



CONTRA COSTA COUNTY

AGENDA

Governing Body of the Green Empowerment Zone

Friday, October 18, 2024

9:00 AM

1025 Escobar St. 110 A/B/C,
Martinez, CA|

11780 San Pablo Ave, Suite D,
El Cerrito, CA|

ZOOM LINK

<https://cccouny-us.zoom.us/j/88323737930>

Dial in: 888 278 0254

Conference Code: 841892

The public may attend this meeting in person at either above location and/or remotely via call-in or ZOOM.

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
3. Review and approve the meeting record from the September 20, 2024 Meeting [24-3408](#)
Attachments: [2024_09_20 Green Empowerment Zone Minutes](#)
4. Receive informational presentation of the Contra Costa Refinery Transition Partnership (Josh Sonnenfeld, BlueGreen Alliance) [24-3409](#)
Attachments: [CCRTP Briefing for GEZ- October 18 2024](#)
5. The next meeting is currently scheduled for December 20, 2024.
6. Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. 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 Committee less than 96 hours prior to that meeting are available for public inspection at 1025 Escobar Street, during normal business hours. Staff reports related to items on the agenda are also accessible on line at www.contracosta.ca.gov. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Alyson Greenlee 925-655-2783 or
Alyson.Greenlee@dcd.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-3408

Agenda Date: 10/18/2024

Agenda #: 3.

Advisory Board: Governing Board of the Green Empowerment Zone
Subject: REVIEW and APPROVE meeting record from September 20, 2024

Information:

This is an ongoing item of the Board

Referral History and Update:

See Attachment

Recommendation(s)/Next Step(s):

Approve Record of Action from the September 20, 2024, Governing Board on September 20, 2024, Governing Board of the Green Empowerment Zone

Meeting Minutes – Draft
Governing Board of the Green Empowerment Zone (GEZ)

Supervisor John Gioia, Chair
Assemblymember Lori Wilson, Vice Chair
Chuck Leonard, Vice Chair

**Friday, September 20, 2024 9:30 AM 1025 Escobar St. Conference Room A/B/C,
Martinez, CA 94553**

ZOOM:

<https://cccouny-us.zoom.us/j/88323737930>

(888) 278-0254

Conference Code: 841892

1. The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in.
2. Agenda Items: Items may be taken out of order based on the business of the day and preference of the Governing Board.

1. Call to Order and Roll Call

Chair John Gioia called the meeting to order.

2. Review and Approve the Meeting Record from the June 21, 2024, Meeting

There was a quorum to review and approve the Meeting Record from the June 21, 2024, Meeting. Motion to approve June 21, 2024, meeting minutes passed unanimously.

3. Consider Approving Amendments to the Green Empowerment Zone Bylaws that Allow for all Members of the Governing Board to Appoint an Alternate

A motion to approve the amendments to the Green Empowerment Zone Bylaws that allow for all Members of the Governing Board to appoint an alternate was made.

The committee unanimously approved amendments to the Green Empowerment Zone Bylaws that call for all Board Members to appoint an alternate.

There was no public comment.

4. Consider Confirming Four Small Business and Economic Development Directors Nominated by the Association of Bay Area Governments to the GEZ

A motion was made to confirm the representatives nominated by the Association of Bay Area Governments who will sit on the GEZ Board of Directors for the required 2-year term.

The Board of Directors voted unanimously to approve the representatives nominated by the Association of Bay Area Governments.

There was no public comment.

5. Consider Confirming Five Directors Representing Workforce Development and Public and Private Educational Entities Nominated by the Association of Bay Area Governments to the GEZ

A motion was made to confirm the representatives nominated by the Association of Bay Area Governments who will sit on the GEZ Board of Directors for the required 2-year term.

The Board of Directors voted unanimously to approve the representatives nominated by the Association of Bay Area Governments.

There was no public comment.

6. Consider Waiving the Requirement that the Representative of the California Energy Commission Reside Within the GEZ

Chair Gioia requested for the amendment to include all four (4) State agencies identified in the legislation, not just the California Energy Commission. These additional State agencies are California Air Resources Board, California Transportation Commission, California Workforce Development. Also Chair Gioia stated that additional language be added to the amendment stating that the representative does not need to reside within the Green Empowerment Zone to participate. This request was made to ensure that the representative from each State agency is an expert in the topics the GEZ will focus on.

Assemblymember Tim Grayson commented that the State agencies representatives for GEZ board be at least in proximity of the designated GEZ area if they can not find someone who resides within the boundary.

Chair Gioia made a motion to wave the requirements for the four (4) State agencies representatives to reside within the GEZ boundary.

The Board of Directors voted unanimously to approve the motion to waive the requirement that board members must reside within the designated GEZ boundary for the four (4) State agencies.

7. Receive Informational Presentation on Plan Bay Area 2050 and Priority Production Areas (Metropolitan Transportation Commission)

Ada Chan with the local planning team at MTC-ABAG presented on Priority Production Areas (PPAs) in Contra Costa County. In 2025-26, MTC-ABAG hopes to see the outcome of the strategic planning process which ended up in Plan Bay Area 2050 by evaluating the outcome of the four PPA areas that were funded. The Green Empowerment Zone was one of the funding groups to support MTC-ABAG's efforts. Seven PPA sites from Contra Costa County were included in the PPA program. Ada's request to the GEZ Board of Directors is to continue to be engaged with the PPA Pilot Program throughout the life of the pilot which is planned to finalize the efficacy of the PPA Pilot Program in 2026.

8. Receive Update on Contract to Retain UC Berkeley to Conduct Foundational Research, Support Stakeholder Engagement and Technical Assistance, and to Make Policy Recommendations to Support the Green Empowerment Zone (Jessie Hammerling, UC Labor Center)

Jessie Hammerling presented that additional staff (Will Toaspern) was added to the Labor Center team to assist specifically with work in Contra Costa. To initiate a kick-off for their work, they will be meeting with all GEZ cities' Economic Development staff on 10/2/24. UC Labor Center staff would also like to meet with each GEZ Board member. These meetings will allow the team to better understand the needs of each unique participant in the GEZ.

9. Receive Update on Filling Governing Board Seats as Identified in Green Empowerment Zone Legislation (Alyson Greenlee, Department of Conservation & Development)

The GEZ Board of Directors officially introduced themselves as this is the first meeting with a majority of the seats filled.

10. Public comment on items not on agenda.

No public comment.

11. Adjourn.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-3409

Agenda Date: 10/18/2024

Agenda #: 4.

