



BOARD OF DIRECTORS
Community Equity, Health, and Justice Committee
July 8, 2026

COMMITTEE MEMBERS

JOHN GIOIA – CHAIR
MONICA BROWN
LINDA SELL
STEVE YOUNG

DIONNE ADAMS – VICE-CHAIR
JOELLE GALLAGHER
SHAMANN WALTON

**MEETING LOCATION(S) FOR IN-PERSON ATTENDANCE BY
COMMITTEE MEMBERS AND MEMBERS OF THE PUBLIC**

**Bay Area Metro Center
1st Floor Board Room
375 Beale Street
San Francisco, CA 94105**

**Office of Contra Costa County
Supervisor John Gioia
Conference Room
11780 San Pablo Ave., Suite D
El Cerrito, CA 94530**

**Napa County Administration Building
1195 Third Street, Suite 310
County Executive's Office
Napa, CA 94559**

**Pittsburg City Hall
65 Civic Ave., Room, 301A
Pittsburg, CA 94565**

THE FOLLOWING STREAMING OPTIONS WILL ALSO BE PROVIDED

These streaming options are provided for convenience only. In the event that streaming connections malfunction for any reason, the Community Equity, Health, and Justice Committee reserves the right to conduct the meeting without remote webcast and/or Zoom access.

The public may observe this meeting through the webcast by clicking the link available on the air district's agenda webpage at

<https://www.baaqmd.gov/bodagendas>

Members of the public may participate remotely via Zoom at

<https://bayareametro.zoom.us/j/82602377274>

or may join Zoom by phone by dialing (669) 900-6833 or (408) 638-0968.

The Webinar ID for this meeting is:

826 0237 7274

PUBLIC COMMENT ON AGENDA ITEMS

The public may comment on each item on the agenda as the item is taken up. Members of the public who wish to speak on a matter on the agenda will have two minutes each to address the Committee on that agenda item, unless a different time limit is established by the Chair. No speaker who has already spoken on an item will be entitled to speak to that item again.

Written public comments can be emailed to comments@baaqmd.gov or through the Air District's website via the "Submit a Comment" feature for this meeting. Written public comments emailed by 10:00 a.m. on the business day prior to this meeting will be provided to the Committee members in advance of the meeting. Written public comments emailed after that deadline will be provided to the Committee members following the meeting's adjournment. Unless directed by the Chair, written public comments will not be read aloud during the meeting.

The Committee welcomes comments, including criticism, about the policies, procedures, programs, or services of the Air District, or of the acts or omissions of the Committee. Speakers shall not use threatening, profane, or abusive language which disrupts, disturbs, or otherwise impedes the orderly conduct of a Committee meeting. The Air District is committed to maintaining a workplace free of unlawful harassment and is mindful that Air District staff regularly attend Committee meetings. Discriminatory statements or conduct that would potentially violate the Fair Employment and Housing Act – i.e., statements or conduct that is hostile, intimidating, oppressive, or abusive – is *per se* disruptive to a meeting and will not be tolerated.

COMMUNITY EQUITY, HEALTH, AND JUSTICE COMMITTEE MEETING AGENDA

WEDNESDAY, JULY 8, 2026

1:00 PM

Chairperson, John Gioia

1. **Call to Order - Roll Call**

The Committee Chair shall call the meeting to order and the Clerk of the Boards shall take roll of the Committee members.

2. **Pledge of Allegiance**

CONSENT CALENDAR (Item 3)

The Consent Calendar consists of routine items that may be approved together as a group by one action of the Committee. Any Committee member or member of the public may request that an item be removed and considered separately.

3. Approval of the Draft Minutes of the Community Equity, Health, and Justice Committee Meeting of May 13, 2026

The Committee will consider approving the Draft Minutes of the Community Equity, Health, and Justice Committee Meeting of May 13, 2026.

INFORMATIONAL ITEM(S)

4. Local Community Benefits Fund – Round 1 Benicia Catalyst Grant Applications

The Committee will consider and discuss the two eligible Benicia Catalyst Grant applications received, totaling \$65,772,910 in funding requests. Air District staff will share a summary of the applications received. This item will be presented by Emi Wang, Officer in the Community Investments Office.

OTHER BUSINESS

5. Public Comment on Non-Agenda Matters

Pursuant to Government Code Section 54954.3, members of the public who wish to speak on matters not on the agenda will be given an opportunity to address the Committee. Members of the public will have two minutes each to address the Committee, unless a different time limit is established by the Chair. The Committee welcomes comments, including criticism, about the policies, procedures, programs, or services of the Air District, or of the acts or omissions of the Committee. Speakers shall not use threatening, profane, or abusive language which disrupts, disturbs, or otherwise impedes the orderly conduct of a Committee meeting. The Air District is committed to maintaining a workplace free of unlawful harassment and is mindful that Air District staff regularly attend Committee meetings. Discriminatory statements or conduct that would potentially violate the Fair Employment and Housing Act – i.e., statements or conduct that is hostile, intimidating, oppressive, or abusive – is per se disruptive to a meeting and will not be tolerated.

6. Committee Member Comments

Any member of the Committee, or its staff, on their own initiative or in response to questions posed by the public, may: ask a question for clarification, make a brief announcement or report on their own activities, provide a reference to staff regarding factual information, request staff to report back at a subsequent meeting concerning any matter or take action to direct staff to place a matter of business on a future agenda. (Gov't Code § 54954.2)

7. Report of the Deputy Executive Officer of Equity and Community Programs

8. Time and Place of Next Meeting

Wednesday, September 9, 2026, at 1:00 p.m. The meeting will be held in-person at the Bay Area Metro Center and at satellite locations as may be specified on the meeting agenda using a remote teleconferencing link. Members of the Community Equity, Health, and Justice Committee and the public may attend at any of those in-person locations, and members of the public may also attend virtually via webcast.

9. Adjournment

The Committee meeting shall be adjourned by the Chair.

CONTACT:
MANAGER, EXECUTIVE OPERATIONS
375 BEALE STREET, SAN FRANCISCO, CA 94105
vjohnson@baaqmd.gov

(415) 749-4941
FAX: (415) 928-8560
Air District homepage:
www.baaqmd.gov

- Any writing relating to an open session item on this Agenda that is distributed to all, or a majority of all, members of the body less than 72 hours before the meeting shall be made available at the Air District's offices at 375 Beale Street, Suite 600, San Francisco, CA 94105, at the time such writing is made available to all, or a majority of all, members of that body.

Accessibility and Non-Discrimination Policy

The Bay Area Air District (Air District) does not discriminate on the basis of race, national origin, ethnic group identification, ancestry, religion, age, sex, sexual orientation, gender identity, gender expression, color, genetic information, medical condition, or mental or physical disability, or any other attribute or belief protected by law.

It is the Air District's policy to provide fair and equal access to the benefits of a program or activity administered by Air District. The Air District will not tolerate discrimination against any person(s) seeking to participate in, or receive the benefits of, any program or activity offered or conducted by the Air District. Members of the public who believe they or others were unlawfully denied full and equal access to an Air District program or activity may file a discrimination complaint under this policy. This non-discrimination policy also applies to other people or entities affiliated with Air District, including contractors or grantees that the Air District utilizes to provide benefits and services to members of the public.

Auxiliary aids and services including, for example, qualified interpreters and/or listening devices, to individuals who are deaf or hard of hearing, and to other individuals as necessary to ensure effective communication or an equal opportunity to participate fully in the benefits, activities, programs and services will be provided by the Air District in a timely manner and in such a way as to protect the privacy and independence of the individual. Please contact the Non-Discrimination Coordinator identified below at least three days in advance of a meeting so that arrangements can be made accordingly.

If you believe discrimination has occurred with respect to an Air District program or activity, you may contact the Non-Discrimination Coordinator identified below or visit our website at www.baaqmd.gov/accessibility to learn how and where to file a complaint of discrimination.

Questions regarding this Policy should be directed to the Air District's Non-Discrimination Coordinator, Kimberly Leefatt, Civil Rights Officer at 415-749-4610 or by email at non-discriminationcoordinator@baaqmd.gov.

**BAY AREA AIR DISTRICT
375 BEALE STREET, SAN FRANCISCO, CA 94105
FOR QUESTIONS PLEASE CALL (415) 749-4941**

**EXECUTIVE OFFICE:
MONTHLY CALENDAR OF AIR DISTRICT MEETINGS**

JULY 2026

<u>TYPE OF MEETING</u>	<u>DAY</u>	<u>DATE</u>	<u>TIME</u>	<u>ROOM</u>
Board of Directors Stationary Source Committee	Wednesday	8	10:00 a.m.	1 st Floor Board Room
Board of Directors Community Equity, Health, and Justice Committee	Wednesday	8	1:00 p.m.	1 st Floor Board Room
Board of Directors Policy, Grants and Technology Committee - CANCELLED	Wednesday	15	10:00 a.m.	1 st Floor Board Room
Board of Directors Finance and Administration Committee - CANCELLED	Wednesday	15	1:00 p.m.	1 st Floor Board Room
Community Advisory Council	Thursday	16	6:00 pm.	1 st Floor, Yerba Buena Room

AUGUST 2026

NO MEETINGS SCHEDULED

SEPTEMBER 2026

<u>TYPE OF MEETING</u>	<u>DAY</u>	<u>DATE</u>	<u>TIME</u>	<u>ROOM</u>
Board of Directors Meeting	Wednesday	2	10:00 a.m.	1 st Floor Board Room
Board of Directors Stationary Source Committee	Wednesday	9	10:00 a.m.	1 st Floor, Yerba Buena Room
Board of Directors Community Equity, Health, and Justice Committee	Wednesday	9	1:00 p.m.	1 st Floor, Yerba Buena Room
Board of Directors Policy, Grants and Technology Committee	Wednesday	16	10:00 a.m.	1 st Floor Board Room
Board of Directors Finance and Administration Committee	Wednesday	16	1:00 p.m.	1 st Floor Board Room
Community Advisory Council	Thursday	17	6:00 pm.	1 st Floor, Yerba Buena Room

BAY AREA AIR DISTRICT
Memorandum

To: Chairperson John Gioia and Members
of the Community Equity, Health and Justice Committee

From: Philip M. Fine
Executive Officer/APCO

Date: July 8, 2026

Re: Approval of the Draft Minutes of the Community Equity, Health, and Justice
Committee Meeting of May 13, 2026

RECOMMENDED ACTION

Approve the Draft Minutes of the Community Equity, Health, and Justice Committee Meeting of May 13, 2026.

BACKGROUND

None.

DISCUSSION

Attached for your review and approval are the Draft Minutes of the Community Equity, Health, and Justice Committee Meeting of May 13, 2026.

BUDGET CONSIDERATION/FINANCIAL IMPACT

None.

Respectfully submitted,

Philip M. Fine
Executive Officer/APCO

Prepared by: Marcy Hiratzka
Reviewed by: Vanessa Johnson

ATTACHMENT(S):

1. Draft Minutes of the Community Equity Health and Justice Committee Meeting of May 13, 2026

Bay Area Air District
375 Beale Street, Suite 600
San Francisco, CA 94105
(415) 749-5073

Community Equity, Health, and Justice Committee Meeting
Wednesday, May 13, 2026

DRAFT MINUTES

This meeting was webcast, and a video recording is available on the website of the Bay Area Air District at [Board Resolutions, Agendas, and Minutes](#)

CALL TO ORDER

1. **Opening Comments:** Community Equity, Health, and Justice Committee (Committee) Chairperson, John Gioia, called the meeting to order at 1:00 p.m.

Roll Call:

Present, In-Person (Bay Area Metro Center, 375 Beale Street, 1st Yerba Buena Room, San Francisco, CA, 94105): Directors Linda Sell and Steve Young.

Present, In-Person Satellite Location: (Solano County Administration Building, 675 N. Texas St. Room A168, Fairfield, CA, 94533): Director Monica Brown.

Present, In-Person Satellite Location: (Office of Contra Costa County Supervisor John Gioia, Conference Room, 11780 San Pablo Ave., Suite D, El Cerrito, CA 94530): Chairperson Gioia.

Present, In-Person Satellite Location: (Pittsburg City Hall, 65 Civic Ave., Room, 301A, Pittsburg, CA 94565): Vice Chairperson Dionne Adams.

Present, In-Person Satellite Location: Napa County Administration Building, 1195 Third Street, Suite 310, Crystal Conference Room, Napa, CA 94559): Director Joelle Gallagher.

Absent: Director Shamann Walton.

2. **PLEDGE OF ALLEGIANCE**

CONSENT CALENDAR

3. **APPROVAL OF THE DRAFT MINUTES OF THE COMMUNITY EQUITY, HEALTH, AND JUSTICE COMMITTEE MEETING OF APRIL 8, 2026**

Public Comments

No requests received.

Committee Comments

None.

Committee Action

Director Gallagher made a motion, seconded by Director Brown, to approve the Draft Minutes of the Community Equity, Health, and Justice Committee Meeting of April 8, 2026; and the motion carried by the following vote of the Committee:

AYES: Adams, Brown, Gioia, Gallagher, Sell, Young.
NOES: None.
ABSTAIN: None.
ABSENT: Walton.

INFORMATIONAL ITEMS

4. BAY REINVESTING PENALTIES FOR AIR IMPROVEMENT AND RESILIENCE (REPAIR) PROGRESS UPDATE

Emi Wang, Community Investments Officer, gave the staff presentation *Bay Reinvesting Penalties for Air Improvement and Resilience (REPAIR) Progress Update*, including: background; penalty allocation breakdown; overview of available funds; Local Community Benefits Fund; grant awards from Benicia and Richmond and their surrounding communities; grant support; grant support webinars; networking sessions; technical assistance services; technical assistance progress as of April 24, 2026; and what's ahead.

