



CONTRA COSTA COUNTY

AGENDA

Hazardous Materials Commission

Thursday, October 23, 2025

4:00 PM

777 Arnold Dr., Martinez, CA 94553 -
Paramount Room

Zoom: <https://zoom.us/j/93502466349>

Phone: 1 (669) 900-6833

Meeting ID: 935 0246 6349

Chair: Mark Hughes

Vice Chair: Fred Glueck

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. CONSIDER approval of the September 25, 2025 Hazardous Materials [25-4461](#)
Commission meeting minutes.
Attachments: [September 25 2025 HMC Draft Meeting Minutes](#)
3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
4. RECEIVE a report from the Hazardous Materials Programs.

NEW BUSINESS

5. REVIEW the statement and attached document from the Bay Area Air District [25-4458](#)
and CONSIDER having a presentation on outdoor air quality and household
appliance emissions.

Attachments: [Appliance Rules-Myths vs Facts_V8r-092225](#)

"The Air District is concerned about the outdoor air quality problems caused by gas-fired hot water heaters and furnaces. These two devices emit over 90% of the NOx from household appliances. A few years ago we passed a couple of regulations that phased in a zero-NOx standard for these devices. I've attached the most recent fact sheet about these regulations. We'd be happy to come talk about our appliance rules, but our focus would be on outdoor air quality (NOx and primary/secondary PM) from these devices. We could also talk about implementation and how that process is proceeding."

6. DISCUSS the commission roster and CONSIDER asking those who cannot commit to meetings for the next calendar year to resign. [25-4459](#)
Attachments: [2025 HMC Roster - Terms and Committees](#)
7. PREPARE for commissioner candidate interviews - logistics, interview questions, schedule [25-4460](#)
Attachments: [HMC Interview Questions](#)
8. DISCUSS any updates on items of commission interest such as legislative updates, the Richmond hydrogen project, events, etc.
9. Plan next meeting agenda.

The next meeting is currently scheduled for December 11, 2025 at 4:00 PM.

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 1220 Morello Avenue, Suite 200, Martinez, CA 94553, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. 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: Adam Springer at 925-655-3216



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4461

Agenda Date: 10/23/2025

Agenda #: 2.

Advisory Board: Hazardous Materials Commission

Subject: September 25, 2025 Meeting Minutes

Presenter: Commission Chair

Information:

Attached to this agenda item are the draft meeting minutes from the September 25, 2025 Hazardous Materials Commission.

Recommendation(s)/Next Step(s):

CONSIDER approval of the August 28, 2025 Hazardous Materials Commission meeting minutes.



Meeting Minutes - Draft

CONTRA COSTA COUNTY Hazardous Materials Commission

Thursday, September 25, 2025

4:00 PM

777 Arnold Dr., Martinez, CA 94553 -
Paramount Room

Zoom: <https://zoom.us/j/93502466349>

Phone: 1 (669) 900-6833

Meeting ID: 935 0246 6349

Chair: Mark Hughes

Vice Chair: Fred Glueck

The meeting was called to order at 4:01 PM.

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

Commissioners Present: Fred Glueck, Mark Hughes, Drew Graham, Maureen Brennan, Jamin Pursell, Lou Flores, Lisa Martell, Jim Payne, Marielle Boortz

Commissioners Present Online: Madeline Kronenberg

Staff Present: Karine Abramians, Nicole Heath, Breanna Lingenfelter

Public Present: Jennifer Quallick

2. CONSIDER approval of the August 28, 2025 Hazardous Materials Commission meeting minutes.

The commissioners present unanimously voted to approve the August 28, 2025 Hazardous Materials Commission meeting minutes.

Motion: Jim Payne

Second: Marielle Boortz

3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

There were not any comments made by members of the public.

4. RECEIVE a report from the Planning and Policy Committee.

The Planning and Policy Committee discussed SB 684 & AB 1243 and noted that the bills had been sent back to revise the language and are expected to be proposed again in 2026. Some committee members felt that the retroactive penalties were a point of contention considering that companies would have been in compliance with the law at that time. Other committee members referenced previous lawsuits that demonstrated companies were aware of the potential harm at the time despite operating within the law. The committee decided to not make a recommendation until the bills have been revised and brought forward again. The committee also discussed a Stanford article on the health impacts of gas stoves in the home. There is current legislation on gas water heaters and furnaces, but gas stoves fall under federal jurisdiction. One committee member noted that the State has decided to place warning labels on gas stoves since they cannot apply regulations. Another stated that cities have previously proposed bans on gas stoves and were met with strong opposition from the restaurant industry. The commission will continue to follow these topics and will discuss them further as additional information becomes available.