Advisory Board: Governing Board of the Green Empowerment Zone

Subject: Receive informational presentation of the Contra Costa Refinery Transition Partnership

Presenter: Josh Sonnenfeld, BlueGreen Alliance

Contra Costa Refinery Transition Partnership

*A California Workforce Development Board-Sponsored
High Road Training Partnership*

Overview: Research & Recommendations
October 18, 2024

Agenda

1. Context
2. Research Summary
3. Summary of Proposed Policy Recommendations
4. Just Transition Economic Development Framework
5. What's Next?
6. Questions and Discussion

California to Ban the Sale of New Gasoline Cars

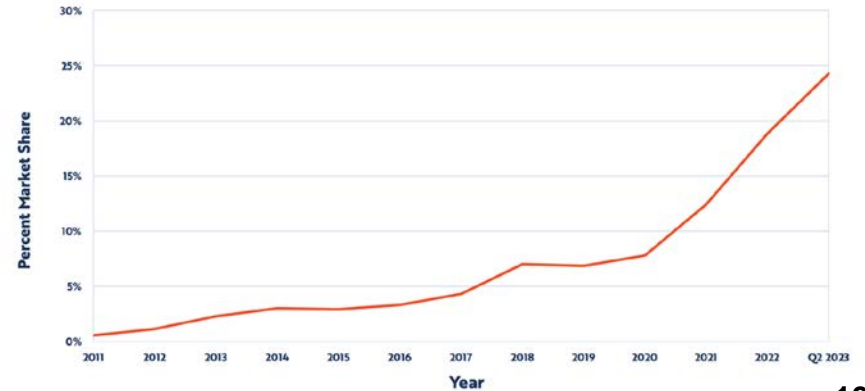


California unveils a plan to zero out greenhouse gas emissions by 2045



CA hits EV target ahead of schedule. It's not the first place to do so, and won't be the last

VELOZ Electric Vehicle Market Share in California



Data source: California Energy Commission Light-Duty ZEV Sales Data (July 2023)

Q2 2023 data update: Cumulative data from 2011

Marathon Martinez Refinery - “Indefinitely Idled” in 2020

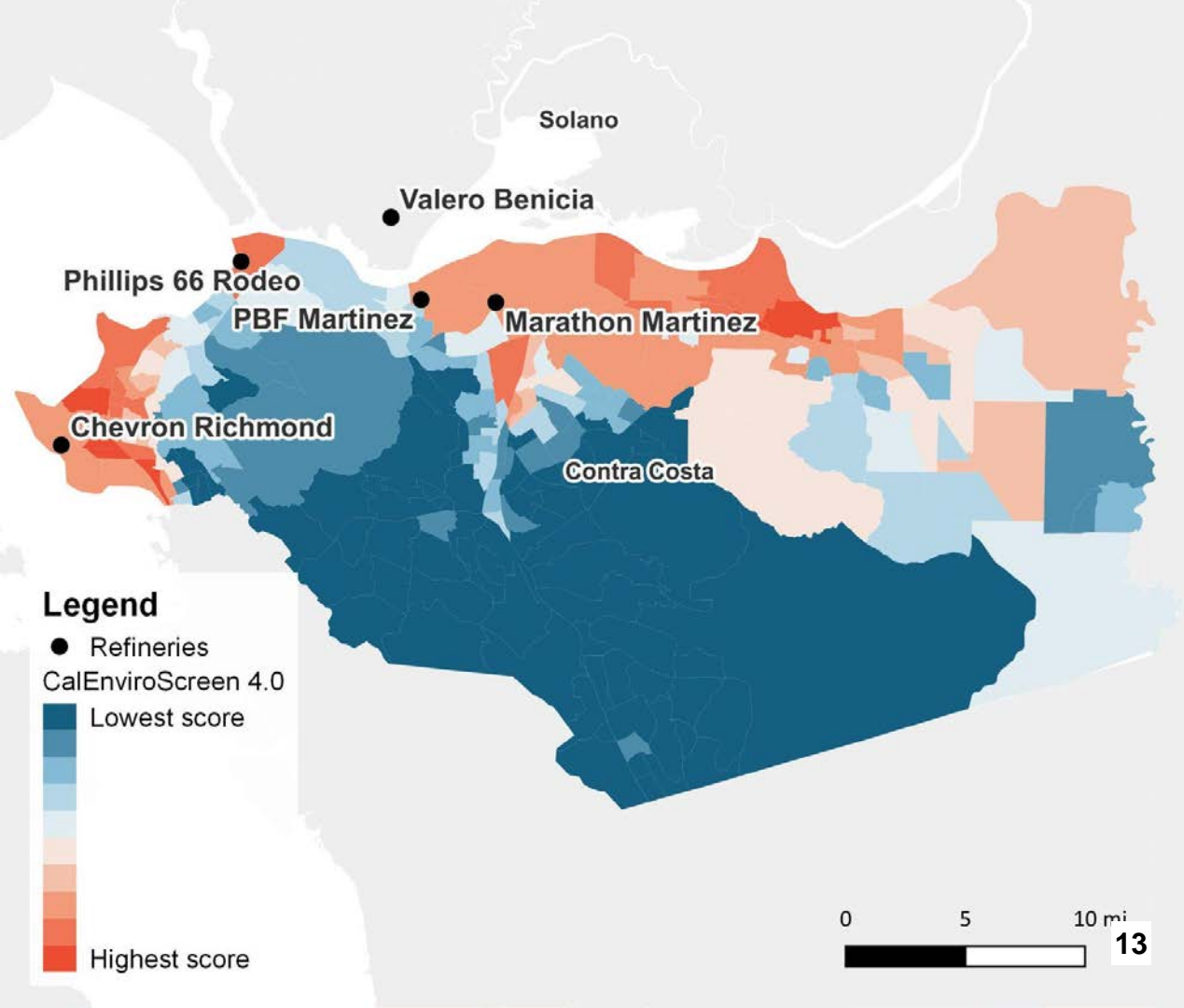


- “Indefinitely Idled” in 2020, citing reduction in gasoline demand at the start of the COVID pandemic
- Later announced a transition to renewable fuels
- 700+ workers laid off, including 350 members of United Steelworkers Local 5
- Terminal and renewable fuel refinery only has 25% of former employment

Contra Costa Refinery Transition Partnership



Legacy of Pollution & Environmental Injustice



Goals of the Partnership

1. Build relationships between impacted workers and frontline community organizations
2. Complete detailed research to provide a shared base of understanding for the impact, pace and scale of refinery transition, to inform policy actions
3. Develop package of recommendations for meeting the needs of refinery workers and communities in the fossil fuel transition
4. Develop High Road Economic Development strategy to envision a new high road economy, and chart action steps
5. Implement our recommendations

Commissioned Research

1. Economic Impacts of Petroleum Refining Industry in Contra Costa and Solano Counties (*Inclusive Economics*)
2. Bay Area Refinery Transition Analysis (*Dr. Christina Simeone and Dr. Ian Lange*)
3. Fossil Fuel Layoff: The economic and employment effects of a refinery closure on workers in the Bay Area (*Dr. Virginia Parks*)
4. High Road Economic Development Strategy (*Dr. Jessie Hammerling, et al., UC Berkeley Labor Center*)
* includes Refinery Worker Crosswalk Analysis
5. Refinery Decommissioning and Clean-Up Analysis (*APEN*)