Public Comments

Public comments were given by Arieann Harrison, Marie Harrison Community Foundation.

Committee Comments

The Committee and staff discussed what value prospective applicants may have gained from attending the networking sessions; whether applications are predominantly coming from individual organizations versus collaborative partnerships; whether the \$3.25 million dollars that the Air District fined the Valero Benicia refinery (in April 2026) will be added to the available funds for Round 1 of the Local Community Benefits Fund allocated to Benicia and surrounding communities, and which grant award types qualify for the supplemental funding; the anticipated application scoring information that staff will share with the Board, once staff recommendations are ready for the Board's consideration; the number of Benicia residents that applied to serve on the application review panel; concerns regarding; the belief that nonprofit organizations were discouraged from applying due to limited administrative capacity

and the significant bureaucratic burden associated with the application process; and whether grant writers are allowed to be part of the application process.

Committee Action

No action taken.

5. AIR DISTRICT SCHOLARSHIP PROGRAM

Tim Williams, Diversity, Equity, and Inclusion Officer, gave the staff presentation *Air District Scholarship Program*, including: purpose and vision; overview; selection criteria; cohort model - scholar visibility and community engagement; review process for scholarship; timeline; outreach and equity strategy; success measures; pathway of success – student to employee; building early access and awareness; developing skills and experience; and creating a workforce pipeline.

Public Comments

Public comments were given by Patrick Messac.

Committee Comments

The Committee and staff discussed whether this opportunity would be extended to community colleges and colleges outside the nine Bay Area counties; whether Board members will be allowed to participate in the application review process or have opportunities to interact with the selected candidates; and the suggestion of holding informational sessions for perspective applicants.

Committee Action

No action taken.

OTHER BUSINESS

6. PUBLIC COMMENT ON NON-AGENDA MATTERS

Public comments were given by Meya, Center for Biological Diversity; Roger Lin, Center for Biological Diversity; Jenna Rafla-Yuan, San Francisco resident; Kaitlin Alcontin, Communities for a Better Environment; Patrick Messac; and Danny, Media Justice.

7. COMMITTEE MEMBER COMMENTS

None.

8. REPORT OF THE DEPUTY EXECUTIVE OFFICER OF EQUITY AND COMMUNITY PROGRAMS

Arsenio Mataka, Deputy Executive Officer of Equity and Community Programs, reported that, in response to public comments regarding data transparency, the Committee may wish to receive an update on the Open Air Community Data Portal Software Project, which is currently underway and aims to modernize the Air District’s public air quality data-sharing platform.

9. TIME AND PLACE OF NEXT MEETING

At the end of the meeting, the next meeting of the Community Equity, Health, and Justice Committee was scheduled for June 10, 2026. After the meeting adjourned, the next meeting was scheduled for July 8, 2026 at 1:00 p.m. The meeting will be held in-person at the Bay Area Metro Center and at satellite locations as may be specified on the meeting agenda using a remote teleconferencing link. Members of the Community Equity, Health, and Justice Committee and the public may attend at any of those in-person locations, and members of the public may also attend virtually via webcast.

10. ADJOURNMENT

The meeting was adjourned at 2:00 p.m.

Marcy Hiratzka
Clerk of the Boards

BAY AREA AIR DISTRICT
Memorandum

To: Chairperson John Gioia and Members
of the Community Equity, Health and Justice Committee

From: Philip M. Fine
Executive Officer/APCO

Date: July 8, 2026

Re: Local Community Benefits Fund – Round 1 Benicia Catalyst Grant
Applications

RECOMMENDED ACTION

None; this is an informational item only. Air District staff will present Benicia Catalyst Grant award recommendations to the Board of Directors in September 2026 for the Board's consideration and adoption.

BACKGROUND

In May 2024, the Bay Area Air District (Air District) adopted the Community Benefits Penalty Fund Policy to reinvest penalty funds into communities where violations occurred and support impactful projects. To date, the Air District has generated over \$131 million in penalty funds and similar mitigation funds collected through enforcement actions, poised for reinvestment.

Funding from the Community Benefits Penalty Funds Policy is administered through the Bay Reinvesting Penalties for Air Improvement and Resilience (Bay REPAIR) program. The Community Benefits Penalty Funds Policy sets up a formula that automatically allocates 80% of penalty funds to the Local Community Benefits Fund and 20% to the Regional Community Benefits Fund after meeting a pre-determined threshold and split for specific penalty amounts.

The largest portion of funds to date have been allocated to the Local Community Benefits Fund for Benicia and the Local Community Benefits Fund for Richmond. The Air District has therefore focused its initial fund disbursement efforts on these two geographies.

This memo focuses on Benicia for the Catalyst Grant type.

Program Overview

The Local Community Benefits Fund reinvests penalties and mitigation funds in the specific communities affected by the air quality violations associated with those funds.

Per the Round 1 Grant Guidelines, adopted by the Board of Directors on January 29, 2026, the Program Goals are to:

- Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil fuel-based economy;
- Advance integrated projects to holistically meet community needs;
- Strengthen community-driven and collaborative solutions.

Grant Strategies

All projects must advance one (or both) of the Local Community Benefit Fund's strategies below.

- *Reduce Air Pollution and Improve Health Outcomes:* This strategy aims to mitigate air pollution harm caused in the past, address health impacts exacerbated by air pollution experienced in the present, and prevent and identify new opportunities to avoid potential air pollution harm in the future.
- *Build Economic Resilience for a Just Transition:* This strategy aims to build economic resilience that also delivers critical benefits related to air quality and public health. This strategy provides targeted economic support to communities experiencing the transition away from fossil fuels and other environment-related disruptions.

Grant Types

To best support a variety of local needs and contexts, the Local Community Benefits Fund offers three (3) grant types:

- Seed Grants fund smaller-scale projects between \$100,000 - \$200,000 led by non-profit organizations
- Opportunity Grants fund multi-stakeholder collaboration over one project or multiple projects. Grant size ranges between \$500,000 - \$5 million
- Catalyst Grants fund multi-stakeholder collaboration over multiple projects. Grant size ranges between \$10 - \$40 million

Catalyst Grant in Benicia

In recognition of the unique circumstances surrounding the refinery closure in Benicia, the Air District offered two exemptions for Benicia:

1. *Partnerships:* The partnership requirements in Section 4.1 of the Grant Guidelines are waived. While Co-Applicants will not be a required element for the Catalyst Grant in Benicia, applications demonstrating diverse community support will be prioritized.
2. *Application Review and Award Timeline:* Should there be a small number of applications for the Catalyst Grant in Benicia, the Air District may expedite the review of the applications within this grant category.

The Air District has elected to expedite the Benicia Catalyst Grant application process, which is the primary focus of this memo.

Funding Availability

The Local Community Benefits Fund for Benicia and Surrounding Communities has \$63,246,081 in available funding:

- In October 2024, the Air District, in conjunction with the California Air Resources Board, fined Valero Refining Company for air quality violations, resulting in \$60,011,061 in available funds
- In April 2026, the Air District fined Valero Refining Company for air quality violations, resulting in an additional \$2,250,000 in available funds

Pre-eligibility screening, funding requests totaled \$91,272,910 for the Benicia Catalyst Grant category and \$149,377,541 for the Benicia and Surrounding Communities Opportunity Grant category. Based on this demand, staff recommends directing additional funds from the April 2026 settlement to the Benicia and Surrounding Communities Opportunity Grant category.

Round 1 Application Process for the Benicia Catalyst Grant

Applications for the Local Community Benefits Fund opened on January 29, 2026. Applications for the Benicia Catalyst Grant closed on May 1, 2026. Applications for all other grant categories closed on May 29, 2026.

Over the application period, the Air District provided the following methods of application support and outreach for all prospective applicants:

Overall Grant Support

The Air District implemented multiple outreach approaches to ensure broad and accessible stakeholder engagement.

- *Presentations*: Presented at 14 City and community meetings between fall 2025 – spring 2026
- *Q&A*: Received and answered 250+ stakeholder questions via email
- *Networking Lists*: Maintained voluntary networking lists so applicants could identify potential partnerships and initiate connections independently

Virtual Grant Support Webinars

The Air District delivered webinars to guide applicants at different stages of the application process. These sessions helped applicants understand program requirements, prepare application materials, and identify potential partners. After the webinars, video recordings were published on the Air District website as continued public resources for all interested applicants.

- *Grant Information*: Introduced the program, including goals, eligibility, grant categories, and eligible project types. 158 Benicia registrants.

- *Grant Development*: Guided applicants to strengthen their proposal narratives and measurable outcomes. 97 registrants.
- *Tips & Tricks*: Guided applicants through the application process, including key application documents and step-by-step instructions on how to submit an application. 81 registrants.

In-Person Networking Sessions

In partnership with consultant InterEthnica, the Air District hosted two in-person networking sessions to help applicants meet interested parties in their communities, while preserving fairness in a competitive application process. Air District staff hosted these sessions as a direct response to applicant interest and stakeholder feedback, particularly the desire to identify potential partners. Early-stage data indicates strong interest in partnership-building expressed through the informational webinar sign-in forms, applicant questions, and outreach. The Benicia In-Person Networking Session attracted 75 registrants.

Technical Assistance

Consultant Environmental Protection Network (EPN) provided technical assistance to support applicants in understanding program requirements and strengthening their applications.

- *Office Hours*: Held 20 individual office hour sessions to engage in shorter conversations with prospective applicants
- *Technical Assistance*: Worked with 35 prospective applicants in a 1:1 capacity, including discussions of geographic eligibility, project scope alignment, scoring, and partnership requirements
- *Proposal Review*: United States Environmental Protection Agency alumni in EPN's network reviewed approximately 20 proposals across all grant types and both geographies

At a future meeting, staff hope to share collected survey feedback regarding overall Round 1 applicant experience, including whether stakeholders completed an application, barriers faced, effectiveness of grant support efforts, usefulness of technical assistance providers, and overall application process.

DISCUSSION

Round 1 Application Review Process for the Benicia Catalyst Grants

Both eligible applications were evaluated through a multi-stage review process by Air District staff, a consultant partner, and Community Reviewers and Technical Reviewers.

Completeness Check

Air District staff and the consultant partner reviewed all submitted application materials for completeness. In cases where required materials were missing or incomplete, staff notified applicants with an itemized list and provided a 48-hour (two business day) window to re-submit the missing or incomplete items.

Eligibility Review

Staff and the consultant partner applied all relevant eligibility criteria to submitted applications to determine which would advance for further review. Criteria included applicant eligibility (e.g., organization type), geographic eligibility, project eligibility, and financial capacity to manage grant funds. The financial review was led by Ground Works Consulting.

Due to ineligibility related to applicant type and failure to meet the multi-project requirement for the Catalyst Grant category, one (1) application was deemed ineligible and did not advance. Two (2) applications met eligibility requirements and moved forward for further review.

Application Scoring

Both eligible applications advanced to a panel of six (6) reviewers, consisting of two (2) Community Reviewers, one (1) Technical Reviewer from the California Air Resources Board, and three (3) Technical Reviewers from the Air District.

Community Reviewers were recruited through an application process, using criteria such as relevant experience and expertise, community connection and rootedness, and community-focused vision for program impact.

Each reviewer was trained by consultant Ground Works Consulting on the scoring criteria and rubric, bias awareness, and scoring platform; completed confidentiality and conflict-of-interest disclosures; and then scored independently. Reviewers met twice for facilitated check-ins to surface clarifying questions, share perspectives, and listen to insights from one another.

As mentioned, Benicia Catalyst Grant applications are exempted from the Co-Applicant requirement for the Catalyst Grant type. This adjustment removes two scoring criteria categories from Benicia Catalyst Grant applications: partnership composition and partnership co-management. Therefore, instead of scoring out of 150 points total, Benicia Catalyst Grant applications are scored out of 130 points total. All Reviewers were aware of this change and the scoring platform accounted for this exemption.

Round 1 Applications Received – Benicia Catalyst

The Air District received 3 total grant applications for the Benicia Catalyst Grant type. One application received did not meet eligibility review thresholds per the Guidelines, was deemed ineligible, and did not advance for review.

Both applicants that advanced past eligibility review together submitted 7 Project proposals, collectively totaling \$65,770,910 in funding requested.