5. RECEIVE a report from the Hazardous Materials Programs.

The Hazardous Materials Programs is in the process of recruitment and will begin interviewing over the next two weeks for two vacant Hazardous Materials Specialists positions and one vacant Accidental Release Prevention Engineering position. The Industrial Safety Ordinance/Community Warning System Ad Hoc committee is having a meeting on September 29th from 3-5 PM in which the final report for both the toxicologist and incident investigation root cause analysis of the MRC February 1st fire will be presented to the board.

NEW BUSINESS

6. DISCUSS the public forum that took place on September 11, 2025.

The commission felt that the public forum was a success and that the preparations made the event run very smoothly. They felt that the guest speakers shared a great deal of meaningful information and the variety of topics were well received by the public. The commission felt there were a few contributing factors for the low attendance rate: time and day of the week, location, holiday, political events, and insufficient advertising. The commissioners present gave suggestions for future events such as food/beverages, a raffle, outdoor venue, later start time. Staff will look into how the commission can obtain funds for future events.

7. DISCUSS the expiring terms for Business Seat #2, Environmental Engineering Firm Seat, and Environmental Justice Representative Seat.

Business Seat 2: Mark Hughes and Amy McTigue have been nominated by the Industrial Association to serve another term. Environmental Engineering Firm Seat: Innovex Environmental Management Inc. has nominated Ron Chinn to serve another term and Maile Chinn to serve for her first term. Environmental Justice Representative Seat: Maureen Brennan will apply for another term in this position. The seat opening has been posted and members of the public interested in the position can submit their application online:

<https://www.contracosta.ca.gov/3418/Appointed-Bodies-Committees-Commissions>

Fred Glueck will be retiring from his position as Business Seat 1 at the end of this year after serving for over ten years. His alternate Aaron Winer is interested in holding the primary seat, staff will obtain a nomination for the alternate seat from the West County Council of Industries.

8. Announcements from commissioners on items of commission interest.

The Richmond Shoreline Alliance has been launching their videos series to discuss the Zeneca Site in Richmond. They created an animated video series to make the information more digestible for the public. They will be holding an event to discuss this topic further on Friday October 3rd from 3-5 PM.

<https://youtube.com/@richmondshorelinealliance?feature=shared> [youtube.com]

<https://docs.google.com/forms/d/e/1FAIpQLSfxCFZPBfNmjs450BxhZZ5dXBmO7ED7bP6qGZF0okCa5isQhA/viewform> [docs.google.com]

9. Plan next meeting agenda.

The next meeting is currently scheduled for October 23, 2025 at 4:00 PM.

Adjourn

The meeting was adjourned at 4:56 PM.

Full meeting recording can be found here: <https://contra-costa.legistar.com/Calendar.aspx>



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4458

Agenda Date: 10/23/2025

Agenda #: 5.

Advisory Board: Hazardous Materials Commission

Subject: Emissions from Household Gases - Outdoor Air Quality

Presenter: Commission Chair

Information:

Attached to this agenda item is a Fact vs Myth sheet on Bay Area's Building Appliance Rules as well as a statement from the Bay Area Air District regarding future presentations they can provide.

"The Air District is concerned about the outdoor air quality problems caused by gas-fired hot water heaters and furnaces. These two devices emit over 90% of the NO_x from household appliances. A few years ago we passed a couple of regulations that phased in a zero-NO_x standard for these devices. I've attached the most recent fact sheet about these regulations. We'd be happy to come talk about our appliance rules, but our focus would be on outdoor air quality (NO_x and primary/secondary PM) from these devices. We could also talk about implementation and how that process is proceeding."

Recommendation(s)/Next Step(s):

REVIEW the statement and attached document from the Bay Area Air District and CONSIDER having a presentation on outdoor air quality and household appliance emissions.

Myths vs. Facts: Understanding the Bay Area's Building Appliance Rules

MYTH #1

The rules ban all gas appliances, including stoves.

FACT: The Bay Area Air District's appliance rules require new water heaters and furnaces to meet air pollution standards. The rules apply only to the sale and installation of new water heaters and furnaces that would take place after the specified compliance dates. Stoves, ovens, dryers, and other cooking appliances are not affected because they account for less than 10% of outdoor air pollution from appliances. The Air District has no plan to regulate these devices.

MYTH #2

Homeowners must replace their gas appliances before 2027 or risk going without hot water or heat for months or more.