Research Overview



Fossil Fuel Layoff: The economic and employment effects of a refinery closure on workers in the Bay Area

Authors:

Virginia Parks, PhD, University of California, Irvine
Ian Baran, PhD Student, University of California, Irvine

Key Findings of Marathon Martinez Study

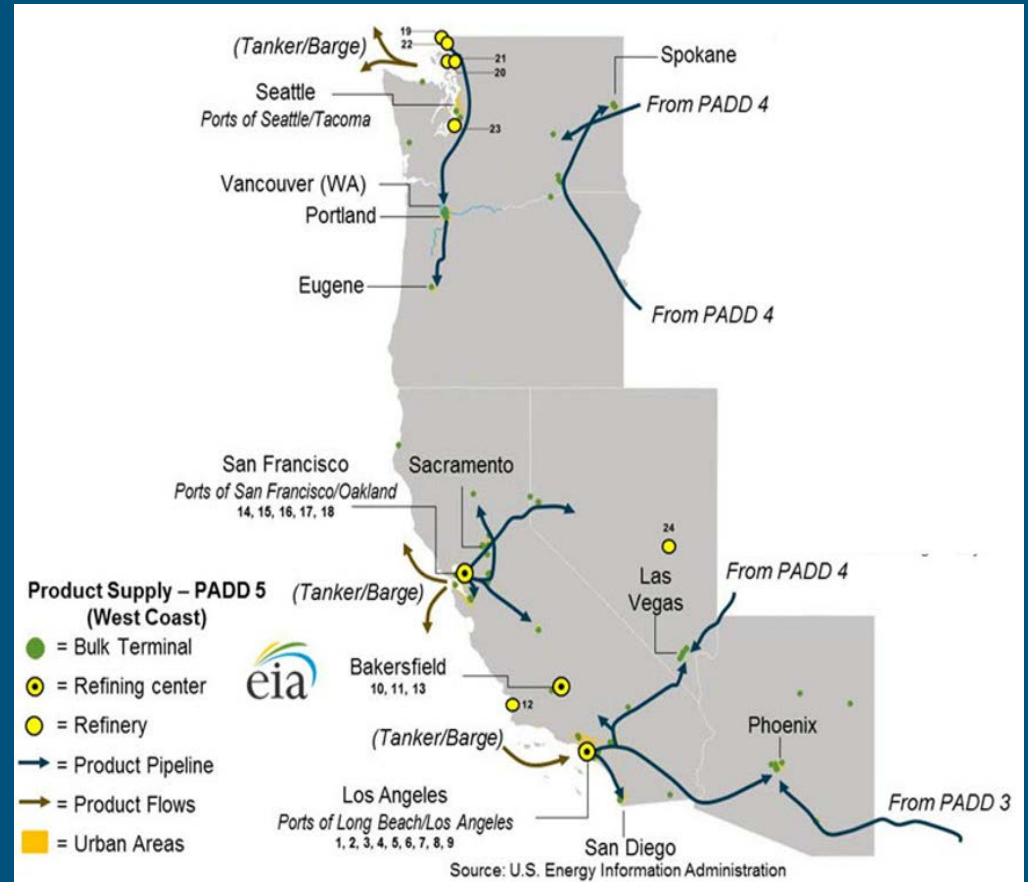
- **26%** of workers were still unemployed 1 year following layoff.
- **24%** average wage cut for workers who secured new employment.
- **81%** of workers affected were homeowners. **82%** chose not to relocate.
- Just **28%** of workers stayed in fossil fuels. The primary industries refinery workers moved into were: utilities, chemical treatment, manufacturing.
- **1/3** of workers reported falling behind financially following layoff.
- **32%** of workers took early retirement withdrawals. Many spent down savings, selling cars, and cutting back on expenses like children's sports.
- **91%** of workers were willing to enroll in a training program, but they would like to see those programs subsidized with a clean pathway to new employment at the end.

Bay Area Refinery Transition Analysis

Dr. Christina E. Simeone, Dr. Ian Lange

California's Petroleum Refining Market

- California's Petroleum Refining Market is considered an "island" with California refineries primarily producing for in-state consumption
- Higher refined product prices due to multiple factors, including meeting higher CARB emissions standards
- Contra Costa is the production hub for the "Northern California - Northern Nevada" market



Change in California Transportation Fuel Consumption

Source: Simeone & Lange analysis of CARB 2022 Scoping Plan data

- Transportation fuels in 2045:
 - EVs / Electricity (42%)
 - Hydrogen (22%)
 - Renewable Diesel (16%)
 - Gasoline (13%)
 - Renewable Jet Fuel (6.5%)