Eligible Applications Received

Lead Applicant	Project Title	Funding Request	Overall Score
Benicia Unified School District	Benicia Unified School District Clean Future	\$25,770,910	102 / 130
City of Benicia	Benicia Forward	\$40,000,000	81.5 / 130

Both the applicants that advanced past eligibility review engaged with the technical assistance provider, Environmental Protection Network, to understand program requirements and strengthen their applications:

- An Environmental Protection Agency alumni in EPN's network reviewed an applicant draft proposal and provided feedback
- EPN discussed scope eligibility and strategy alignment with an applicant

The applications that advanced past eligibility review demonstrated strengths and weaknesses. Both applications submitted project elements that demonstrated direct reduction in air pollution and alignment with the grant strategies. Both applications also submitted other project elements that did not demonstrate direct reduction in air pollution nor alignment with the grant strategies. The following is a summary of strengths and weaknesses across both applications:

- Application Submissions: Strengths
 - *Reduce Air Pollution and Improve Health Outcomes*
 - Project proposals to reduce exposure to indoor air pollution by increasing filtration and reducing emissions, such as envelope air sealing and zero NOx heat pumps
 - Project proposals to reduce the emissions of criteria pollutants or air toxics through activities such as the installation of electric vehicle charging infrastructure, bicycle and pedestrian safety improvements, and tree planting
 - *Build Economic Resilience for a Just Transition*
 - Environmental student career pathways and training
 - Redevelopment coordination for industrial and polluted properties

- Economic development planning to advance economic diversification and attract clean and green businesses
- Application Submissions: Weaknesses
 - Acquisition and/or maintenance of fossil-fuel powered appliances, building systems, and infrastructure (e.g., diesel generators, gas-powered vehicles, gas-powered Heating, Ventilation, and Air Conditioning (HVAC))
 - Deferred maintenance activities with indirect and unclear impact to air quality improvements
 - Activities lacking concrete, tangible and measurable outcomes, aligned with the program strategies and the proposed budget
 - Overreliance on consultants and subcontractors

Considerations for Award

Air District staff consider both applications to meet the thresholds required to recommend partial grant awards. Staff proposes working with both applicants to better align the applications with the Local Community Benefits Fund grant goals and strategies, focused on the following criteria:

- Fund activities with concrete, tangible and measurable outcomes, aligned with the program goals and the proposed budget
- Prioritize funding that remains within the community (e.g., reduce consultant costs)
- Ensure no duplicative funding and establish clear associated documentation
- Do not fund the acquisition and/or maintenance of fossil-fuel powered appliances, building systems, and infrastructure (e.g., diesel generators, gas-powered appliances and vehicles)

Staff proposes working with both applicants to refine project scopes, workplans, and budgets to maximize community impact to Benicia residents; ensure successful, timely project outcomes; and steward fiscally responsible usage of funds. Applicants will be asked to re-submit abridged application materials for Air District consideration. Staff then proposes to present grant award recommendations, based on the revised application scopes, at the September Board of Directors meeting.

BUDGET CONSIDERATION/FINANCIAL IMPACT

Funding for the Local Community Benefits Fund is derived from the Community Benefits Penalty Funds Policy, which was previously adopted by the Board of Directors.

Respectfully submitted,

Philip M. Fine
Executive Officer/APCO

Prepared by: Emi Wang
Reviewed by: Arsenio Mataka

ATTACHMENT(S):

1. Application Summaries - Benicia Catalyst Grant
2. 26LCB12 Benicia Unified School District Portfolio - Redacted
3. 26LCB31 City of Benicia Portfolio_Redacted
4. Local Community Benefits Fund - Round 1 Benicia Catalyst Grant Applications Presentation

**Bay REPAIR
Local Community Benefits Fund: Round 1
Application Summaries: Benicia Catalyst Grants
July 8, 2026**

The Air District received 3 total grant applications for the Benicia Catalyst Grant type. One application received did not meet eligibility review thresholds per the Guidelines, was deemed ineligible, and did not advance for further review.

The 2 applications that advanced past eligibility review together submitted 7 Project proposals, collectively totaling \$65,770,910 in funding requested.

Lead Applicant	Project Title	Funding Request
Benicia Unified School District	BUSD Clean Future	\$25,770,910
City of Benicia	Benicia Forward	\$40,000,000

**Bay REPAIR: Local Community Benefits Fund: Round 1
Application Summaries: Benicia Catalyst Grants**

Benicia Unified School District (BUSD)

- **Lead Applicant:** Benicia Unified School District
- **Application Title:** BUSD Clean Future
- **Total Funding Request:** \$25,770,910

Project 1: Healthy Campuses

- **Project Funding Request:** \$15,515,869
- **Project Summary:** Benicia Unified School District seeks to upgrade BUSD facilities to improve energy efficiency, technological capability, safety, and health for students and staff.
- **Key Components:** Proposed activities include building envelope improvements such as window replacement, glazing, and shading; HVAC legacy system decommissioning and upgrade for MERV 13+ filter compatibility; and carbon capture through sustainable landscaping, including drought-tolerant and fire-resistant trees, shrubs, groundcover, sod installation, and drain and stormwater management. Proposed costs are primarily for capital improvements and physical materials for HVAC, windows, and landscaping.
- **Community engagement** began in 2016, including Stakeholder Needs Assessment, Facilities Audit, Facilities Steering Committee, and Digital Transparency Hub. Future work proposes online dashboard, site tours, and newsletter updates. BUSD proposes ongoing Facilities Steering Committee review and biannual evaluation by students, staff, and parents to collect quantitative and qualitative data regarding perceived air quality, classroom temperature stability, and overall respiratory comfort.

Project 2: Student Wellness

- **Project Funding Request:** \$6,304,400
- **Project Summary:** Benicia Unified School District seeks to provide referrals, care navigation, and data tracking of students and families with health-related absences to improve student health and attendance.
- **Key Components:** Proposed activities include compiling contact data of students with health-related absences via software; surveys, meetings, and Education & Empowerment sessions; a coordinated BUSD team to provide individualized support strategies and plans; and Referral & Care Navigation to students and families. Primary proposed costs for existing personnel and staff costs, in addition to community engagement, travel, and equipment purchases.
- **Community engagement** strategies and feedback include webpage, targeted follow-ups, parent events, and partner collaboration. BUSD proposes scheduled

**Bay REPAIR: Local Community Benefits Fund: Round 1
Application Summaries: Benicia Catalyst Grants**

parent meetings and community listening sessions, surveys and informal feedback, and input from school staff and community partners to adjust outreach, improve service accessibility, strengthen relationships, and ensure program responsiveness.

Project 3: Career Pathways

- **Project Funding Request:** \$3,950,641
- **Project Summary:** Benicia Unified School District seeks to expand its Career Technical Education (CTE) Pathways program with an Environmental Resources Pathway and a Biotechnology Pathway; support educational and career opportunities; and partner with Touro University Public Health program to prepare students for green economy & environmental health careers.
- **Key Components:** Proposed activities include curriculum and air monitoring equipment upgrades; dual-enrollment, career exploration, work-based learnings for high school and college students towards “jobs of the future”; and placement at Benicia HS with K-8 opportunities & peer learning. Primary proposed costs for personnel and staff costs, in addition to trainings, field trips, travel, community engagement, equipment, and subcontractors.
- **Community engagement** through 18 years of partnerships with industry, County, community colleges, and employers. BUSD proposes community feedback through focus groups, advisory meetings, and other avenues to shape programming, strategies, and partnership opportunities for students in college and career pathways.

**Bay REPAIR: Local Community Benefits Fund: Round 1
Application Summaries: Benicia Catalyst Grants**

City of Benicia

- **Lead Applicant:** City of Benicia
- **Application Title:** Benicia Forward: A Catalyst for a Clean and Resilient Future
- **Total Funding Request:** \$40,000,000

Project 1: Clean Energy Initiative

- **Project Funding Request:** \$15,515,869
- **Project Summary:** The City of Benicia seeks to modernize existing buildings through 3 sub-projects: (1) upgrade the City's civic core of 4 buildings into a City Campus Community Resilience Campus (Phase 1), inclusive of HVAC electrification, solar system modernization, and backup power; (2) update the Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan covering 36 generator-equipped facilities; and (3) update and enforce Green Building Codes and Energy Efficiency Code Compliance for new construction and renovations.
- **Key Components:** Proposed activities include:
 - Sub-Project 1: Benicia City Center Community Resilience Campus Phase 1 - \$5,670,383.50
 - Fund HVAC electrification, on-site solar, generator maintenance, backup power consolidation to upgrade community center and library into resilience centers.
 - Sub-Project 2: Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan - \$684,801
 - Provide preventative generator maintenance, generator inventory and transition plan.
 - Sub-Project 3: Green Building Codes and Energy Efficiency Code Compliance - \$827,326
 - Update and enforce CALGreen and efficiency standards for new construction and significant renovations citywide.
- **Community engagement** through Benicia Community Air Monitoring Program (BCAMP), senior services organizations, public comments, and operational feedback regarding backup power.

Project 2: Clean Mobility Initiative

- **Project Funding Request:** \$5,888,442.50
- **Project Summary:** The City of Benicia seeks to transition City-owned vehicles and infrastructure, and enhance active transportation through 4 sub-projects: (1) install EV chargers and purchase EVs; (2) improve bike and pedestrian sidewalk infrastructure; (3) update the City's Capital Improvement Plan focused on active

**Bay REPAIR: Local Community Benefits Fund: Round 1
Application Summaries: Benicia Catalyst Grants**

transportation; and (4) repair, inventory, and plan transition for the City's light-duty and heavy-duty vehicle fleet.

- **Key Components:** Proposed activities include:
 - Sub-Project 1: City Fleet Transition and Charging Infrastructure Installation - \$1,999,220.50
 - Install 4 public EV charging ports and purchase 2 non-patrol police EVs to promote broader fleet electrification.
 - Sub-Project 2: Pedestrian and Bicycle Infrastructure Repairs and Improvements - \$2,101,965
 - Improve bike lanes, sidewalks, bridge and tunnel structures, and curb ramps to improve pedestrian and bicycle safety.
 - Sub-Project 3: Active Transportation Planning, Design, and Capital Improvement Prioritization - \$706,847
 - Update Capital Improvement Plan, and develop a Bikeway Plan to build a pipeline of construction-ready projects.
 - Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan - \$1,078,410
 - Maintain and repair light-duty and heavy-duty fleet and develop fleet transition plan.
- **Community engagement** proposed focuses on informing and consulting on capital projects, including updates at City Council, website, public meetings, app, e-blast, and mailed progress report with City Manager's annual letter.

Project 3: Just Economic Transition

- **Project Funding Request:** \$11,430,924.50
- **Project Summary:** The City of Benicia seeks to update their policy and regulatory framework and implement a just transition through 5 sub-projects: (1) convene, coordinate, and participate in multi-agency refinery decommissioning process and site transition planning; (2) update General Plan with Environmental Justice element and other components; (3) develop Just Transition Revitalization Plan with local partners; (4) strengthen oversight through Industrial Safety Ordinance implementation; and (5) recruit and retain clean economy businesses to backfill job and revenue losses from high-emission legacy industries.
- **Key Components:** Proposed activities include:
 - Sub-Project 1: Industrial Site Transition & Decommissioning Coordination - \$3,232,721.10
 - Convene multi-agency process to build Transition Infrastructure Funding Strategy and execute MOUs or coordination agreements to manage safe decommissioning and site transition.
 - Sub-Project 2: General Plan & Industrial Zoning Update - \$5,044,624.10

**Bay REPAIR: Local Community Benefits Fund: Round 1
Application Summaries: Benicia Catalyst Grants**

- Update General Plan with enforceable Environmental Justice Element and Decarbonization Elements, and NOx/PM 2.5 reduction target to plan for post-refinery community vision.
- Sub-Project 3: Just Economic Transition Revitalization Plan - \$1,032,322.10
 - Develop Just Transition Revitalization Plan for economic diversification, worker transition, and community reinvestment, including an implementation-ready project list and at least three workforce pathway MOUs with the Solano County Workforce Development Board.
- Sub-Project 4: Industrial Safety Ordinance Implementation - \$961,551.10
 - Launch public information bank, conduct industrial safety ordinance inspections and risk management plan reviews, led by Fire Department.
- Sub-Project 5: Clean Industry Recruitment & Retention - \$1,159,706.10
 - Recruit and retain clean energy businesses; create jobs; develop Transition Infrastructure Investment Roadmap.
- **Community engagement** since 2025 spanning City Council, Commissions, affected businesses, councilmember-led City Taskforces, Solano Workforce Development Board, Solano Economic Development Corporation, and prior participation in Metropolitan Transportation Commission and Association of Bay Area Governments-funded planning process.

Project 4: Promoting Community Health

- **Project Funding Request:** \$15,500,120.50
- **Project Summary:** The City of Benicia seeks to enhance air quality and protect residents from air quality threats through 6 sub-projects: (1) plant 200 new trees and maintain existing trees; (2) enhance wildfire prevention and readiness through fuel modification, inspections, and field evaluations; (3) purchase safety and monitoring equipment for the Fire Department; (4) repair, inventory, and plan transition for light-duty and heavy-duty vehicle fleet; (5) maintain and repair park facilities; and (6) train and prepare staff for upcoming community alert system.
- **Key Components:** Proposed activities include:
 - Sub-Project 1: Benicia Urban Forestry & Greening Program - \$3,396,143.50
 - Maintain, inspect, and inventory 4500+ existing trees and plant 200 new native trees.
 - Sub-Project 2: Benicia Wildfire Prevention and Readiness Program - \$3,452,676.00
 - Manage vegetation in high-risk areas, inspect high-risk buildings,

**Bay REPAIR: Local Community Benefits Fund: Round 1
Application Summaries: Benicia Catalyst Grants**

- conduct field evaluations, apply herbicides to prevent wildfires.
- Sub-Project 3: Safety and Monitoring Equipment for Benicia Fire - \$261,158.40
 - Purchase air monitors and SCBA compressors for the Fire Department to monitor real-time, field-deployable air monitoring data and sustain personnel during wildfire responses.
- Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan - \$2,028,828.40
 - Maintain and repair light-duty and heavy-duty fleet and develop fleet transition plan with MTC and Air District to pursue electrification grants.
- Sub-Project 5: Equitable Access to Parks and Recreation Facilities and Programs - \$4,720,933.40
 - Maintain 211 acres of developed parks and landscaped areas, focused on deferred capital repairs, ADA requirements, irrigation system capital upgrades, and programming to segment from existing Prop 218 funding.
- Sub-Project 6: Emergency and Rapid Response to Hazardous Emissions and Community Alert System - \$1,640,380.80
 - Train staff, develop protocols, and implement new community alert system for both field response and community communication.
- **Community engagement** proposed updates at City Council, public sessions, website, app, targeted outreach to vulnerable residents, e-blast, and mailed progress report with City Manager's annual letter.