FACT: The rules apply **only when** a water heater or furnace is **replaced proactively** or **fails and requires replacement after** the following specified compliance dates, which start at the beginning of each year:

2027: Residential water heaters

2029: Furnaces

2031: Large commercial and multifamily water heaters

In general, there is no requirement to proactively replace working appliances before they break down and need replacement.

MYTH #3

Homeowners must replace their existing gas appliances immediately.

FACT: **There is no mandate to remove or replace functioning appliances before they fail.** The rules apply only to appliances **newly purchased** or installed after the specified compliance dates.

MYTH #4

These rules were rushed through without public input.

FACT: The 2020-2023 rulemaking process were partial amendments to existing rules and included extensive public engagement, with over **ten public meetings** and 565 public comments on the final rule package. Additional stakeholder engagement and over 20 meetings were held through the [2023-2024 Implementation Working Group process](#), leading to board updates and likely future amendments of Rule 9-6 for small water heaters to provide more flexibility.

MYTH #5

The Air District has not done any outreach to inform the public about these rules.

FACT: The Air District has begun the first phase of outreach focusing on contractor engagement and education. The Board of Directors approved funding for a substantial public outreach and awareness campaign which will begin closer to the compliance dates to ensure information is timely and actionable for Bay Area residents.

MYTH #6

People could go for months without hot water.

FACT: Most property owners will be able to install a heat pump water heater quickly working with contractors that are readily available today. The Air District's research shows there is sufficient workforce capacity to meet this demand. For a smaller number of situations where significant electrical changes are needed, the Air District is currently developing amendments to the water heater rule (Rule 9-6) to allow flexibility to ensure residents are not left without hot water during the transition.

MYTH #7

It will be very expensive to redo a property's electrical system to comply with this rule.

FACT: In most cases, heat pump water heaters can replace gas water heaters with only light electrical work, and many newer models can simply plug into a standard 120-volt outlet. With new technology solutions, many 240-volt models work on current electrical service and panel—no upgrade needed.

Last Revised: 9/22/25



In limited cases, electrical upgrades may be costly or time-consuming. To address this, the Air District is currently developing amendments to the water heater rule (Rule 9-6) to allow flexibility to ensure residents are not left without hot water during the transition

MYTH #8

The rules will have minimal impact on air quality.

FACT: Gas appliances emit significant amounts of nitrogen oxides (NOx), which contribute to smog and respiratory illnesses. The new standards are projected to prevent approximately 85 premature deaths and 15,000 asthma attacks annually in the Bay Area, avoiding up to \$890 million per year in health-related costs.

MYTH #9

Electric appliances are unaffordable and impractical.

FACT: While some electric appliances do cost more upfront, many utility, state and local programs offer significant financial support.

- Visit the SwitchIsOn.org to learn more about incentives and financing in your city.
- Modern electric appliances, such as heat pump water heaters, are efficient, reliable, and can lower energy costs with the right electric rate. Heat pumps also have the advantage that they can provide air conditioning on hot days.



MYTH #10

There is a set maximum cost that homeowners will have to pay to comply with these rules.

FACT: There is no set cost for homeowners to comply with these rules and actual installation costs will vary. A 2024 staff report to the Air District Board of Directors – based on thousands of Bay Area installations – found average additional costs are less than \$2,000 for zero NOx water heaters, though some may be higher. Staff is currently developing amendments to the water heater rule (Rule 9-6) to allow flexibility for higher cost installations. A cost and technology assessment for furnaces (Rule 9-4) will be completed before the 2029 compliance date.

MYTH #11

The rules disproportionately affect low-income and disadvantaged communities.

FACT: The resulting air quality improvement benefits from the rules were found to be particularly strong in communities of color in the Bay Area that already suffer disproportionate pollution burdens. Additionally, the Air District is currently developing amendments to the water heater rule (9-6) that may include provisions for low-income households.

MYTH #12

The Bay Area is the only region with such rules.

FACT: The Bay Area is among the first to adopt these standards, but similar policies are being considered across California. The California Air Resources Board is developing similar rulemaking that, if passed, would cover the entire state.

For more information on the Bay Area's building appliance rules, visit:
baaqmd.gov/building-appliances

You can also sign up for email information regarding these rules at the bottom of the page.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4459

Agenda Date: 10/23/2025

Agenda #: 6.

Advisory Board: Hazardous Materials Commission

Subject: Commissioner Roster - Consider Resignation Requests

Presenter: Commission Chair

Information:

Attached to this agenda item is the commission roster detailing the members, seat positions, terms and committees.