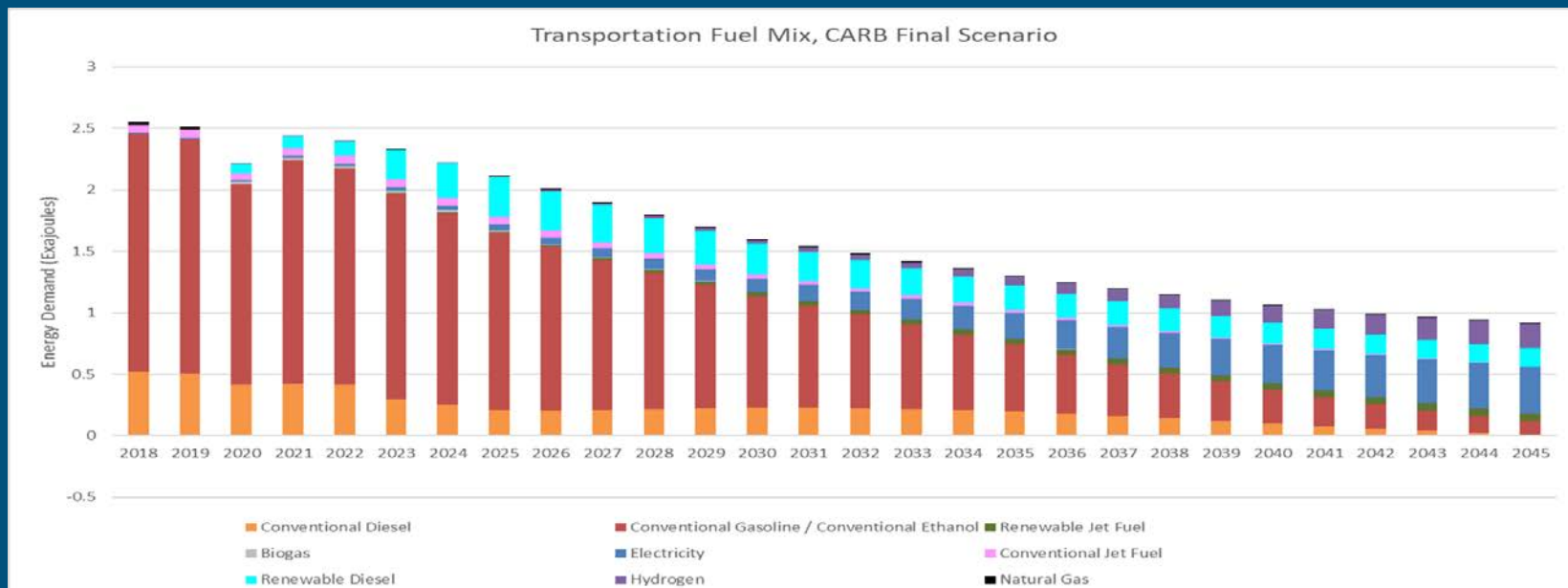
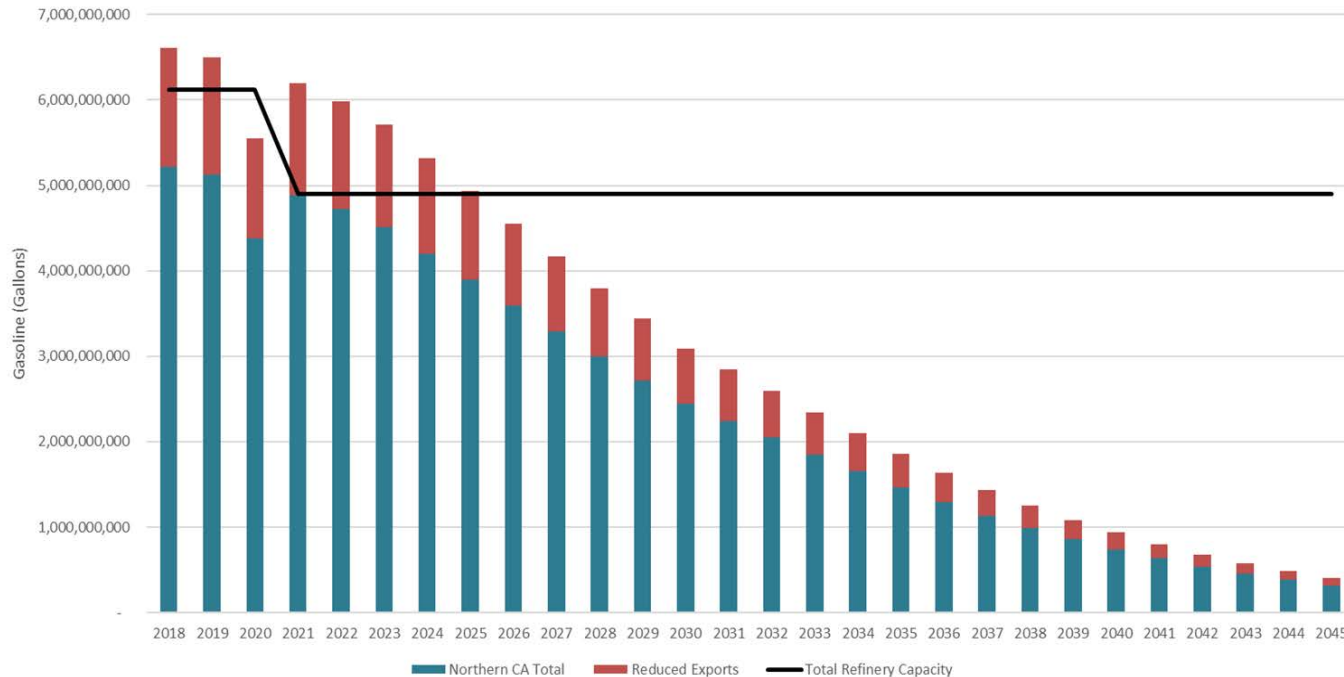


Figure 11 - Transportation Fuel Mix in Exajoules (EJ) Associated with the CARB Final Scenario [29]

“Demand Destruction” – Northern California Refinery Market

Final CARB Scenario Gasoline Projections (w/Export Reduction)



Simeone & Lange’s economic analysis, based off CARB Scoping Plan data shows:

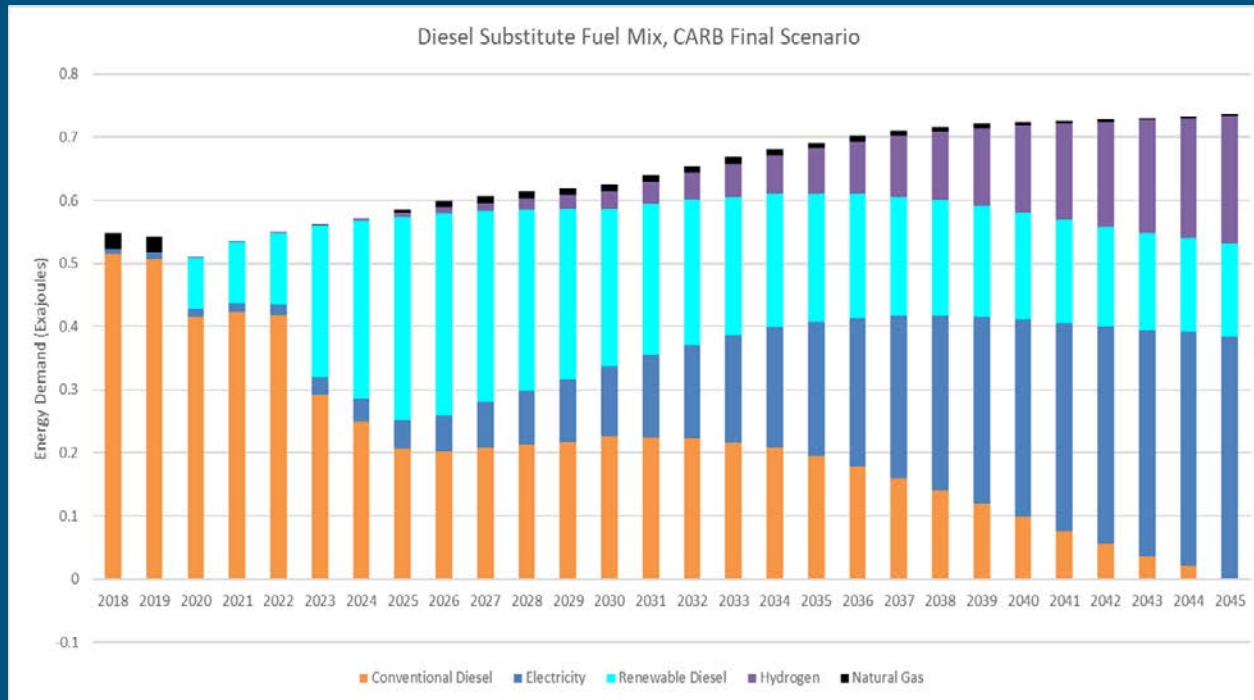
92% reduction in Northern California gasoline production needs (if exports reduced at same rate)

Or **65% reduction** in Northern CA refinery capacity need (if exports stay constant - unlikely)

(Black line represents 2022 gasoline refining capacity for the Bay Area’s five refineries)

Renewable Fuels: A Bridge Fuel

- Renewable diesel demand **grows until 2025**, when hydrogen and electricity demand begin to erode renewable diesel share.