Bay REPAIR

Local Community Benefits Fund – Round 1

Opportunity and Catalyst Grants

Overall Narrative

General Instructions:

- The “Overall Narrative” is scored out of 50 points.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 7 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Catalyst Grant Applications in Benicia:

- Due to the ongoing strain on the Benicia community’s civic and organizational capacity resulting from the impending refinery closure, Co-Applicants are not required for Catalyst Grant applications in Benicia.
- Therefore, Catalyst Grant applications in Benicia should **not** answer questions related to “Partnership Structure” (Qs #3-6). Applicants should leave these questions blank, and will not receive a score for these questions.
- The “Overall Narrative” for Catalyst Grant applications in Benicia will be scored out of 30 points.

Application Information	
Application Title	BUSD Clean Future
Lead Applicant	Benicia Unified School District
Application Location	Benicia Unified School District 350 East K Street Benicia, CA 94510 Serving all 7 schools in Benicia Unified
Overall Funding Request	\$25,770,910
Grant Term Request	5 years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
 - o *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
 - o *Advance integrated projects to holistically meet community needs.*
 - o *Strengthen community-driven and collaborative solutions.*

Benicia Unified School District (BUSD) proposes the **BUSD Clean Future Initiative**, a coordinated districtwide effort designed to improve student health, reduce the impacts of air pollution, modernize aging school infrastructure, and prepare students for long-term economic opportunity in a changing regional economy. As a refinery-adjacent community, Benicia has experienced the ongoing environmental and public health impacts associated with industrial emissions, poor air quality events, and aging facilities that were not designed to protect students from modern environmental conditions. At the same time, the anticipated refinery closure presents significant economic uncertainty for local families and the broader community. The BUSD Clean Future Initiative responds to these interconnected challenges through three integrated projects focused on healthy campuses, student wellness, and career pathway development.

The **Healthy Campuses** project will modernize school facilities through upgraded HVAC systems, high-efficiency filtration, window replacements, and sustainable landscaping designed to improve indoor air quality, reduce exposure to pollutants, lower energy consumption, and create safer learning environments for students and staff. The **Student Wellness** project will implement coordinated health outreach, early intervention, family support, and care navigation systems to reduce health-related absenteeism, particularly among students impacted by asthma, allergies, and respiratory illness. The **Career Pathways** project will expand Career Technical Education (CTE) opportunities in Environmental Resources, Biotechnology, and Public Health, preparing students for high-demand careers connected to sustainability, health sciences, environmental monitoring, and the region’s evolving workforce needs. Together, these projects advance the goals of the Local Community Benefits Fund by reducing the impacts of air pollution, improving public health outcomes, strengthening educational and economic resilience, and supporting a just transition away from dependence on fossil fuel-based industries.

Key measurable outcomes include:

- Reduced student exposure to airborne pollutants through improved filtration and facility modernization
- Reduced health-related chronic absenteeism and increased student attendance
- Increased family engagement with health and wellness supports
- Expanded student participation in environmental health, sustainability, and biotechnology pathways
- Increased work-based learning, dual enrollment, and career exploration opportunities
- Improved student awareness of environmental health and air quality issues
- Reduced energy consumption and increased operational efficiency across district facilities

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

Benicia Unified School District serves approximately 4,300 students across four elementary schools, one middle school, one comprehensive high school, one continuation high school, and a preschool program in the City of Benicia, California. The district also employs more than 560 teachers, administrators, and classified staff members who support student learning and school operations throughout the community. According to California Department of Education DataQuest enrollment data for the 2024–25 school year, the district serves a diverse student population that includes approximately 41% White students, 26% Hispanic or Latino students, 17% students identifying with two or more races, 11% Asian students, and 5% Black students. The district also serves English learners, students with disabilities, socioeconomically disadvantaged students, foster youth, homeless students, and students experiencing a range of academic, health, and social-emotional challenges.

Benicia is a waterfront community with a long history connected to refinery operations, industrial activity, and regional transportation corridors. For decades, residents have expressed concerns regarding environmental exposures associated with industrial emissions, wildfire smoke events, diesel traffic, and regional air quality conditions. Students and families living in refinery-adjacent communities are often disproportionately impacted by respiratory illness, asthma, allergies, and other health concerns connected to environmental conditions. These impacts are particularly significant for children because their lungs, immune systems, and neurological systems

are still developing. Within BUSD, at least 487 students have documented asthma diagnoses and more than 240 students have documented allergies, with many additional students likely experiencing undiagnosed respiratory conditions or environmentally triggered health symptoms.

Air quality is linked to a wide range of health concerns, particularly for children. Because their bodies and brains are still developing, the American Lung Association reports that children are among the most vulnerable to air pollution, with exposure contributing to increased asthma prevalence, missed school days, and reduced academic performance. Poor air quality can impact the lungs, heart, brain, immune system, and overall development of young people. While all students, teachers, and staff benefit from cleaner air, improvements in air quality are especially important for students with health conditions affected by environmental factors, including asthma and allergies.

Beyond respiratory health, research supported by the National Institutes of Health demonstrates that air pollution exposure can negatively affect children's brain development, cognitive performance, and long-term neurological health. Studies have linked long-term exposure to air pollution with lower IQ scores, reduced cognitive performance, and difficulties with memory and learning (Alter et al., 2024). Additional research suggests that pollution exposure may influence emotional regulation and behavior, further highlighting the connections between environmental health, physical well-being, and mental health outcomes for students (Jara et al., 2026).

The proposed projects are designed to benefit all BUSD students, staff, and families while prioritizing populations most impacted by environmental and economic vulnerability. These include students with asthma and chronic health conditions, socioeconomically disadvantaged students, English learners, homeless youth, students with disabilities, and families experiencing barriers to healthcare access or economic instability. The initiative also supports students preparing to enter a changing regional workforce as Benicia and surrounding communities continue adapting to the anticipated transition away from fossil fuel-based industries. Through facility modernization, coordinated wellness supports, environmental health education, and expanded Career Technical Education pathways, the BUSD Clean Future Initiative seeks to improve student health, strengthen educational outcomes, and create long-term opportunities for students and families across the Benicia community.

PARTNERSHIP STRUCTURE (20 points)

- 3. Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*
5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
 - o *Coordinate overall community engagement activities.*
 - o *Track and report on indicators to assess progress towards measurable outcomes.*
 - o *Collect and process reporting, reimbursement and invoicing requirements.*
6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

N/A-This section is not required for Benicia Catalyst Grants

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

Benicia Unified School District has extensive experience implementing districtwide initiatives that improve student health, safety, and academic outcomes. Through its Local Control and Accountability Plan (LCAP), the district has established systems for coordinating programs that support student wellness, equity & inclusion, and college & career readiness.

To implement the BUSD Clean Future Initiative, the district will dedicate staff capacity across multiple departments, including:

- **District Administration** – Oversight of grant implementation and alignment with district priorities.
- **Facilities and Operations** – Implementation of air-quality improvements, monitoring equipment, and building upgrades.
- **Educational Services** – Integration of environmental health and sustainability learning opportunities into curriculum and student activities.
- **Student Services and Wellness Programs** – Coordination of health education, student engagement, and community outreach activities.

The Superintendent will directly oversee grant implementation, working with the Health and Wellness Coordinator, who will support personnel, site administration, project coordination, and reporting requirements.

The district will also leverage existing staff expertise in facilities management, curriculum development, and student wellness programs to ensure successful implementation. The district manages a \$68 million budget and \$122.5 million bond measure to improve facilities, security and technology.

Through these integrated efforts, the district is well positioned to implement projects that address environmental health challenges while advancing educational outcomes for students.

8. Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.

Benicia Unified School District has established financial management systems and internal controls that ensure public funds are managed responsibly, transparently, and in compliance with state and federal regulations. The district's Business Services Department oversees all grant funding and financial operations and has extensive experience administering state, federal, and foundation grants.

BUSD utilizes a centralized accounting system that allows the district to track restricted funds through dedicated budget codes and project accounts. For this grant, a unique program code will be established within the district's financial management system to ensure that all expenditures associated with the project are clearly documented and easily auditable. This system allows staff to monitor spending in real time and ensure that expenditures remain aligned with the approved grant budget and activities.

Financial oversight is provided by the Business Services Department, who is responsible for budget monitoring, compliance with grant requirements, and preparation of financial reports. Business Services staff will review expenditures, verify that costs are allowable under the grant guidelines, and ensure that all procurement and contracting activities follow district purchasing policies.

The district follows established internal control procedures that include:

- Segregation of duties for purchasing, approval, and payment processes
- Multiple levels of review and approval for expenditures
- Documentation requirements for all purchases and reimbursements

- Compliance with competitive bidding and procurement regulations when applicable

These practices ensure that grant funds are used only for approved activities and that all expenditures are properly documented.

To support grant reporting requirements, BUSD will maintain detailed financial records and supporting documentation for all project expenditures, including purchase orders, invoices, contracts, and payroll documentation for staff supported through grant funding. The district will prepare periodic financial reports to track expenditures against the approved budget and ensure that spending remains on schedule throughout the grant term.

In addition, the district undergoes regular independent financial audits in accordance with California public school district requirements. These audits review financial controls, accounting practices, and compliance with grant and funding regulations. This oversight helps ensure transparency and accountability in the management of public funds.

Through these systems and procedures, Benicia Unified School District has the financial capacity and experience to responsibly manage grant funding and ensure that all funds are spent efficiently and in accordance with program goals and requirements.

CITATIONS

1. Alter, N. C., Whitman, E. M., Bellinger, D. C., & Landrigan, P. J. (2024). Quantifying the association between PM2.5 air pollution and IQ loss in children: a systematic review and meta-analysis. *Environmental Health*, 23(1). <https://doi.org/10.1186/s12940-024-01122-x>
2. Jara, C. A., Jones, S. A., & Nagel, B. J. (2026). Longitudinal associations between air pollution and adolescent gray matter development: Insights from the ABCD study. *Environmental Research*, 289, 123333. <https://doi.org/10.1016/j.envres.2025.123333>

Application Title:

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget
1	Healthy Campuses Project	BUSD proposes a comprehensive suite of facility transformations designed to eliminate fossil fuel dependency while creating a "safety shield" for student and staff health. These upgrades transition BUSD campuses from legacy infrastructure into resilient, 21st-century learning hubs through building envelope and atmospheric control upgrades and carboncapture and sustainable landscaping.	Reduce Air Pollution and Improve Health Outcomes	[REDACTED]	0.0%	\$ 12,717,925	\$ 500,000.00	3.9%	\$ 15,515,869	\$ 15,515,869
2	Student Wellness Project	The BUSD Clean Future Student Wellness Project is a proactive, school-based initiative designed to improve student health outcomes and reduce chronic absenteeism by addressing health-related barriers to attendance. The project will implement coordinated outreach, early identification, and care navigation for students experiencing illness—particularly those affected by respiratory conditions such as asthma and allergies.	Reduce Air Pollution and Improve Health Outcomes	[REDACTED]	0.0%	\$ 5,043,520	\$ -	0.0%	\$ 6,304,400	\$ 6,304,400
3	Career Pathways Project	BUSD plans to expand its current Career Technical Education (CTE) Pathways program by adding an Environmental Resources Pathway and a Biotechnology Pathway as part of the BUSD Clean Future Initiative. BUSD will also partner with the Touro University Public Health Program to deliver a course on environmental health for BHS students, providing a bridge between these new pathways to demonstrate the impact of air quality on health. This project will strengthen and extend current pathway offerings by adding updated curriculum, equipment, dual-enrollment for high school/college planning, work-based learning, career exploration, student supports, and community-connected experiences tied directly to public health, air quality, environmental stewardship, and regional workforce opportunities.	Both	[REDACTED]	0.0%	\$ 3,160,513	\$ -	0.0%	\$ 3,950,641	\$ 3,950,641
4					0.0%			0.0%	\$ -	
5					0.0%			0.0%	\$ -	
6					0.0%			0.0%	\$ -	
7					0.0%			0.0%	\$ -	
8					0.0%			0.0%	\$ -	
9					0.0%			0.0%	\$ -	
10					0.0%			0.0%	\$ -	
TOTALS					0.0%	\$ 20,921,958	\$ 500,000	2.4%	\$ 25,770,910	\$ 25,770,910

Bay REPAIR

Local Community Benefits Fund – Round 1

Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	BUSD Clean Future
Lead Applicant Name	[REDACTED]
Project Location	Benicia Unified School District 350 East K Street Benicia, CA 94510 Serving all 7 schools in Benicia Unified
Overall Funding Request	
Grant Term Request	
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	BUSD Student Wellness
Project Lead	[REDACTED]
Project Location	Benicia School District- all 7 schools.
Project Funding Request	\$6,304,400

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The BUSD Clean Future Student Wellness Project is a proactive, school-based initiative designed to improve student health outcomes and reduce chronic absenteeism by addressing health-related barriers to attendance. The project will implement coordinated outreach, early identification, and care navigation for students experiencing illness—particularly those affected by respiratory conditions such as asthma and allergies.

Serving approximately 4,500 students across seven schools, the project responds to a clear and urgent need: at least 487 students have been diagnosed with asthma and 243 have documented allergies, with many more likely undiagnosed. When kids miss school, especially repeatedly, academic outcomes are far-reaching and include lower test scores, gaps in learning, falling behind peers, and even risks of grade retention or dropping out. Chronic absenteeism also exacerbates social isolation and precipitates social-emotional challenges, which ultimately results in adverse mental health outcomes for students.

