <a href="https://cccounty-us.zoom.us/j/81055637836">https://cccounty-us.zoom.us/j/81055637836</a> Meeting ID: 810 5563 7836</p> <p>Or by telephone, dial: <b>USA 214 765 0478 US Toll</b> <b>USA 888 278 0254 US Toll-free</b> <b>Conference code: 841892</b></p>
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1. Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).
3. **RECOMMEND that the Board of Supervisors AUTHORIZE the Director, Department of Conservation and Development, or designee, to submit Just Transition Economic Revitalization Plan Draft Grant Materials to the U.S. Department of Housing and Urban Development (Alyson Greenlee, Department of Conservation and Development)**
4. The next regular meeting of the Sustainability Committee is currently scheduled for November 28, 2022.
5. Adjourn

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*The Sustainability Committee will provide reasonable accommodations for persons with disabilities planning to attend Sustainability Committee meetings. Contact the staff person listed below at least 72 hours before the meeting.*

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*Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Sustainability Committee less than 96 hours prior to that meeting are available for public inspection at 651 Pine Street, 1st floor, during normal business hours.*

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*Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.*

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For Additional Information Contact:

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# Contra Costa County Board of Supervisors

## Subcommittee Report

### **\*SPECIAL MEETING\* SUSTAINABILITY COMMITTEE**

**Meeting Date:** 10/24/2022

**Subject:** RECOMMEND that the Board of Supervisors AUTHORIZE submittal of Just Transition Economic Revitalization Plan materials to U.S. HUD.

**Submitted For:** Jason Crapo, County Building Official

**Department:** Conservation & Development

**Referral No.:** N/A

**Referral Name:** RECOMMEND that the Board of Supervisors AUTHORIZE the Director, Dept. of Conservation and Development, or designee, to submit Just Transition Economic Revitalization Plan materials to U.S. HUD.

**Presenter:** Alyson Greenlee, DCD

**Contact:** Alyson Greenlee (925) 655-2783

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### **Referral History:**

In September 2020, the Board of Supervisors (Board) adopted a Climate Emergency Resolution that, among other things, resolves “that the Board of Supervisors and the County Sustainability Commission seek input from the community (with a special focus on highly impacted Environmental Justice communities), workers (especially impacted workers), and business/industry to help the County anticipate and plan for an economy that is less dependent on fossil fuels, helps plan for a "Just Transition" away from a fossil-fuel dependent economy, and considers how the County's recovery from the COVID-19 pandemic can incorporate the County's climate goals. As the State of California adopts policies and goals for reducing pollution and addressing climate change, the County will develop strategies to improve the health, safety, infrastructure, job opportunities and revenue opportunities during the shift to a zero-emission economy. The County will provide special attention to helping develop new opportunities for frontline and impacted communities that realize economic, health and other benefits. The Commission will include this topic in its ongoing advice to the Board of Supervisors.”

The County’s engagement on Just Transition will build on and complement the ongoing work of the County and seven city partners on the Northern Waterfront Economic Development Initiative, as further discussed below. In October 2020, the Sustainability Commission received a report on Just Transition efforts in other communities in the U.S. and internationally.

In March 2021, the Sustainability Committee discussed options for a process that will facilitate an inclusive Just Transition. That meeting included a presentation from Assemblymember Tim Grayson on AB 844, the Green Empowerment Zone legislation, which was subsequently approved and signed into law. The meeting also included a presentation from Congressman Mark DeSaulnier on federal legislation he was sponsoring to prepare the community for the impacts of refinery closures.

In 2020, two of the four oil refineries in Contra Costa County, Marathon and Phillips 66, submitted applications to manufacture renewable fuel in lieu of fossil fuels. Those applications were approved by the Board in May 2022 and are awaiting permits from the Bay Area Air Quality Management District.

The approvals for both projects included detailed requirements to implement a Demolition and Site Clean-Up/Reuse Program. Both refineries also entered into Community Benefits Agreements (CBAs) that will provide substantial funding to the County that the County will allocate to “projects and programs that benefit the communities near the Refinery by improving the health, well-being, and quality of life of residents, and that support building and sustaining a strong and resilient local economy and workforce, including the development and implementation of workforce development and training programs to prepare residents for new renewable and clean energy career pathways and jobs”. Both refineries have also committed through their CBAs “to actively participate with other appropriate stakeholders in planning and designing a Workforce Training Program for local community members related to renewable and clean energy employment opportunities”.