Source: Bay Area Refinery Transition Analysis (Simeone & Lange) based on CARB 2022 Scoping Plan Data.

Potential Outcome: Bay Area 2045

- 1 large, or two smaller oil refineries
 - Some amount of CCS
 - Increased imports
 - Decreased exports
- Significant acreage of refinery lands in process of redevelopment or already put to new “highest and best” use.
- Some amount of renewable fuel (e.g., diesel, jet) capacity, with imports.
- Ramp up of hydrogen capacity, perhaps with some located at refineries.

Economic Analysis

Refineries' job impacts

- The refinery industry is an important source of well-paying jobs for workers without a college degree.
- 3,000 direct jobs; 15,000 indirect jobs
 - E.g. manufacturing, construction, transportation
- Top refinery occupations earn upwards of \$50/hr plus benefits
- Jobs with comparable education requirements outside the refineries typically earn under \$20/hr.
- Non-refinery manufacturing jobs earn around \$25/hr.

Refineries' tax impacts

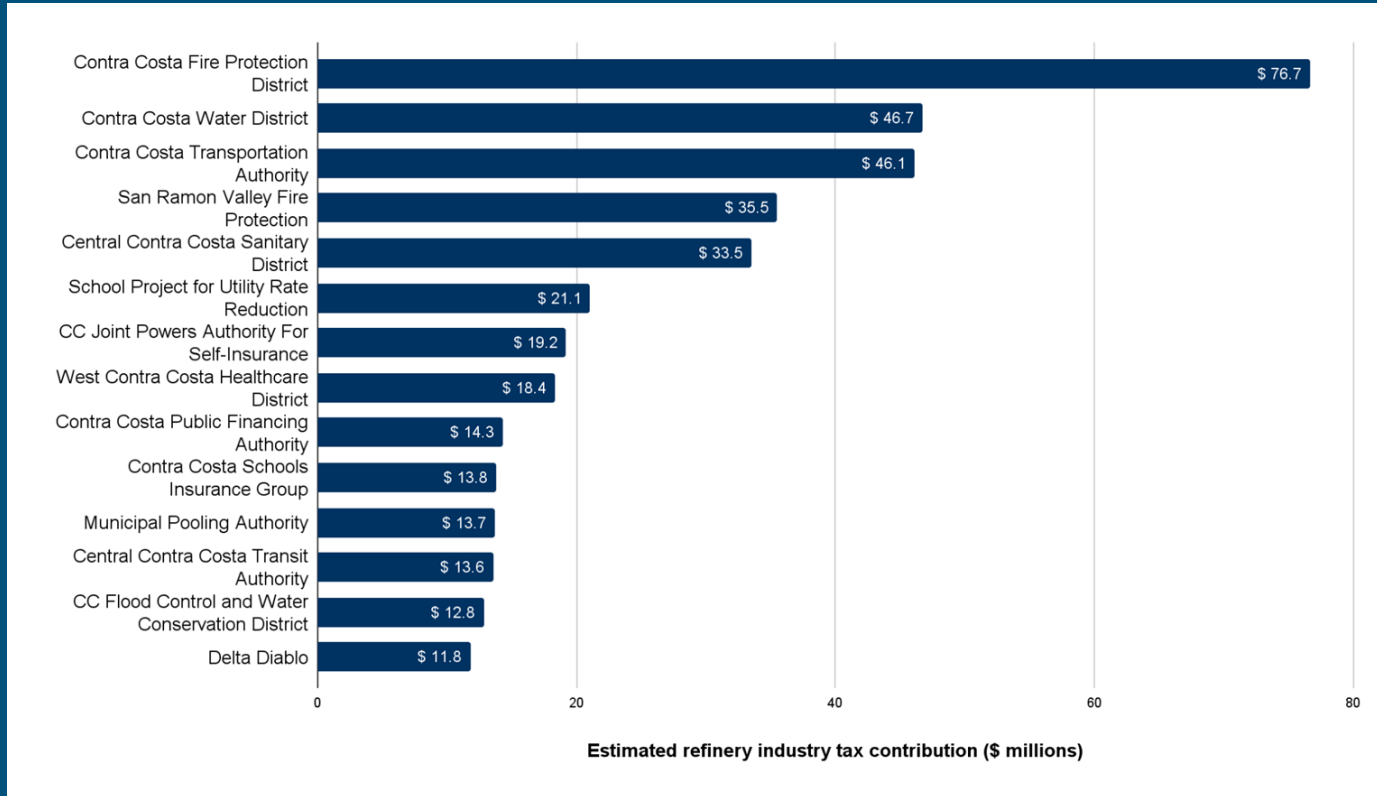
- **44%** of total economic output for Contra Costa County
- **\$1B** in cumulative local tax revenue
- **36%** of Contra Costa County tax revenue; **32%** of Special Districts tax revenue

Estimated local tax impact of the refinery industry in Contra Costa (2022)

Local tax on production and imports	County	City	Special District	Total Local Taxes
Sales tax	\$16,524,330	\$90,587,386	-	\$107,111,716
Property tax	\$269,182,338	\$100,461,484	\$416,332,748	\$785,976,570
Other taxes	\$28,694,398	\$52,507,282	\$14,317,173	\$95,518,853
Special assessments	\$319,591	\$4,867,054	\$13,797,882	\$18,984,527
TOTAL	\$314,720,658	\$248,423,206	\$444,447,802	\$1,007,591,666