Research consistently shows a strong, two-way relationship between student health, school attendance, and mental well-being (Viner et al., 2026). Students who experience ongoing medical issues, particularly respiratory illnesses, chronic conditions, or frequent sickness, are more likely to miss school, and those absences are closely tied to increased anxiety, depression, and social isolation (Russo, 2022). Studies indicate that students with mental health disorders miss significantly more school, up to 23–25 days per year in secondary grades, compared to about 10–12 days for their peers, and mental health challenges account for a notable portion of all absences (Owen, 2019).

Importantly, absenteeism itself can worsen mental health, creating a compounding cycle. Missing school leads to academic gaps, disconnection from peers, and reduced access to supportive adults, all of which increase feelings of anxiety and depression. Longitudinal research shows that even modest levels of absence significantly increase the likelihood of later mental health problems, with higher absence rates doubling the risk of poor mental health outcomes (Viner et al., 2026, *The Impact of School Mental Health Services on Reducing Chronic Absenteeism* | *Mental Health America*, 2025). For students dealing with ongoing medical concerns, this cycle is even more pronounced. Physical illness leads to absence, absence leads to emotional distress, and that distress further reduces attendance, all of which underscore the importance of early intervention, consistent outreach, and integrated health and wellness support in schools.

By coordinating health services staff, school nurses, wellness liaisons, and administrators, the BUSD Student Wellness project delivers timely support, health education, and care connections to families. This integrated approach aims to improve student health, decrease absenteeism, and alleviate the caregiving burden on families.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
 - o *Reduce air pollution and improve health outcomes*
 - o *Build economic resilience for a just transition*

This project directly aligns with the Local Community Benefit Fund's priority to reduce air pollution impacts and improve health outcomes. Respiratory conditions, such as asthma, is prevalent among BUSD students and closely linked to environmental factors that include air quality and pollution exposure. Benicia typically experiences 10-12 days per year of unhealthy air quality (Air Quality Index [AQI] ≥ 101), driven primarily by wildfire smoke, industrial emissions, and seasonal air inversions. While annual air quality averages may appear moderate, short-term pollution spikes pose significant health risks, particularly for children with respiratory conditions like asthma.

These episodic high-AQI days contribute to increased illness, missed school days, and worsening chronic conditions (Zhang et al., 2018). For the nearly 500 students in BUSD diagnosed with asthma, even brief exposure during unhealthy air quality events can trigger symptoms that lead to absenteeism and reduced classroom participation.

By strengthening early identification, family education, and access to care, this project mitigates the health impacts of environmental conditions on vulnerable students. It ensures that students affected by air quality-related illnesses receive timely intervention, reducing both the severity of health episodes and associated school absences.

Additionally, the project advances health equity by supporting families who may face barriers to healthcare access, ensuring all students—regardless of socioeconomic status—can achieve consistent attendance and improved well-being.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The BUSD Student Wellness project will be implemented across all schools within the Benicia Unified School District, serving students and families throughout the City of Benicia, California. Key locations include district school sites where health services and family outreach are coordinated.

Benicia Unified School District
350 East K Street
Benicia, CA 94510

Benicia Middle School
(~950 students)
1100 Southampton Rd,
Benicia, CA 94510

Benicia High School
(~1,400 students)
1101 Military West,
Benicia, CA 94510

Robert Semple Elementary School
(~500 students)
2015 E 3rd St,
Benicia, CA 94510

Matthew Turner Elementary School
(~500 students)
540 Rose Dr,
Benicia, CA 94510

Joe Henderson
(~500 students)
650 Hastings Dr,
Benicia, CA 94510

Mary Farmer Elementary
(~500 students)
901 Military West,
Benicia, CA 94510

Liberty High School
(~50 students)
351 E J St,
Benicia, CA 94510

The project will serve students and families across all district schools, including preschool, elementary, middle, and high school campuses.

- 4. Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The need for this project has been identified through ongoing engagement with families, school staff, and community partners. BUSD regularly reviews attendance data, school health office visits, and feedback from school offices, counselors, and administrators to understand the barriers that prevent students from consistently attending school.

We have sought feedback from site leaders, teachers, community members, parents, and the Benicia Board of Education through a series of meetings. Participants have provided direct feedback or have been asked to email the superintendent with questions, ideas, and suggestions. The following is a list of recent meetings:

Budget Advisory Committee
Grant Committee

**12/16/25, 1/14/26, 2/3/26,
2/26/26, 3/10/26, 3/23/26, 4/14/26, 4/20/26**

Parent Meetings	3/24/26, 4/21/26
Principal Meetings	3/18/26, 4/21/26
District Leaders Meetings	3/4/26, 4/22/26
Board Meetings	2/28/26, 4/16/26
Bond Oversight Committee	2/3/26

School staff have observed that many student absences are connected to health-related concerns, including respiratory illnesses, chronic conditions, and limited access to healthcare resources. Through conversations with families and community partners, the district has identified the need for stronger outreach, education, and coordination of health services to support families when students are ill.

Community-based organizations and local health providers have also emphasized the importance of improving communication between schools and families regarding health issues, preventative care, and available resources. This project leverages these findings to shift from reactive support to a coordinated, proactive model for student health and attendance.

- 5. Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The BUSD Student Wellness project directly addresses the community need for improved student health support and family outreach. Students experiencing illness or chronic health conditions often face barriers to returning to school quickly and safely. Without clear guidance and support, families may struggle to access medical care, understand health symptoms, or navigate available resources.

According to the Centers for Disease Control and Prevention (CDC), asthma is the leading chronic illness among U.S. youth and a primary driver of school absenteeism. When health conditions like asthma go unmanaged, the resulting chronic absences trigger a downward spiral of academic decline, social isolation, and deteriorating mental health. Consequently, proactive family outreach and early intervention are critical to maintaining student well-being and school engagement.

This initiative targets public health challenges, specifically respiratory illnesses and chronic health conditions like asthma, which are often exacerbated by environmental factors and poor air quality. By strengthening school-based health support and

connecting families to community health resources, the project contributes to improved student health and well-being.

Beyond clinical support, the project is a vehicle for health equity within the Benicia community. By proactively removing barriers to healthcare for underserved families, the project ensures that every student; regardless of socioeconomic status, has the resources to maintain consistent attendance. Through targeted outreach and coordinated care, the project empowers families to manage illnesses effectively and return students to the classroom safely and swiftly.

Project progress will be measured by:

- Reduction in health-related chronic absenteeism.
- Increased early intervention for respiratory and chronic conditions.
- Increased family engagement with health services.
- Increased connections to community healthcare providers.
- Improved student readiness to return to school after illness.

The success of this project will be demonstrated through a clear progression from individual student wellness to broad community impact. By reducing chronic absenteeism, the project is not only improving academic trajectories but also stabilizing family economies by reducing work-loss days for parents. Furthermore, by formalizing connections between families and community healthcare providers, this initiative will dismantle barriers to care and advance health equity. Ultimately, these measurable outcomes will result in a more resilient, healthy, and engaged community where every child has the physical well-being necessary to thrive.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

BUSD will implement a multi-layered engagement strategy to ensure families and community stakeholders remain informed, involved, and able to shape project implementation. The project ensures a two-way flow of information, and feedback is analyzed regularly to refine outreach tactics and eliminate barriers to care. This responsive approach ensures that the project remains deeply rooted in the actual needs of Benicia families, maximizing both health outcomes and community trust.

Engagement methods will include:

- Regular communication through district newsletters, school sites, and direct outreach.
- Targeted follow-up (phone calls, meetings, home-school communication) for families of students with health-related absences.
- Parent engagement events focused on health education and available resources.
- Collaboration with community health providers and organizations.

To ensure continuous improvement, BUSD will actively solicit feedback through:

- Scheduled parent meetings, meetings specific to the health of BUSD students, and community listening sessions.
- Surveys and informal feedback during outreach interactions.
- Input from school staff and community partners.

Feedback will be used to:

- Adjust outreach strategies.
- Improve accessibility of services.
- Strengthen partnerships with healthcare providers.
- Ensure the program remains responsive to community needs.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The BUSD Clean Future Student Wellness Project will implement a coordinated, data-driven system to identify, address, and reduce health-related barriers to school attendance. The vision of this project is for all students to have the support they need to be healthy and learn. Benicia students are particularly impacted. Students living near refinery-adjacent urban environments experience higher rates of asthma, respiratory illness, and stress-related conditions, all of which directly impact school attendance, academic performance, and long-term health outcomes (Gonzalez et al., 2022).

Pollution in urban environments near refineries exposes communities to harmful pollutants, such as fine particulate matter (PM2.5), sulfur dioxide, nitrogen oxides, and volatile organic compounds like benzene. These pollutants are strongly linked to increased rates of respiratory illnesses, particularly **asthma**, chronic bronchitis, and reduced lung function; especially in children (American Lung Association, 2025, World Health Organization, 2024). For students, these health challenges often translate into

frequent absences, reduced ability to participate fully in school activities, and a greater need for ongoing medical and school-based support.

In addition to physical health impacts, refinery-related pollution can affect neurological development, mental health, and overall well-being (Lewandowska, 2025, *Air Pollution's Impact on Mental Health*, 2026). Children exposed to poor air quality may experience headaches, fatigue, and difficulty concentrating, which can hinder academic performance. Chronic exposure is also associated with increased stress, anxiety, and sleep disturbances, particularly in communities that experience frequent industrial activity or environmental incidents (Zundel et al., 2022). These combined effects highlight the critical need for school-based health and wellness support, family outreach, and early intervention strategies to ensure students can attend school consistently, engage in learning, and maintain their overall health.

The project integrates early identification, targeted intervention, and continuous monitoring to improve both student health outcomes and attendance rates across the district. By expanding our current parent communication system to include direct texting, email and phone calls, we will ensure stronger communication with families. In addition to parent information sessions or podcast structures, we will better inform parents of available health support options with the use of social media and the district website.

The project's strategy is to implement a proactive outreach system that engages families after a student's second consecutive day of absence. By prioritizing respiratory health, our team identifies underlying symptoms and environmental triggers, connecting families with the medical support and community resources necessary to restore student health and academic engagement. Major components of the project include:

- 1. Proactive Identification and Outreach**

BUSD will establish a standardized early warning system using attendance and health office data to identify students experiencing repeated health-related absences (e.g., 2+ illness-related absences within a defined period). Staff will conduct timely outreach, including phone calls and emails, to engage the family and identify if assistance is needed. Priority will be given to students with known chronic conditions (e.g., asthma, severe allergies). Every time a student is absent for 2 or more days, parents/guardians will be contacted and offered support and information about identifying factors that can support their child's health needs.

- 2. Coordinated, Multi-Disciplinary Support**

A coordinated team—including the Health Services, Student Support Assistant, District Nurse, and site staff—will implement individualized support strategies for

identified students. Informal care plans or targeted support strategies will be utilized and integrated with existing student services (e.g. counseling, attendance teams).

3. Family Education and Empowerment

Families will receive culturally and linguistically appropriate education and resources to support student health. Education topics may include: managing chronic conditions (e.g., asthma action plans); preventative care and symptom recognition; when to seek medical care vs. return to school safely; and resources in the area that can support families' medical needs. Materials will be provided in the family's preferred languages and may be provided in different formats, depending on need. Families will receive ongoing support, not one-time contact.

4. Referral and Care Navigation

The program will actively connect families to healthcare and community resources, including referrals and warm hand-offs to: health insurance, such as Medi-Cal and Covered California; primary care providers; specialists (e.g., asthma/allergy care); and community clinics and public health services. Staff will assist families in navigating barriers such as insurance access, appointment scheduling, and transportation and language needs.

5. Data Tracking and Continuous Improvement

BUSD will implement a structured system to track participation, services, and outcomes. Data points will include: Health-related absences (frequency and duration); Student/family participation in outreach/intervention; Education provided and referrals made; and Attendance improvement over time. In addition, community feedback will be collected through parent meetings, school site engagement events, and direct conversations with families receiving support through the program. The district will also gather feedback from school staff and community partners to ensure the program continues to meet the needs of students and families. Data and feedback will be reviewed regularly to identify trends, adjust intervention strategies, and ensure program effectiveness.

Benicia Unified School District will serve as the lead agency, responsible for program implementation and coordination; data tracking and reporting using a tool such as TAD Health; communication with stakeholders; staff training and oversight; and partnership development with community health providers. We have ongoing relationships with all of these community health supporters: Solano Partnership, Public Health Nurse, Solano County Family Health Services, Benicia Action Council, and Solano County Public Health.

8. Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.

9. Use the Budget *TEMPLATE* document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.

Total direct costs for the BUSD Clean Future Student Wellness Project is \$5,043,520 for a 5-year grant period. The project budget includes time and effort costs for personnel directly responsible for health outreach, coordination, and family engagement; travel for personnel to make local family health visits; staff training at conferences; development, translation, and printing costs of outreach and educational materials for families; licensing expenses for web-based data collection and communication platforms; community engagement activity costs; and laptop purchases. A brief description of each key project cost follows.

Personnel

Health & Wellness Support Coordinator (1.0 FTE). This individual plays a key role in improving student health, increasing school attendance, and removing barriers to learning. This position is designed to provide direct outreach to students and families, connect them to health and community resources, and support school sites in responding to health-related concerns, including those connected to air quality and environmental conditions. The Coordinator works closely with district nurses, school staff, and community partners to ensure students are healthy, present, and ready to learn. \$750,000 is budgeted for this position for the 5-year grant term.