The County is in the process of accepting a \$750,000 Community Project Funding (CPF) grant from the U.S. Department of

Housing and Urban Development (HUD) to develop a Just Transition Economic Revitalization Plan, a long-term strategic planning process resulting in a roadmap for implementing land use changes to attract and accommodate businesses in the industry clusters identified through the Northern Waterfront Economic Development Initiative (Initiative), which include advanced transportation fuels, bio-tech/bio-medical, diverse manufacturing, food processing, and clean tech; developing strategies to attract and support businesses in these industry clusters; workforce (re)training to transition from fossil fuel-related industries to other forms of production and employment that are clean and sustainable; and promoting equity in helping Contra Costa County achieve its economic development goals. HUD has requested that the County's grant materials be submitted by December 31, 2022. Staff seeks direction from the Sustainability Committee at this special meeting so that there is sufficient time to seek approval from the Board of Supervisors prior to the submittal deadline.

The pending grant award is the result of the Board's direction to seek a Congressional earmark for work on this topic and the work of Representative Mark DeSaulnier and his colleagues to seek and secure a funding appropriation through the federal budget process. The Sustainability Committee will be making recommendations to the Board of Supervisors on how this funding will be used in the County's Just Transition efforts.

The initial work on Just Transition funded by the federal grant is anticipated to be an 18-24 month process, and one that will lead to further innovation, and, presuming additional funding can be identified, future phases to be pursued over time. Federal grant funds will be used to lead a robust countywide stakeholder engagement process, ensuring that residents of impacted Environmental Justice communities, workers and labor unions, business and industry, local government, environmental justice and environmental interests, community colleges, the workforce development system, and other relevant stakeholders help guide the work and are invested in its outcomes.

The federal grant funds will also be used to conduct economic analysis identifying future opportunities and constraints as well as land use and environmental analysis to help guide planning. Workforce transitions and training needed to support career pathways in the industry clusters identified in the Initiative and the associated necessary investments in the labor force are another critical component of the work to be initiated with the federal funds. The work will culminate in a Just Transition Economic Revitalization Plan, which is a roadmap to move forward with an equitable Contra Costa Just Transition. This will provide a sustainable, feasible plan to make Contra Costa the hub for jobs in the new energy economy -- with a trained workforce ready to take these jobs and a new generation of clean industries/ businesses/ employers investing in the area.

The Committee discussed this at the September 19, 2022, meeting

**Referral Update:**

The draft Just Transition Economic Revitalization Plan grant materials are being submitted to the Committee, as requested at its last meeting.

Please see attached Project Narrative and Project Budget.

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

RECOMMEND that the Board of Supervisors AUTHORIZE the Director, Department of Conservation and Development, or designee, to submit Just Transition Economic Revitalization Plan Draft Grant Materials to the U.S. Department of Housing and Urban Development.

**Fiscal Impact (if any):**

At this time, the fiscal impact is anticipated to be staff time. The funds from HUD will support the development of the Just Transition Economic Revitalization Plan. Additionally, the Board of Supervisors has allocated funds from the Measure X sales tax to support, in part, staff time related to the environmental sustainability aspects of this issue.

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**Attachments**

**Draft Just Transition Economic Revitalization Plan Project Narrative**

**Draft Just Transition Economic Revitalization Plan Project Budget**

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## Project Narrative

### Short Project Description:

The Just Transition Economic Revitalization Plan (Economic Revitalization Plan) Project is a long-term strategic planning process that will result in (1) a roadmap for workforce training and land uses changes to attract and accommodate businesses in the industry clusters identified in the Northern Waterfront Economic Development Initiative (the Initiative), and (2) an implementation strategy. The Economic Revitalization Plan will help Contra Costa County anticipate and plan for the transition from a historically petroleum-based economic sector to an economy that is driven by the industry clusters identified in the Initiative including advanced transportation fuels, biomedical/biotech, food processing, clean tech, and transportation technology.

As the home to four of the five oil refineries in the San Francisco Bay Area, Contra Costa County is at the forefront of a larger movement in California to revitalize our economy as we move away from fossil fuels during the shift to a zero-emission economy. Contra Costa County is home to 25 census tracts that the State of California considers “disadvantaged” using its CalEnviroScreen criteria. Many of these census tracts are clustered in areas near oil refineries and related industrial uses. The residents of these areas experience higher rates of asthma and other illnesses and have historically been underserved by our government at every level. Contra Costa County is committed to addressing this historic injustice and is looking for every opportunity to do so in this work by providing special attention to helping develop new opportunities for frontline and impacted communities, including soliciting meaningful input from these communities into the development of the Economic Revitalization Plan and improving the health and job opportunities for residents in these communities.