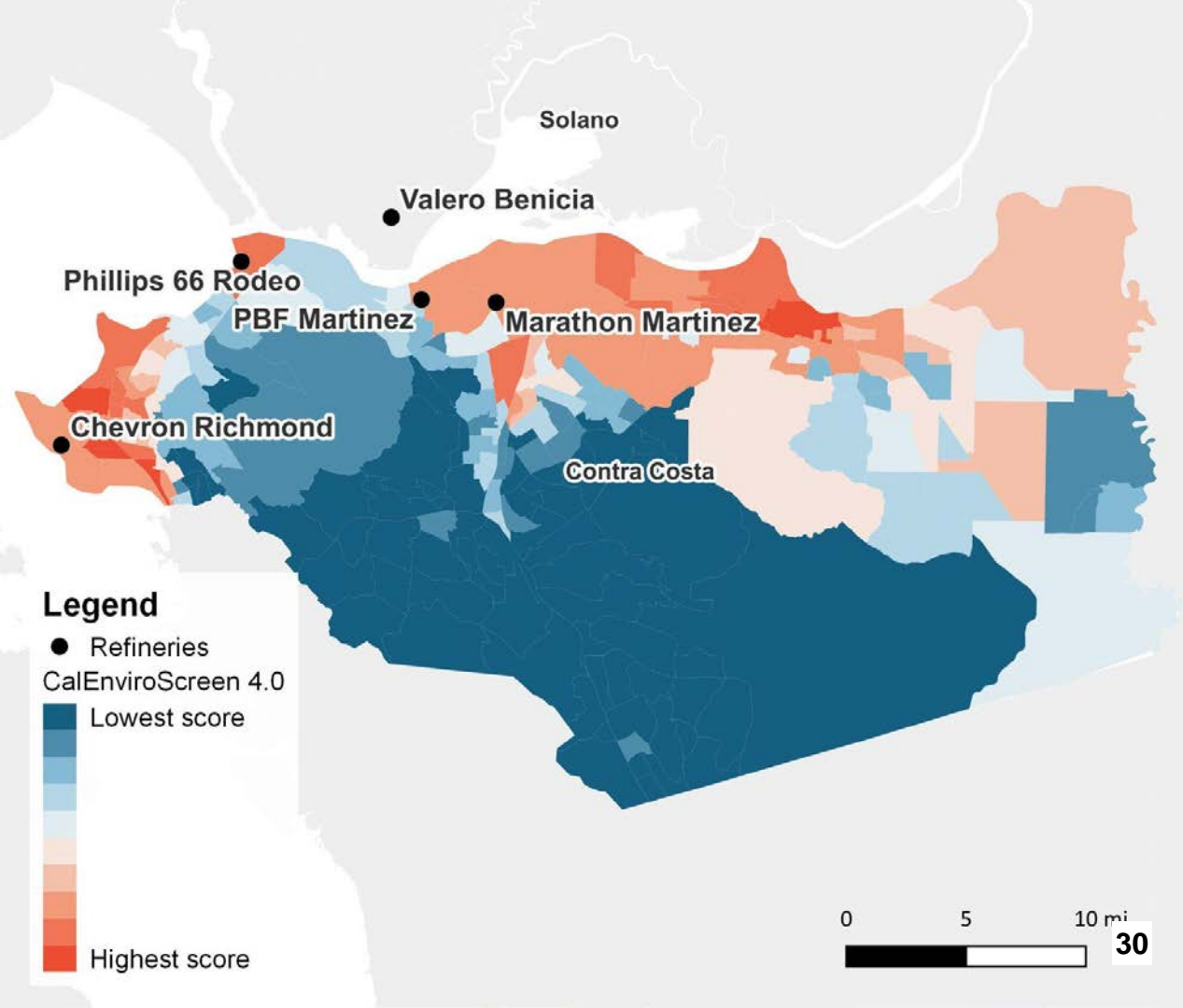
*Cumulative impact: direct, indirect, and induced

Estimated refinery industry contribution to Contra Costa County Special District expenditures, in millions (2022)

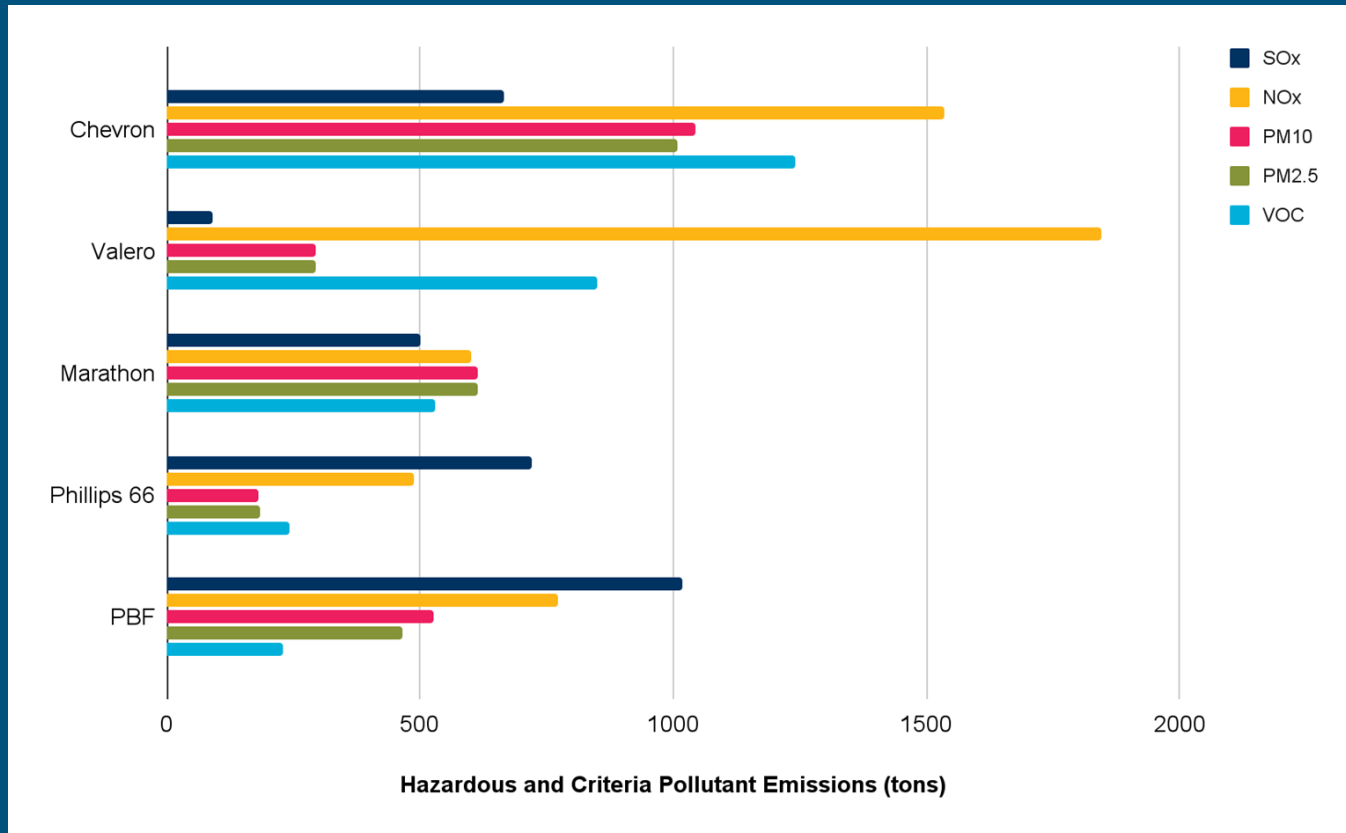


Refineries' pollution and public health impacts

The U.S. Environmental Protection Agency (EPA) estimates the pollution-related economic impact of the oil refining industry in Contra Costa County to be between **\$290 Million** and **\$560 Million** annually, when accounting for the value of increased mortality, hospital admissions, asthma, cancers, lost school and work days and other impacts.