Health & Wellness Liaison (1 position, 1.0 FTE). The Health & Wellness Liaison provides direct support to students and families to improve student health, increase attendance, and remove barriers to learning. This role focuses on outreach, connection to resources, and ongoing follow-up to ensure students are healthy, supported, and able to attend school consistently. This individual supports the transition back to school and ongoing mental health needs. The Liaison works closely with school staff, the Health & Wellness Support Coordinator, and health services personnel to respond to student needs, particularly those impacted by illness, environmental conditions, and other wellness-related challenges. \$302,500 is budgeted for the Health & Wellness Liaison for the grant term, and the position may be a contract, hourly position.

Health Services Clerk (1.0 FTE). The Health Services clerk supports district efforts to improve student health and attendance by managing data systems, tracking measurable outcomes, and ensuring accurate reporting for grant-funded and district health initiatives. This role ensures that services provided to students and families are documented, analyzed, and used to drive continuous improvement. The Health Services Clerk works closely with the Health & Wellness Support Coordinator, Health &

Wellness Liaison, and other Health Services staff to maintain strong data systems that inform decision-making and demonstrate program impact at the local, state, and grant levels. \$375,000 is budgeted for this position.

Student Support Assistant (1.0 FTE). The Student Support Assistant works closely with the Health & Wellness Support Coordinator and Liaison to directly support BUSD families. This individual tracks student health cases and attendance, working in tandem with the Health Services Clerk to document details in data systems. \$290,000 is budgeted for this position during the grant period.

District Nurse (1.0 FTE). The District Nurse advances the well-being, academic success, and health of all students. This individual promotes health and safety including a healthy environment, intervenes with actual and potential health problems, and actively collaborates with others to build student and family capacity for adaptation, self-management, self-advocacy, and learning. The District Nurse advances the academic success and lifelong health and well-being of students by promoting school-based health and safety through vision, hearing and oral health assessment, immunizations, health education, and coordination of health care services for students with health needs, including students with chronic illnesses and disabilities. School nurses are the primary health professional within the educational community. \$1,066,735 is budgeted for this position.

Office Staff Members from 7 School Sites (0.20 FTE per person). Seven (7) office staff members from the 4 elementary, middle school, and 2 high schools will each dedicate 20% time and effort to this project to track student attendance, follow up on student absences, and input data into the appropriate data management systems. School office staff often are the first point of contact for BUSD families, and each individual from a BUSD school will serve as a school site representative for this project. \$581,625 is budgeted for the cost of this line item.

4 School Vice Principals from 2 School Sites (0.20 FTE per person). 4 school Vice Principals from the middle school and 2 high schools will each provide 20% time and effort to provide high level support for this project. The Vice Principals will monitor student attendance, provide family contact and support for students who demonstrate chronic absenteeism, and support student health plans. They will also work closely with BUSD Health Services staff and the Health & Wellness Support Coordinator to ensure the project meets its objectives. \$1,022,660 is budgeted for these positions during the grant period.

Other Direct Costs

Travel. Travel is budgeted at \$15,000 for the 5-year grant term (\$3,000 per year) to cover the cost of mileage for project personnel to conduct home visits with families experiencing high rates of school absenteeism. Travel also includes conferences and training.

Conferences. To assist with staff development during the grant period, \$20,000 is budgeted to cover the cost of attendance for project staff at relevant conferences. 2 project staff members will have the opportunity to attend 1 conference(s) per year.

Database. BUSD will utilize a web-based database to collect information on student attendance and health outcomes for this project. Licensing costs for a 5-year grant period are budgeted at \$350,000. This product tracks all student attendance information and health data. The license costs \$70,000 a year, and is likely to increase in cost.

Communication platform. BUSD staff and project personnel will use a communication platform to distribute timely information to project stakeholders, particularly families, on a mass scale. \$135,000 is budgeted for the cost of licensing this communication platform during a 5-year period.

Outreach and Educational Materials. \$15,000 is budgeted for the development, printing and distribution of project outreach and educational materials for families.

Translation Services. \$65,000 is budgeted for the use of translation services for outreach and educational materials, which will be made available in multiple languages to accommodate all BUSD families.

Community Engagement. \$30,000 is budgeted during the 5-year grant period for community engagement activities that include food and beverage for meetings, printing, and outreach costs, such as overtime or staff stipends.

Laptops. \$25,000 is budgeted for the purchase of 5 laptops. Included in this amount is technical support to set up the laptops for use within the district's network.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

This project aligns with several local and regional initiatives focused on improving community health and addressing environmental factors that impact public health. The project supports broader efforts to improve air quality and reduce the health impacts of environmental conditions, particularly those affecting respiratory health. Further, this project supports our student and staff health in conjunction with improving the indoor and outdoor air quality at Benicia Schools.

The project is consistent with the goals of California's Community Air Protection Program (AB 617), which focuses on addressing air pollution in communities impacted by industrial activities. By supporting early identification of respiratory health concerns and improving connections to healthcare resources, the project contributes to broader regional efforts to reduce the health impacts associated with air pollution. In addition, it is tied to regional efforts in Solano County to reduce air pollution and protect public health. Solano County's Climate Action Plan and regional air quality agencies prioritize reducing emissions, improving air quality, and mitigating the health impacts of pollution, particularly in communities impacted by industrial activity.

The project also aligns with school attendance improvement efforts aimed at addressing barriers that prevent students from fully participating in their education. When students miss school, it impacts their learning and progression in school. Missing school also has a social and mental impact on students as they often feel lost, behind and disconnected from school due to absences.

CAPACITY (10 points)

11. Describe the Project Lead's experience managing and implementing projects of similar scope and size.

Benicia Unified School District (BUSD) has significant experience implementing programs that support student health, wellness, and attendance. The district employs credentialed school nurses, health services leadership, and trained school staff who work collaboratively to support student well-being. Yearly, our trained staff conduct hearing, eye, and scoliosis testing and provide training to staff to manage students' health concerns. Our health team supports students with asthma and allergies on a daily basis. Our goal is to expand these roles with additional support providers who will better support our students.

The Health & Wellness Support Coordinator and Student Support Assistant will oversee project implementation, with the support of district personnel, coordinating the efforts of school nurses, health and wellness staff, and school office personnel. These staff members already play a key role in supporting student health at BUSD and will expand their outreach and coordination activities as part of this project.

Estimated staffing support will include partial Full-Time Equivalent (FTE) allocations across existing staff positions responsible for health outreach, coordination, and program implementation. The district will also leverage existing resources, such as school health offices, student services teams, and partnerships with community health organizations to support project implementation.

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

This project is ready to begin implementation within 30 days of the execution of the grant agreement. The program primarily involves staffing coordination, outreach activities, and program management within existing school facilities. No construction or major infrastructure changes are required.

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

No permits or special approvals are required for this project. The activities will be conducted within existing district programs and facilities.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

CEQA compliance is **not applicable (N/A)** because the project does not involve construction or physical development activities.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

Site control is not required, as all project activities will occur within existing Benicia Unified School District facilities and property.

16. Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.

The program will be implemented by existing district staff within the health services department and under the oversight of district personnel, including the Superintendent of Schools. BUSD will ensure ongoing oversight and program management during the grant term. The district will also explore opportunities to integrate successful program elements into ongoing student services and attendance support programs after the grant period.

17. Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.

Potential obstacles may include the difficulty of establishing consistent contact with high-need families and bridging gaps in resource awareness. To mitigate these barriers, the district will employ a multi-tiered strategy. This includes utilizing our comprehensive parent messaging system for automated calls and emails, distributing all materials in the primary languages of our community, and leveraging the trusted voices of our community partners to increase outreach efficacy.

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Bay REPAIR

Local Community Benefits Fund – Round 1

Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision: The BUSD Student Wellness is a proactive, school-based initiative designed to improve student health outcomes and reduce chronic absenteeism by addressing health-related barriers to attendance.

Measurable Outcome	Indicator(s)
1. A minimum of 200 students will be identified annually who experience health-related absences	<ul style="list-style-type: none"> Contact data will be tracked on Health Services web based software. Tracking every student/family contact.
2. A minimum of 150 families will participate in Coordinated, Multi-Disciplinary Support, through one on one intake, survey or educational outreach meetings	<ul style="list-style-type: none"> Tracked by Health services web based software, including date of contacts, steps taken, follow up, and support provided.
3. Twenty-five percent of our identified families will participate in Education and Empowerment sessions	<ul style="list-style-type: none"> Tracked on student software (Aeries)
4. Families (200) will receive Referral and Care Navigation	<ul style="list-style-type: none"> Number of referrals made to healthcare and community providers Percent of families successfully connected to services Reduction in barriers to accessing care (insurance, transportation, language)
5. Data Tracking and Continuous Improvement	<ul style="list-style-type: none"> Track student attendance and overall improvement, reduction in lost classroom time and instruction.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. A minimum of 200 students will be identified annually who experience health-related absences	A. Set up early warning system to identify students	1. Identify how the current absentee system will be used/modified to notify health staff when students have multiple health-related absences. Identifying respiratory illness.	Educational Services Department	School Nurse, Site office staff	January 2027
		2. Identify protocols for timeframes for contacting families.	Educational Services Department	School Nurse, Site office staff	January 2027
		3. Begin using an early warning system to identify families that need support.	Educational Services Department	School Nurse, Site office staff	July 2027
	B. Identify how families will be contacted	1. Identify protocols for how families will be contacted through multiple means (phone, email, text, etc.)	Educational Services Department	School Nurse, Site office staff	March 2027
		2. Identify how contacts will be documented	Educational Services Department	School Nurse, Site	March 2027

				office staff	
		3. Ensure processes are in place to connect with families who accept, and for families who decline by tracking and periodic monitored/offered support.	Educational Services Department	School Nurse, Site office staff	March 2027
	C. Conduct outreach to families on health-related needs and services.	1. Families who are identified will be contacted by health personnel a minimum of two times and two ways.	Educational Services Department	School Nurse, Site office staff	May 2027
		2. Information is shared to the school population through newsletters and other means to reach families who may be at risk of experiencing absences for early intervention.	Educational Services Department	School Nurse, Site office staff	June 2027
2. We are targeting 150 families to receive Coordinated, Multi-Disciplinary Support	A. Identify options that will be available for individual support	1. Development of an individual support plan template	Educational Services Department	School Nurse, Site office staff	July 2027
		2. Identify the types of support that will be available and integrate them into the plan template	Educational Services Department	School Nurse, Site office staff	July 2027
	B. Integrate existing student services	1. Identify which other student services might be integrated (counseling, attendance, etc.)	Educational Services Department	School Nurse, Site	Aug-Sept 2027

				office staff	
		2. Identify how student services will interface with the health attendance team.	Educational Services Department	School Nurse, Site office staff	Sept-Oct 2027
		3. Train/orient relevant student services staff on services available and how to access and integrate services and communication	Educational Services Department	School Nurse, Site office staff	Oct - Dec 2027
	C. Work with identified families to develop care plans and/or implement individual support strategies	1. Meet with families to discuss and identify individual strategies (in-person, virtual, email)	Educational Services Department	School Nurse, Site office staff	Sept-Nov 2027?
		2. Integrate individual support strategies into care plans	Educational Services Department	School Nurse, Site office staff	Dec-Feb 2027
		3. Implement individual support strategies	Educational Services Department	School Nurse, Site office staff	Dec-Feb 2027
3. Families will participate in Education and	A. Develop standardized education	1. Identify topics for education materials	Educational Services Department	School Nurse, Site	Jan - March 2028

Empowerment sessions	materials for family empowerment.			office staff		
		2. Develop materials in multiple formats (handouts, emails, brief messages, phone talking points)	Educational Services Department	School Nurse, Site office staff	March - May 2028	
	B. Translate educational materials	1. Translate materials into a minimum of English and Spanish	Educational Services Department	School Nurse, Site office staff	May - 2028	
		2. Translate materials as needed into other languages based on need	Educational Services Department	School Nurse, Site office staff	June 2028	
	C. Train staff on the delivery of educational materials	1. Identify best practices on health education, such as motivational interviewing	Educational Services Department	School Nurse, Site office staff	June - July 2028	
		2. Train non-medical staff on health related topics	Educational Services Department	School Nurse, Site office staff	July - Aug 2028	
	4. Families receive referral and care navigation support	A. Community resources are identified and	1. Develop a list of local healthcare providers, clinics, and support services	Educational Services Department		June - July 2028

to access healthcare and community resources	organized for referral	2. Identify resources for asthma care, primary care, and preventative health	Educational Services Department	School Nurse, Site office staff	June - July 2028
		3. Create a centralized referral guide accessible to staff	Educational Services Department	School Nurse, Site office staff	June - July 2028
5. Implement a data tracking and continuous improvement system to monitor student health and attendance outcomes	A. Track student contact, parent resources provide and overall student attendance.	1. Develop system to track student contact, outreach, and referrals	Educational Services Department	School Nurse, Site office staff	June - July 2028
		2. Track resources provided to families	Educational Services Department	School Nurse, Site office staff	June - July 2028
		3. Integrate attendance and health data into monitoring system	Educational Services Department	School Nurse, Site office staff	June - July 2028