The Economic Revitalization Plan is a time-sensitive priority; in 2020, two of the four oil refineries in Contra Costa County submitted applications to manufacture renewable fuel in lieu of fossil fuels. Those applications were approved by the Board of Supervisors in May 2022. This will affect the entire industrial sector as many supply chain companies are in the county. To navigate this major shift in employment, revenue, and associated impacts, Contra Costa residents and workers as well as the County itself want to ensure that there are intentional workforce and land use transitions to support this monumental change. The intended use of Community Project Funding (CPF) grant is the long-term strategic planning process resulting in the Economic Revitalization Plan roadmap. Contra Costa County will support the remainder of the implementation strategy using existing County revenues, and/or seek additional grants or philanthropic contributions, not yet in hand.

### Detailed Description of Intended Uses of CPF Grant:

The intended use of Community Project Funding (CPF) grant is the Just Transition Economic Revitalization Plan (Economic Revitalization Plan), a long-term strategic planning process resulting in a roadmap for workforce (re)training and land use changes to attract and accommodate businesses in the industry clusters identified in the Northern Waterfront Economic Development Initiative (the Initiative), as Contra Costa County transitions from its historically petroleum-based economic sector.

The Economic Revitalization Plan will help Contra Costa County anticipate and plan for the transition from a historically petroleum-based economic sector to an economy that is driven by the industry

clusters identified in the Initiative including advanced transportation fuels, biomedical/biotech, food processing, clean tech, and transportation technology.

Using lessons learned from similar types of regions in transition-- such as Diablo Canyon Nuclear Power Plant in San Luis Obispo County, California, and coal plants in Appalachia--the Economic Revitalization Plan will create a framework for a uniquely Contra Costa just transition program that incorporates the concerns expressed by frontline and impacted communities. The CPF grant will jumpstart this work.

The Economic Revitalization Plan will be aligned with and build on the County's existing visions in the Northern Waterfront Economic Development Initiative and the County's Envision 2040 General Plan update. It will provide special attention for developing new opportunities for frontline and impacted communities that realize economic, health, and other benefits. It will develop strategies to improve the health, safety, infrastructure, job opportunities, and revenue opportunities during the shift to a zero-emission economy. It will also respond to the County Board of Supervisors' declaration of a climate emergency.

The intended uses of this CPF grant—and the activities of the Economic Revitalization Plan—are to support a robust stakeholder engagement process, conduct specialized studies and economic analysis, and support county staff-- culminating in a Just Transition Economic Revitalization Plan, which is a roadmap to move forward with a just transition in Contra Costa County. This roadmap will include the workforce transitions needed to support this pivot, and the land use changes to attract and accommodate businesses in the industry clusters identified by the Northern Waterfront Economic Development Initiative, as the impacts trickle along the supply chain and existing workforce pipelines.

This is a plan to make Contra Costa the hub for production and employment in advanced transportation fuels, biomedical/biotech, food processing, clean tech, and transportation technology—with a trained workforce ready to go, and the land use needs of businesses met in industrial areas that were historically part of the petroleum-based economic sector that are now a long-term success in the transition to a zero-emission economy.

The detailed descriptions of the activities that are intended for the use of CPF funds are below:

1. **Community Engagement:**

The Economic Revitalization Plan will support a robust stakeholder engagement process. The communities closest to the refineries in Contra Costa County align with the State's disadvantaged communities map and are the intended main beneficiaries of the community revitalization planning effort in the Economic Revitalization Plan. The federal funds will be spent for community outreach and engagement (including meeting support services for translation, childcare, and community ambassadors) and will identify the Economic Revitalization Plan's implementation priorities.

2. **Economic Analysis:**

The transition of two major refineries to manufacture renewable fuel in lieu of fossil fuels will affect employees and all of Contra Costa County, which is home to significant off-site refinery-supporting industry and employment, and the shift to a zero-emission economy will have even greater impacts on jobs and revenues. The Economic Revitalization Plan will analyze impacts on the current workforce and economy and will identify more specific economic development

opportunities for the affected areas. It will also identify areas for retraining the current workforce for future high-wage jobs and training the frontline and impacted communities who will be seeking employment close to home for jobs that have long-term economic benefit and grow the local economy and tax base.

3. **Specialized Studies:**

The Economic Revitalization Plan will rely on additional specialized studies necessary to inform the planning and public engagement process, likely including but not limited to environmental studies, land use analysis, and analysis of similar efforts in other areas. The Economic Revitalization Plan's specialized studies will align with and build on existing priorities in the Northern Waterfront Economic Development Initiative and the County's Envision 2040 General Plan update to support this transition.

4. **Staffing:**

Developing the Economic Revitalization Plan will take an estimated 18-24 months. We anticipate the Economic Revitalization Plan will develop strategies that improve the health, safety, infrastructure, job opportunities, and revenue opportunities during the shift to a zero-emission economy. It will be of direct benefit in helping develop new opportunities for frontline and impacted communities that realize economy, health, and other benefits.