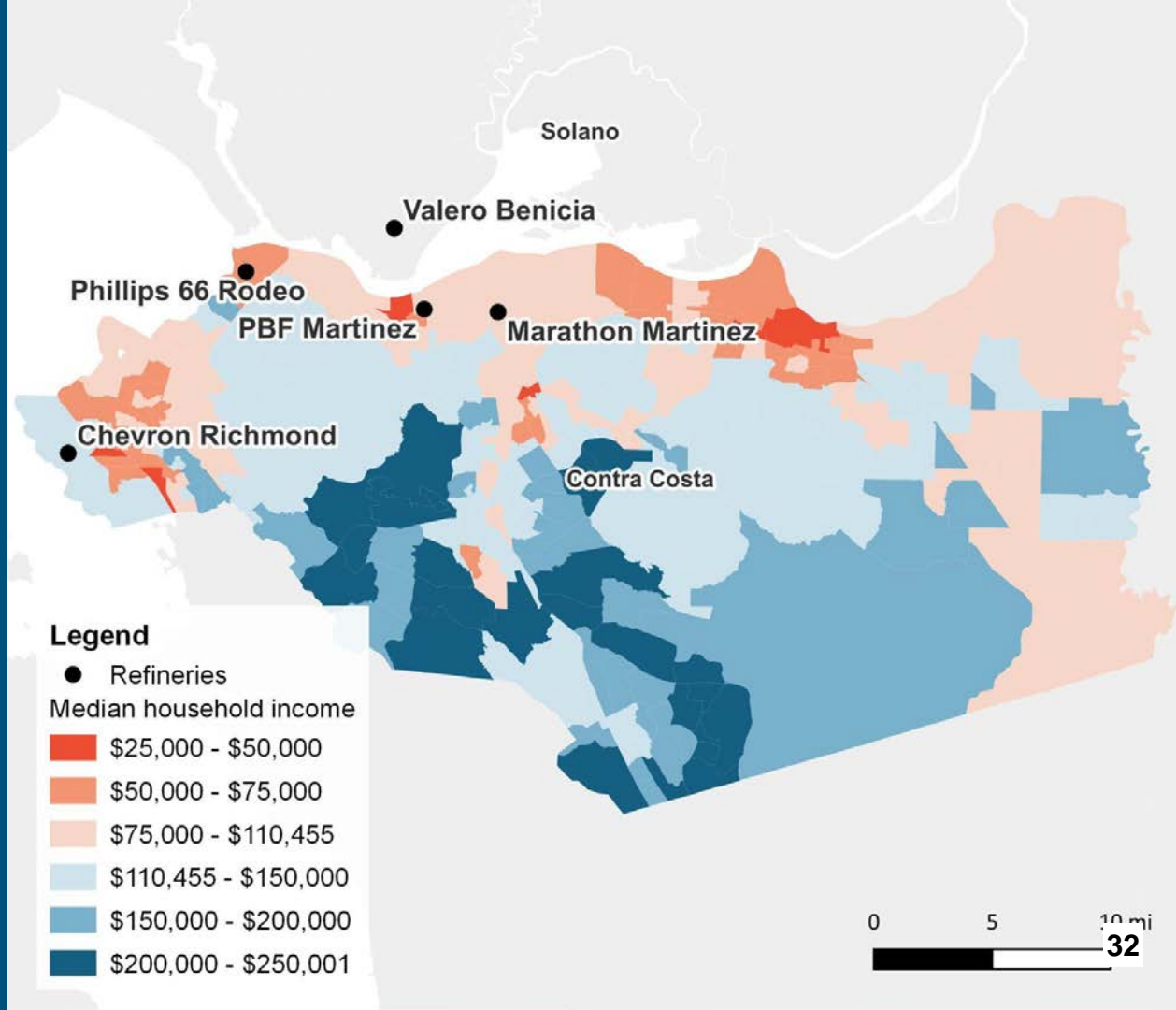


Criteria Pollutant Emissions from Bay Area Refineries (2019)



Income Inequality in Contra Costa County

Median household income by census tract, Contra Costa, 2021



Decommissioning & Clean Up

Land Use / Decommissioning Takeaways

- **Refinery lands all have significant contamination** in soil, soil vapor, surface water and groundwater systems, that will be exacerbated with rising sea levels. This includes hazardous waste, with examples such as arsenic, benzene, hydrocarbons, chromium
- **There are real public health impacts of unabated contamination**, with studies identifying risks related to respiratory illnesses, cardiovascular diseases, cancer, immunity system damage, negative birth outcomes, and other negative health impacts

Land Use / Decommissioning Takeaways

- **There are existing state and federal laws around clean-up of contaminated industrial lands** that will govern clean-up of refinery lands in the circumstance of a facility closure.
 - Resource Conservation and Recovery Act (RCRA)
 - California Hazardous Waste Control Act
 - California Porter Cologne Act
 - SB 1082 (1993), which specifically identified the Water Board as the lead agency for refinery clean-up.
- **There are numerous agencies with overlapping jurisdiction that would be responsible** for the clean-up of refinery lands in the Bay Area.
 - Most significant roles played by the San Francisco Bay Regional Water Quality Control Board (Water Board) and CA Department of Toxic Substances Control (DTSC)
 - DTSC responsible for overseeing clean-up of hazardous waste sites, and the Water Board responsible for overseeing the rest.

Land Use / Decommissioning Takeaways

- **There is inadequate current publicly-accessible information** on the extent of contamination on Bay Area refinery sites, that makes estimating potential clean-up costs difficult.
- **The *Bay Area Refinery Transition Analysis* identifies this significant clean-up cost is a potential major economic factor** for refinery owners to seek to delay or postpone full facility closures, such as through indefinitely idling, or converting a portion of refinery lands to other uses.
- **There is also significant risk and concern about oil companies seeking to avoid or minimize clean-up** responsibilities, such as through bankruptcy, and/or negotiating with regulators and land-use agencies for reduced clean-up standards.

Major takeaway:

Communities, regulators and local government must prepare ahead for facility closures and conversions, both to ensure proper clean-up takes place in event of a facility closure, and to ensure that the community has the opportunity to re-envision the use of valuable refinery lands in the event of a closure, rather than have that determination be made through a bankruptcy proceeding, or sale of a facility to a new entity with a proposal that may or may not be in alignment with community interests and values.