Project Name:		BUSD Clean Future Student Wellness Project		
Lead Applicant Name:		Benicia Unified School District		
Term for this budget (in years):		5 Years		
Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Coordinator	1.0 FTE Health & Wellness Support Coordinator. Direct oversight of the project, ensure grant outcomes, develop systems of communication and follow up support of students and families.	\$750,000
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Project Support	1 Health & Wellness Liaison position at 40 hours per week per person. This individual will support students and families as they return to school, connect families to resources, and engage in follow-up activities.	\$302,500
Personnel/Staff Costs	Direct	Project Support	Health Services Clerk at 1.0 FTE to provide project oversight and direct support of students and families.	\$375,000
Personnel/Staff Costs	Direct	Project Support	1.0 FTE Student Support Assistant will provide direct support to families, tracking student health and attendance.	\$290,000
Personnel/Staff Costs	Direct	Nurse	The District Nurse will provide 1.0 FTE time and effort, supporting student health needs directly and through training of staff.	\$1,066,735
Personnel/Staff Costs	Direct	Administrative Support	7 office personnel at 7 school sites will provide administrative support to the project at 0.20 FTE per person. Attendance tracking, following up on student absences, and data input.	\$581,625
Personnel/Staff Costs	Direct	Administrative Support	4 Vice Principals at 2 school sites will provide high level support to this project at 0.20 FTE. Attendance monitoring, family contact and chronic absenteeism support, support of student health plan.	\$1,022,660
Travel	Direct	Travel	Travel expenses include the cost of mileage for project personnel to make home visits with BUSD families and conferences. Travel is budgeted at \$3,000 per year.	\$15,000
Capacity-Building and Training	Direct	Conference	Travel and registration fees are budgeted for project personnel to attend conferences for staff development training.	\$20,000
Community Engagement	Direct	Outreach	Production costs of outreach & educational materials for BUSD families. Cost includes development, printing, and distribution.	\$15,000
Community Engagement	Direct	Translation Services	Translation of outreach materials for families in multiple languages.	\$65,000
Community Engagement	Direct	Engagement	Expenses for engagement activities with the BUSD community include food and beverage for meetings, printing, and outreach costs.	\$30,000
Other Direct Costs	Direct	Database	Web-based data collection tool for student attendance and health outcomes will be used during the grant period. The budgeted amount includes the cost of licensing during this time. This is a new product combined with current products in use to support health tracking.	\$350,000
Materials, Supplies & Equipment (>\$5K itemized)	Direct	Laptops	5 laptops will be purchased for use during the grant period. The cost includes technical support to set up the laptops for use within the district's network. Licensing and software.	\$25,000
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Communication	A communication web-based software will be used for the project. The licensing cost for this software during the grant period is budgeted for the grant term.	\$135,000
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency costs	\$504,352
Indirect Costs (≤15% of Direct Costs)	Indirect	Admin and Indirect	Indirect costs	\$756,528
Only add lines above this line				

TOTAL: \$6,304,400

Lead Applicant Budget Summary (auto-calculated)	
Total Direct Costs	\$6,043,520
Total Indirect Costs	\$756,528.00
Total Prof. Services & Consultants	\$0.00
Total Contingency	\$504,352.00
Total Funds Requested	\$6,304,400
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	10.0%

Other Sources of Project Funding		Description and Status	Amount
Other Sources of Project Funding		(application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	
Only add lines above this line			
TOTAL: \$0			

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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of	Contingency % (project cap of 10%	Total Professional Services & Consultants %	Co-Applicant % (application min of
Lead Applicant	Benicia Unified School	\$5,043,520.40	\$756,528.00	\$504,352.00	\$6,304,400.40	15.0%	10.0%	\$0.00	100.0%
Co-Applicant 1	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 2	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 3	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 4	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 5	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 6	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 7	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 8	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 9	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 10	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
TOTAL		\$5,043,520.40	\$756,528.00	\$504,352.00	\$6,304,400.40	15.0%	10.0%	\$0.00	0.0%

Total Other Sources (All Applicants) \$0.00
 Total Project Cost Including Other Sources (All Applicants) \$6,304,400.40

Bay REPAIR

Local Community Benefits Fund – Round 1

Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	BUSD Clean Future
Lead Applicant Name	[REDACTED]
Project Location	Benicia Unified School District 350 East K Street Benicia, CA 94510 Serving all 7 schools in Benicia Unified
Overall Funding Request	
Grant Term Request	
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	BUSD Healthy Campuses
Project Lead	[REDACTED]
Project Location	Benicia Unified School District - all 7 schools
Project Funding Request	\$15,515,869

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Benicia Unified School District (BUSD) schools face a unique environmental challenge: its proximity to the Interstate 780 corridor, Valero, and refineries across the bay. Local industry creates a constant baseline of pollution. Older buildings allow industrial odors and toxic gases to seep through cracks in windows, doors, even when windows are shut. Many older classrooms rely on "passive ventilation" (opening a window or door), which often brings in more pollution, noise, and allergens. HVAC systems have been replaced over the years; however, with limited resources, they have not been upgraded to systems with more advanced filtration and controls.

BUSD's facilities have been carefully maintained since the 19th century, but maintenance cannot replace the need for modernization. With schools dating back to the 1930s, many of the district's learning spaces are outdated by today's energy standards. BUSD is seeking to upgrade these facilities to ensure they are energy-efficient, technologically advanced, and—most importantly—provide safe and healthy environments for every student and staff member.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
 - o *Reduce air pollution and improve health outcomes*
 - o *Build economic resilience for a just transition*

BUSD proposes a comprehensive suite of facility transformations designed to eliminate fossil fuel dependency while creating a "safety shield" for student and staff health. These upgrades transition BUSD campuses from legacy infrastructure into resilient, 21st-century learning hubs through the following interventions:

Building Envelope & Atmospheric Control

- **High-Performance Glazing & Shading:** Replacing aged windows with dual-pane, Low-E glass and solar shades to stabilize indoor temperatures and seal out industrial pollutants. The window replacement will include door and window sensors, which will turn off the HVAC units when windows and doors are open, resulting in substantial heating and cooling savings.
- **Advanced HVAC & Filtration:** Decommissioning legacy units in favor of high-efficiency systems capable of MERV 13+ filtration, improving indoor air quality (IAQ) even during localized refinery flaring or wildfire events.

Carbon Capture and Sustainable Landscaping Initiative

The district will implement a comprehensive sustainable landscaping plan across all seven school sites, including campus grounds and surrounding hillsides, designed to reduce air pollution and improve health outcomes for students and staff. This work will focus on planting trees and vegetation that capture carbon, filter airborne toxins, and reduce dust and particulate matter that contribute to respiratory conditions such as asthma and allergies. The project will also include strategic site grading, targeted sod installation, and advanced drainage systems to prevent erosion, manage stormwater, and protect school facilities.

All landscaping will utilize a student-safe, climate-resilient plant palette selected for drought tolerance, fire resistance, low allergen impact, and long-term sustainability in our regional climate. Where applicable, the district will prioritize the use of female tree varieties that do not produce pollen, significantly reducing airborne allergens, improving air quality for students and staff. Hillside areas will be stabilized with deep-rooted plantings to reduce runoff, prevent soil erosion, and protect adjacent structures. Tree canopy and groundcover will work together to lower ambient temperatures, reduce heat islands, and create cleaner, healthier outdoor spaces that support student attendance and overall well-being. In addition, eco-friendly perimeter landscaping will serve as a natural deterrent for pests while enhancing the safety and appearance of each campus.

Representative plant selections include:

- **Trees:** Coast Live Oak and California Sycamore provide high carbon sequestration, trap airborne particulates on leaf surfaces, and create shade that reduces ground-level heat; female Western Redbud varieties support pollinators while minimizing pollen exposure and contributing to localized air filtration and cooling.
- **Shrubs:** Toyon and Coffeeberry act as dense particulate filters that reduce dust and improve air quality near walkways and play areas; Ceanothus improves soil health through nitrogen fixation while supporting pollinators; Manzanita offers fire-resistant structure and deep root systems that stabilize slopes and reduce erosion.
- **Groundcover:** Kurapia and Lippia nodiflora form dense mats that suppress dust, reduce water use, and prevent soil erosion; Creeping Thyme provides low-growing coverage that supports pollinators while minimizing allergen impact; Dymondia creates a durable, low-water surface that reduces exposed soil and airborne particulates.

By improving air quality, reducing environmental pollutants, stabilizing soil, and creating climate-resilient outdoor spaces, this project directly supports healthier school environments, reduces exposure to respiratory triggers, and aligns with the Local Community Benefit Fund’s priority to reduce air pollution and improve community health outcomes. Simultaneously, they transition the District toward a water- and energy-efficient model that reduces utility waste, cuts operational costs, and honors BUSD’s commitment to a just transition away from fossil fuel dependency.

COMMUNITY IMPACT (20 points)

- 3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

This project will be implemented at the district office and school campuses within BUSD.

Benicia Unified School District
350 East K Street
Benicia, CA 94510

Benicia Middle School
1100 Southampton Rd,
Benicia, CA 94510

Benicia High School
1101 Military West,
Benicia, CA 94510

Robert Semple Elementary School
2015 E 3rd St,
Benicia, CA 94510

Matthew Turner Elementary School
540 Rose Dr,
Benicia, CA 94510

Joe Henderson Elementary School
650 Hastings Dr,
Benicia, CA 94510

Mary Farmar Elementary
901 Military West,
Benicia, CA 94510

Liberty High School
351 E J St,
Benicia, CA 94510

- 4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

In 2016, BUSD established a comprehensive Facilities Master Plan designed as a “living document” to guide long-term infrastructure strategy. Rather than being constrained by immediate fiscal limits, the Plan identifies the full scope of district-wide needs, allowing BUSD to prioritize and execute critical upgrades systematically as funding opportunities arise. BUSD implemented a series of meetings with the general

public and internal working groups to gather community feedback regarding the Facilities Master Plan, and has continued to regularly engage with the established committees and groups.

Community Engagement & Planning Timeline

- **Stakeholder Needs Assessment (Early 2016):** Conducted a district-wide listening tour with 2–3 community meetings at every school site to capture grassroots input on facility requirements.
- **Comprehensive Facilities Audit:** Performed a rigorous technical evaluation of all existing structures to identify critical gaps in seismic safety, ADA accessibility, and core infrastructure.
- **Community Open House (February 2016):** Hosted a public forum to present proposed improvements and collaborate with stakeholders on the final prioritization of projects.
- **Board Leadership Review:** Facilitated a formal Board Study Session to align facilities priorities with the district’s long-term educational and fiscal goals.
- **Establishment of the Facilities Steering Committee (Mid-2016):** Formed a diverse oversight body—including district leadership, technical staff, board members, and school-site representatives—to monitor progress and adjust priorities as needs evolve. This committee remains active, meeting annually to ensure project accountability.
- **Ongoing Public Dialogue:** Maintains a cycle of bi-annual community meetings at each school site. These sessions serve as a transparent reporting mechanism for completed works and a vital feedback loop for addressing new community concerns.
- **Digital Transparency Hub:** Provides continuous public access to the Facilities Master Plan and interactive site diagrams via the BUSD website, which is updated in real-time as project milestones are achieved.

Since the Facilities Master Plan’s inception in 2016, BUSD has facilitated over 100 targeted community and committee sessions, ensuring that every phase of modernization is rooted in public consensus and technical necessity.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

This project is the direct result of a decade of systematic community dialogue. Through over 100 engagement touchpoints—including school-site listening tours, Open Houses, and the Facilities Steering Committee—BUSD stakeholders consistently identified indoor air quality (IAQ), student health, and climate resiliency as top priorities.

This project benefits the following specific communities. BUSD is proposing additional projects in this grant application that specifically address the respiratory health of students, as well as vocational programs to help train students in green careers. The impact on those communities will be described in more detail in the relevant project narrative.

- **The Student Population:** BUSD serves approximately 4,500 students across all campuses with 10% of our students currently diagnosed with asthma and an additional 5% who are at risk of an asthma diagnosis.
- **Benicia Residents:** Benicia has a population of 26,477 residents (US Census Bureau) all who live within 2 miles of the I-780 corridor, the Industrial Park, or the Valero Refinery. All of our Benicia residents and students bear the high cumulative burden of industrial and transit-related emissions.
- **The Local Workforce:** Students in the vocational programs at Benicia and Liberty High Schools who will transition into the emerging green-tech economy through the Career Technical Education infrastructure programs

This application addresses three intersecting crises unique to our refinery-adjacent "fence-line" community:

- **The Public Health Challenge:** Students suffer from chronic pulmonary inflammatory provocation due to their proximity to the Valero refinery and heavy diesel traffic. Serving approximately 4,500 students across seven schools, this project will respond to a clear and urgent need: at least 487 students have been diagnosed with asthma and 243 have documented allergies, with many more likely undiagnosed. When students miss school, especially repeatedly, academic outcomes are far-reaching including lower test scores, gaps in learning, falling behind peers, and even risks of grade retention or dropping out. Absenteeism also increases social isolation and can lead to social-emotional challenges for students. This creates an inequitable learning environment where physical health is compromised by geographic location.
- **The Environmental Justice Challenge:** For too long, the "hidden cost" of local industry has been borne by the lungs of youth. By installing MERV 13+ filtration and airtight seals, BUSD is neutralizing the "fence-line effect" and ensuring that a student's zip code does not determine their respiratory health.

- **The Just Transition Challenge:** As California moves away from fossil fuel dependency, Benicia must evolve. This project utilizes school facilities as a "Blueprint for Resilience," replacing gas-fired combustion with electric heat pumps and smart controls. This transition ensures BUSD schools remain centers of stability and clean energy as the local economy shifts toward renewables.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

BUSD will employ a multi-channel communication strategy to ensure that progress and benefits—such as improved Air Quality Index (AQI) readings and energy savings—are visible and accessible to all stakeholders.

