

## 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).*