Recommendation(s)/Next Step(s):

DISCUSS the commission roster and CONSIDER asking those who cannot commit to meetings for the next calendar year to resign

Position	Name	Start Date	End Date	Committee	Additional Positions
Business Seat 1 - West Co. Council of Industries	Fred Glueck	2/28/2023	12/31/2026	OPS	HazMat Commission Vice Chair
Business Seat 1 Alt. - West Co. Council of Ind.	Aaron Winer	2/28/2023	12/31/2026	OPS	
Business Seat 2 - Industrial Association	Mark Hughes	1/1/2022	12/31/2025	P&P	HazMat Commission Chair
Business Seat 2 Alternate - Industrial Association	Amy McTigue	1/1/2022	12/31/2025	P&P	
Business Seat 3 - Contra Costa Taxpayers Assoc.	Andrew D Graham	1/1/2025	12/31/2028	P&P	
Business Seat 3 Alt. - Co. Co. Taxpayers Assoc.	Frank Qin	1/1/2025	12/31/2028	P&P	
City Seat 1	Anthony L Tave	2/28/2023	12/31/2026	OPS	
City Seat 1 Alternate	Cesar Zepeda	3/19/2024	12/31/2026	OPS	
City Seat 2	Eduardo Martinez	3/19/2024	12/31/2027	P&P	Planning and Policy Committee Vice Chair
City Seat 2 Alternate	Brianne Zorn	3/19/2024	12/31/2027	P&P	
City Seat 3	Soheila V Bana	1/1/2025	12/31/2028	P&P	
City Seat 3 Alternate	Marisol Rubio	5/13/2025	12/31/2028	P&P	
Environmental Engineering Firms	*Vacant*			P&P	
Environmental Engineering Firms Alternate	Ronald Chinn	1/1/2022	12/31/2025	P&P	
Environmental Justice Representative	Maureen M Brennan	7/26/2022	12/31/2025	OPS	
Environmental Justice Representative Alternate	Kevin G Ruano Hernandez	4/18/2023	12/31/2025	OPS	
Environmental Organizations Seat 1	Jamin Pursell	1/1/2025	12/31/2028	OPS	Operations Committee Vice Chair
Environmental Organizations Seat 1 Alternate	Louis Flores	1/1/2025	12/31/2028	OPS	
Environmental Organizations Seat 2	Lisa A Martell	2/27/2024	12/31/2027	P&P	
Environmental Organizations Seat 2 Alternate	Rohan Tyagi	2/2/2024	12/31/2027	P&P	
General Public	Tim Bancroft	1/1/2024	12/31/2027	OPS	
General Public Alternate	Kenneth L Luther	1/1/2024	12/31/2027	OPS	
Labor Seat 1 - Central Labor Council	Julian Vinatieri	3/21/2023	12/31/2026	OPS	
Labor Seat 1 Alternate - Central Labor Council	Terry A Baldwin	2/28/2023	12/31/2026	OPS	
Labor Seat 2 - United Steel Workers Local 5	Jim Payne	1/1/2024	12/31/2027	P&P	Planning and Policy Committee Chair
Labor Seat 2 Alternate - United Steel Workers Local 5	Nick Plurkowski	2/27/2024	12/31/2027	P&P	
League of Women Voters	Marielle Boortz	1/1/2025	12/31/2028	OPS	Operations Committee Chair
League of Women Voters Alternate	Madeline Kronenberg	1/1/2025	12/31/2028	OPS	



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4460

Agenda Date: 10/23/2025

Agenda #: 7.

Advisory Board: Hazardous Materials Commission

Subject: Commissioner Interviews

Presenter: Commission Chair

Information:

Attached to this agenda item are the interview questions for commissioner candidates for the commission to review and revise as needed.

Recommendation(s)/Next Step(s):

PREPARE for commissioner candidate interviews - logistics, interview questions, schedule

Name _____

Date _____

Question	Comments	Score (1 – 5)
1. Why do you want to join the Commission and why would you be a good choice?		
2. What special skills do you bring to the Commission? Where do you see yourself fitting into the overall composition of the Commission?		
3. Have you worked on hazardous materials issue before? On other public policy issues? Please tell us about that experience.		
4. One of the criteria for this seat is that you have an awareness of, and an interest in, the principles of Environmental Justice as defined in County Policy. Please discuss an Environmental Justice issue you are aware of in your community.		
5. The Commission is consensus-oriented. What is your experience with groups in which there are diverse opinions? How have you handled situations where others' views are different from your own?		
6. What issues would you like to see the Commission work on in the coming year or two?		
7. Can you attend the monthly Commission meeting and one monthly committee meeting in -person when needed?		
Total		