Recommendations Overview

Summary of Policy Recommendations

- ***Refinery Transition Planning and Oversight*** - Creating more oversight in the refinery transition process and ensuring worker and community needs are centered
- ***Worker Safety Net & Transition*** – Building a meaningful safety net and transition support for refinery industry workers who experience layoff
- ***Land Use, Decommissioning & Clean-Up*** - Ensuring communities aren't left with the cost of cleaning up highly contaminated lands, so lands can be repurposed for new development and community needs
- ***Refinery Community Support & Transition*** - Supporting frontline refinery communities recover from disproportionate health impacts, loss of tax revenue, and have a voice in future economic development
- ***Just Transition Economic Development*** - Ensuring Contra Costa takes swift action, and receives state/federal support, for building a diversified high-road economy for the future that can replace the economic benefits of the refining industry, centered around job quality, equity and environmental justice

Refinery Transition Planning & Oversight

1. Require 2 Year Notification of a Refinery Closure/Idling/Downsizing

Require Quarterly Maintenance Planning with Impacted Labor Representatives

2. Require Employers Develop Workforce Transition Plans w/ Impacted Labor Unions due 6 Months Prior to Closure

3. Establish a Contra Costa Refinery Transition Oversight Commission

Worker Safety Net & Transition

Defining a Meaningful Worker Safety Net:

A meaningful safety net for workers requires the establishment of programs and services, as well as direct financial assistance, administered by a Transition Navigator / Peer-to-Peer Case Management programs and includes:

- Wage replacement or a wage differential
- Healthcare support to allow workers to keep their plan or secure similar coverage
- Education benefits provided to cover postsecondary education for affected workers or their spouses
- Subsidized short-term training for workers or their spouses
- Mental health counseling for workers and their families
- Financial counseling and planning for workers
- Wraparound services such as childcare support, transportation stipends and other benefits that provide comprehensive support to workers during transition

Worker Safety Net & Transition

4. Establish Financial Support for Worker Transition – State and Federal
5. Establish Third Party-Certification for Refinery Workers
6. Require Verification of Employment from Employers
7. Explore Policy Mechanisms for Refinery Industry to Fund Worker & Community Safety Net
8. Establish and Fund Transition Navigator / Peer-to-Peer Case Management Programs for Impacted Oil Refinery Workers
9. Create a Bridge to Retirement Program for Impacted Refinery Workers
10. Complete a Contra Costa Supply Chain Analysis
11. Establish Statewide Severance Standards & Employee Protections
12. Establish Incentives for Employers to Hire Impacted Refinery Workers
13. Create an Outreach Program for Employers to Hire Impacted Oil Refinery Workers
14. Complete a Statewide Study Assessing Long-Term Health Impacts of Refinery Workers

Land Use, Decommissioning & Clean-Up

15. Initiate Land-Use Visioning Process Upon Notification of a Refinery Closure/Idling/Downsizing/Conversion
16. Establish Refinery Decommissioning/Clean-Up Standards
17. Require Site-Specific Plans to Meet Refinery Decommissioning and Remediation Standards
18. Secure Enforceable Financial Assurances for Environmental Remediation
19. Require Labor Standards for Refinery Decommissioning & Clean-Up
20. Promote Maximum Environmental Restoration of Refinery Lands Upon Closure
21. Ensure Proper Remediation of Contaminated Soils

Refinery Community Support & Transition

22. Establish Local Community Recovery & Transition Fund with State/Federal Support
23. Improve and Update Contra Costa Community Warning System
24. Prevent Displacement with Renter Protections, Housing Preservation, New Homeowner Programs
25. Complete a Detailed Contra Costa County Tax Impacts Analysis
26. Pursue Establishment of a Federal Energy Transition Tax Remediation Fund

Just Transition Economic Development

27. Adopt a Uniform Just Transition Standards Policy for Public Investments in Contra Costa
28. Develop a Contra Costa County Just Transition Economic Development Plan
29. Integrate Community-Centered Principles into Contra Costa County Economic Development Planning Processes
30. Advocate for State/Federal Prioritization of Economic Development Investment in Contra Costa
31. Advocate for Aligning & Embedding Just Transition Standards in All State and Federal Investments

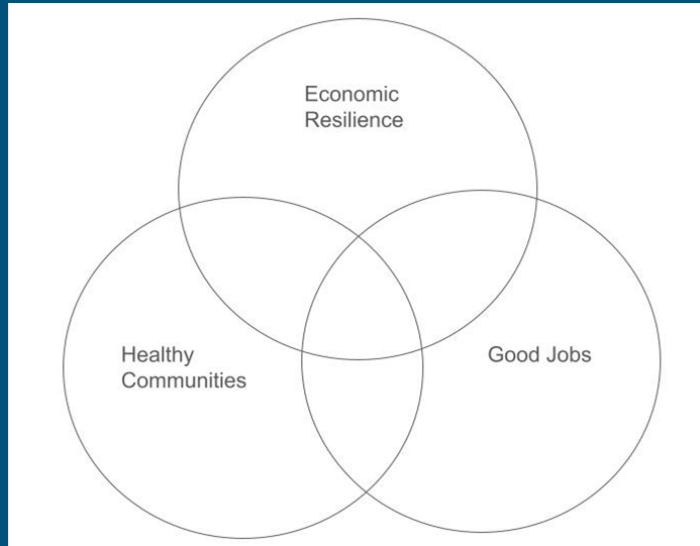
Economic Development for a Just Transition

Just Transition Economic Development

“A just transition approach to economic development planning: One in which the quality of growth matters as much as the quantity, and local communities are at the center of shaping the county’s vision for its future economy. In a just transition approach, environmental justice and economic justice are not oppositional forces to growth; instead they are necessary, complementary strategies for achieving a certain quality of growth.”

– UC Berkeley Labor Center

Priorities for a Just Transition



- **Good jobs:** Increase quality jobs and ensure those jobs are accessible to those who need them most, including displaced refinery workers and workers from historically marginalized communities.
- **Healthy communities:** Stop polluting land, air, and water in communities that have had disproportionate pollution burdens, and target environmental and health improvements in these areas.
- **Economic resilience:** Reduce economic dependency on fossil fuel production by diversifying and increasing other sources of tax revenue.

Just transition economic development framework

Priorities	<ul style="list-style-type: none">● Good jobs● Healthy communities● Economic resilience
Principles	<ul style="list-style-type: none">● Commit to democracy● Pursue demand-driven strategies that ensure just transition outcomes
Policy tools	<ul style="list-style-type: none">● Game plan: Tools to ensure communities and workers are at the table, identifying shared priorities for investment.● Goal posts: Tools to direct growth and investment at activities that support shared priorities● Guard rails: Tools to ensure community and worker-defined outcomes are achieved
Strategies	<ul style="list-style-type: none">● Invest in infrastructure that supports just transition priorities● Invest in industries that support just transition priorities
Next steps	<ul style="list-style-type: none">● Adopt a just transition framework to guide planning and implementation, and align local efforts● Leverage opportunities to grow a green economy

What's Next?

- Finalize reports (October)
- Release & publicize reports (November - Winter 2025)
- Pivot towards implementation of recommendations (2025)

Questions & Discussion