The outcome of this process is the Just Transition Economic Revitalization Plan, a long-term strategic planning process resulting in a roadmap for workforce (re)training and land use changes to support the economic transition that is unique to Contra Costa County.

**Maximum Anticipated Scope of the Project:**

The work of this project will continue beyond the usage of the CPF grant and will be sustained through the anticipated development of a detailed implementation strategy and the proposed hiring of an implementation coordinator to lead implementation of the Economic Revitalization Plan. Funding for this implementation phase of the project has not yet been identified.

The implementation strategy will identify scalable projects from the findings of the Economic Revitalization Plan's economic analysis, specialized studies, and community engagement process. The actual implementation priorities will be determined by the community engagement process. Examples of projects that could be part of the implementation strategy include but are not limited to:

- Workforce development: Partnerships to support workforce development training programs for the current workforce and frontline and impacted communities, including training opportunities in high schools and community colleges.
- Economic development: Programs to attract family-sustaining jobs consistent with the Economic Revitalization Plan and the Northern Waterfront Economic Development Initiative.
- Clean energy: Installations to benefit impacted neighborhoods and specified income levels in affected community areas.
- Community improvement: Park, trails, and playground upgrades in affected community areas.

Environmental review will commence after the Just Transition Economic Revitalization Plan is completed and the pilot implementation project is identified. The pilot project will be consistent with the adopted [Five Year Consolidated Plan](#) of the Contra Costa County HOME Consortium. The Department of

Conservation and Development at Contra Costa County has multiple in-house National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) experts and is highly qualified to conduct the environmental review.

The implementation strategy will commence after the Just Transition Economic Revitalization Plan is completed. Implementation will take an estimated 12-24 months.

## Attachments

Attached are the **Standard Form SF-424** and the **Budget**.

*(There are no lobbying activities in association with this award. The Standard Form SF-LLL Disclosure of Lobbying Activities has been reviewed and does not apply and has been omitted from these materials).*

**Just Transition Economic Revitalization Plan (Economic Revitalization Plan) Project Budget**

Expense	Amount	Funding	Cost Type
Stakeholder Outreach/Meeting Support (Translators, Childcare, etc.)	\$150,000.00	Community Project Funding (CPF) Grant	Activity Delivery
Economic Analyses	\$200,000.00	Community Project Funding (CPF) Grant	Activity Delivery
Detailed Studies (Environmental, Other Specialized Subjects)	\$200,000.00	Community Project Funding (CPF) Grant	Activity Delivery
County Staffing	\$150,000.00	Community Project Funding (CPF) Grant	Activity Delivery
Administration	\$50,000.00	Community Project Funding (CPF) Grant	Administrative
Implementation Strategy	\$200,000.00	Non-CPF	Activity Delivery
Implementation Coordinator	\$125,000.00	Non-CPF	Activity Delivery
Predevelopment Costs; Construction, Renovation, and Rehabilitation Costs; Acquisition, Demolition, and Site Preparation; Architectural and Engineering Fees; Initial Set Asides for Revolving Loan Funds	\$625,000.00	Non-CPF	Activity Delivery
Administration	\$50,000.00	Non-CPF	Administrative



## Just Transition Economic Revitalization Plan (JTERP) Project Budget

Row Labels	Sum of Amount
<b>Community Project Funding (CPF) Grant</b>	<b>\$750,000.00</b>
Administration	\$50,000.00
County Staffing	\$150,000.00
Detailed Studies (Environmental, Other Specialized Subjects)	\$200,000.00
Economic Analyses	\$200,000.00
Stakeholder Outreach/Meeting Support (Translators, Childcare, etc.)	\$150,000.00
<b>Non-CPF</b>	<b>\$1,000,000.00</b>
Administration	\$50,000.00
Implementation Coordinator	\$125,000.00
Implementation Strategy	\$200,000.00
Predevelopment Costs; Construction, Renovation, and Rehabilitation Costs; Acquisition, Demolition, and Site Preparation; Architectural and Engineering Fees; Initial Set Asides for Revolving Loan Funds?	\$625,000.00
<b>Grand Total</b>	<b>\$1,750,000.00</b>

**Just Transition Economic Revitalization Plan (JTERP) Project Budget**

<b>Row Labels</b>	<b>Sum of Amount</b>
<b>Community Project Funding (CPF) Grant</b>	<b>\$750,000.00</b>
Activity Delivery	\$700,000.00
Administrative	\$50,000.00
<b>Non-CPF</b>	<b>\$1,000,000.00</b>
Activity Delivery	\$950,000.00
Administrative	\$50,000.00
<b>Grand Total</b>	<b>\$1,750,000.00</b>