- **The "Clean Air" Dashboard:** Working with local community groups, we will launch a public-facing digital transparency portal on the BUSD website.
- **"State of the Schools" Site Tours:** We will host guided walk-throughs, coordinating with our school site councils at each school site, showing our modernized campuses. These tours will allow community members to see the tangible benefits of green technology, such as the cooling effect of new shade structures and the noise reduction from high-performance windows.
- **Quarterly "Green Progress" sections of our Newsletters:** Dedicated updates will be sent via the district's mass communication system (ParentSquare/Email), highlighting specific milestones like "Fossil Fuel Reduction Targets" and "Water Conservation Totals" achieved through the new landscaping and HVAC controls.

Feedback is not a static requirement; it is a vital tool for project calibration. BUSD will use the following methods to gather and act on stakeholder input during the grant term:

- **The Facilities Steering Committee (FSC) Review:** The FSC will continue to serve as the primary bridge between the technical team and the community. This committee will meet at a minimum of twice a year to review progress and voice concerns regarding construction schedules or priority shifts. The FSC includes school site administrators, IT and maintenance, who directly interface with the public and gather input, which is relayed to the FSC. If a project requires prioritization, it is brought to the Executive Cabinet and Board and will be implemented sooner.

- **Biannual Digital "Health" Evaluation:** BUSD will seek opportunities twice a year to bring students, staff, and parents together to evaluate quantitative data and gather qualitative data on the felt impact of the upgrades. Questions will focus on perceived air quality, classroom temperature stability, and overall respiratory comfort.

BUSD is committed to a Responsive Implementation Model. Feedback will be processed through a formal "Input-to-Action" pipeline:

- **Technical Validation:** All community feedback is first reviewed by the Bond Director and technical consultants to determine its feasibility within the grant's scope and safety standards.
- **Steering Committee Prioritization:** Validated feedback is then presented to the Facilities Steering Committee. If a recurring concern emerges, the committee has the authority to recommend a reallocation of project resources to address the need and ensuring the same intent of the project is maintained.
- **The "Close the Loop" Policy:** Whenever community feedback results in a project change, BUSD will issue a "Response Report" via the district website explaining how the input was integrated. This ensures that the community sees their influence in the physical transformation of its schools.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The following list is in priority order. Benicia Unified School District wants to make the best use of the REPAIR grant and use it to expand its bond projects and have an impact on the reduction of pollution, energy costs and provide a healthier environment for students and staff. The potential impact of the Valero closure on our bond funding could potentially result in the loss of \$660M in tax collections. This is a projected worst-case scenario when Valero closes and all operations cease at the location, leaving only the land as an asset. This impact could mean the collections for the district bond would not have sufficient funding, due to the maximum allowable in collections from residents. This could impact the district's ability to sell the future bonds it has outstanding in the original timeframe. Of the \$122.5M bond, the district has sold \$45M in May 2024 and \$65M in Jan 2026, with \$12.5M remaining to sell. With a reduction in collections, the district would likely not be able to sell the remaining for many years later (10-12 years), as the bonds being sold would need to have sufficient collections to repay. The REPAIR

grant would have a significant impact in supporting the community and especially the students of Benicia.

a) High-Performance Windows & Smart Climate Controls: The district will execute a comprehensive thermal envelope upgrade involving the replacement of over 1,080 windows across all campus facilities. These high-efficiency units significantly outperform legacy glass in thermal resistance and solar heat gain coefficients. Energy savings will be from 7% (when we are replacing older double-pane windows) to 30% (when we replace old single-pane windows). Additional energy savings will be realized from the HVAC interlocks above the 7-30% savings from window replacement. To maximize these gains, the project integrates an "Intelligent Shell" system:

- **Integrated HVAC Interlocks:** Wireless sensors on doors and windows will automatically throttle or deactivate HVAC zones when openings are detected, eliminating energy waste from "open-door" cooling. This project is of high importance as it would have a direct impact on heating and air conditioning costs.
- **Solar Managed Shading:** Advanced window coverings will be installed to further mitigate solar heat gain, reducing the peak cooling load on the district's electrical infrastructure.
- **Performance Validation:** To ensure maximum return on investment, the district will utilize a dual-phase Building Commissioning protocol. An initial diagnostic audit—including thermal imaging and envelope pressure testing—will establish a baseline for heat transfer. Following installation, a post-construction audit will be conducted to generate a measurable "Improvement Report," verifying the reduction in thermal leakage and the corresponding decline in HVAC demand

b) HVAC: Replacement of HVAC units will occur at 6 schools for improved thermal performance and air quality, including duct cleaning and balancing across each entire campus's buildings. The district has replaced HVAC systems at some schools. Due to the high costs, the choice was made to replace and not upgrade systems. The goal is to improve efficiency, reduce power costs, and install more efficient HVAC systems with smart technology that will result in improved indoor air quality through HVAC filtration systems. Energy savings are estimated to be 10-15% below existing use. Potential measurable outcomes:

- Reduced energy bills/usage.
- Student absenteeism - see reduction over the grant period due to improved air quality
- Reduced teacher sick time

c) Sustainable Landscaping: This project aims to measurably improve local air quality and climate resilience through strategic site improvements and landscaping.

By targeting campus hillsides for the installation of shrubs, sod, and female (low-pollen) trees, we will create natural buffers that capture particulate matter and reduce carbon emissions. These efforts are supported by professional grading and advanced drainage systems to prevent erosion, alongside eco-friendly pest management. Potential measurable outcomes:

- Pollutant reduction.
- Pollen reduction (female trees).
- Drought-resistant and fireproof landscaping.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this “Project Narrative” document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Budget Per Facility Replacement/Upgrade:

- HVAC:** HVAC units will be replaced for improved thermal performance and air quality, including duct cleaning and balancing across the entire campus for 4 elementary schools, the middle school and one high school. The **total direct cost** is **\$6,742,500** which includes **\$3,500,000** for materials and supplies and **\$3,242,500** for construction costs.
- Landscaping:** These direct costs will total **\$1,400,000** and include an upgrade in landscaping and irrigation at 3 elementary schools and one high school.
- Windows:** The **direct cost** of replacing windows for improved thermal performance and air quality, including code-compliant double pane windows, window shades for sun control, and HVAC system connections at 6 schools (4 elementary schools, the middle school, and one high school) will be **\$3,750,000**. Construction costs for window replacement is **\$325,425**.
- The total cost for **Professional Services & Consultants** for HVAC, landscaping, and window replacements is budgeted at **\$500,000**, and **the contingency costs** total **\$890,255**. Total indirect costs are **\$1,907,689**, and the total funds requested are **\$15,515,869**.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617), etc.).

The BUSD Facilities Modernization Project is strategically designed to advance the goals of multiple regulatory and community frameworks, specifically focusing on Environmental Justice, Decarbonization, and Public Health.

- a) Consistency with AB 617 (Community Air Protection Program):** Although Benicia is considered adjacent to high-priority AB 617 communities, this project mirrors the core mission of the California Air Resources Board (CARB) to reduce exposure in "high-burden" areas. By installing MERV 13+ filtration and airtight building envelopes, BUSD is proactively implementing the exact "School Air Filtration" mitigation strategies recommended by CARB for communities near refineries and high-traffic corridors. BUSD is essentially providing an "AB 617-level" protection for students before a formal mandate is even required.
- b) Alignment with the Benicia Climate Action Plan (CAP):** The City of Benicia's Climate Action Plan explicitly calls for a reduction in community-wide greenhouse gas emissions and a transition toward a low-carbon economy. This project directly supports the CAP's Building Energy & Renewables goals by replacing aged and underperforming HVAC units with updated, energy-efficient heating and cooling units and installing sensors that turn off HVAC units when windows or doors are opened. BUSD is leading the municipal effort to "decarbonize" local infrastructure and reduce the city's overall reliance on fossil fuels.
- c) Support for the Solano County Community Health Improvement Plan (CHIP):** The Solano County CHIP identifies Asthma and Respiratory Health as a primary concern, particularly children in industrial zones. BUSD facilities upgrades, specifically the removal of dust and the prevention of "atmospheric infiltration" of industrial gases, act as a direct medical intervention with the CHIP's objective to reduce emergency room visits for respiratory distress among the youth population.
- d) Consistency with SB 100 (The 100% Clean Energy Act):** California's SB 100 mandates that 100% of the state's electricity come from carbon-free sources by 2045. By modernizing BUSD's "building brains" (lighting and HVAC controls) and improving the "building shell" (windows and roofs), BUSD is drastically lowering the Energy Use Intensity (EUI) of district campuses. This makes the transition to a 100% clean grid more feasible by ensuring BUSD schools require significantly less operational power.

CAPACITY (10 points)

Describe the Project Lead's experience managing and implementing projects of similar scope and size.

If awarded the grant, the proposed facilities projects would be managed by BUSD's Bond Director, [REDACTED] joined BUSD in 2016 and has overseen all Measure S and Measure C bond projects. She is a licensed architect with more than 20 years of prior experience in private practice and work with the University of California, Berkeley. She is supported by architectural teams, civil and electrical engineers, surveyors, and a DSA Inspector of Record. If additional support is needed, the District can also retain a Construction Management firm to assist with project oversight and implementation.

BUSD has extensive experience successfully managing large scale capital improvement projects. In 2014, the District secured voter approval for the \$49.6 million Measure S facilities bond and completed major improvements across all school sites. Projects included districtwide fire alarm, technology, safety, roofing, flooring, HVAC, and security upgrades; new classrooms and restroom facilities; playground and shade structure additions; seismic renovations; parking lot and hardscape improvements; and major athletic facility upgrades, including a new football stadium at Benicia High School. These projects enhanced learning environments across the District and improved campus safety and functionality.

Building on the successful completion of Measure S projects, BUSD secured voter approval for the \$122.5 million Measure C facilities bond in 2024. Within two years, the District has already contracted more than \$40 million of approved projects. Current construction includes new baseball and softball facilities, an all-purpose turf field, parking and utility improvements, and major renovations to the Benicia High School Performing Arts Building. Additional completed projects include districtwide HVAC, roofing, flooring, restroom, and security upgrades.

Despite these investments, significant facility needs remain. The BUSD Facilities Master Plan identifies approximately \$80 million in additional unfunded Priority Two facility needs beyond current Measure C funding capacity. Further compounding these challenges, the indefinite departure of Valero is expected to reduce local property values and delay approximately \$12 million in anticipated Measure C funding. REPAIR Grant funding would help offset these impacts and allow BUSD to continue advancing critical facility improvements that support safer, healthier, and more effective learning environments across the District.

11. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

The district's Facilities Director, in conjunction with the Director of Maintenance, will oversee the Healthy Campuses Project. The Facilities Director has extensive experience in managing large projects from design to requesting bidding, and implementation of construction. In addition to oversight of the projects and punch card management upon completion, the director will provide regular community updates to the board and to the Facilities Oversight Committee.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

12. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

Readiness Documents for the Window replacement project have not yet been achieved. Readiness documents will consist of construction documents prepared by licensed Architects and Engineers that will be approved by the Division of the State Architect (DSA). Each BUSD site will have its own set of construction documents, bidding and construction. DSA is the governing jurisdiction for school facilities with approvals and reviews similar to that of the City Building Department for private buildings. BUSD is not governed by the City and these requirements on BUSD property do not require City approval (only DSA), unless they extend onto the City property, such as a driveway upgrade. MFES window replacement Construction Documents are currently in progress, with anticipated DSA submittal targeted for November 2026 and DSA approval

anticipated in quarter one of 2027. The project will then be publicly bid and start construction in the summer of 2026, with completion anticipated in the summer of 2027. Readiness documents for the other window replacement upgrades across the remaining BUSD sites will begin in 2027, with DSA approval anticipated in 2028 and window replacement completion prior to 2030.

HVAC replacement of smaller single BARD units (self-contained wall unit) does not require DSA approval. The work could be bid anytime, and installation would occur during non-school times, which could be weekends, holidays or summer break. The smaller HVAC unit replacement could be completed by December 2028. Readiness documents for these smaller HVAC units are not yet available and will consist of bid documents and plans identifying the units to be replaced. Larger HVAC replacement may require DSA approval (dependent on each location and size). Construction documents and DSA approval are estimated to take 6-9 months. The project could be bid immediately thereafter, with installation and completion within 4 months thereafter. The larger HVAC unit replacement projects that are required to acquire the Division of State Architect approval could be completed by December 2029. Readiness documents for the larger HVAC units are not yet available and will consist of architectural drawings, specifications, bid documents, and approval through DSA.

Landscaping does not require state permitting, but will adhere to local requirements, regulations, and any permitting. Readiness documents for Landscaping are not yet available and will consist of Architectural + Landscape Architect drawings and bid documents. Separate documents will be provided for each site. The readiness documents will be complete before Dec. 2028, with construction complete before December 2030.

13. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

BUSD has regularly filed CEQA documents for our projects. The roofing, window replacement and HVAC replacement typically fall within the CEQA exemption status. BUSD does not anticipate any complications or time delay with these filings.

14. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

BUSD owns all property upon which the improvements will be built. There are no foreseeable site control complications for the proposed work.

15. Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.

BUSD maintains an in-house Operations and Maintenance (O&M) Department funded by the District. The department includes fifteen full-time staff members who provide ongoing maintenance and upkeep across all District sites. This dedicated team has supported District operations for decades and will continue to do so into the future.

The Maintenance Department provides routine care and upkeep of windows, including replacement of broken windows and necessary caulking. Staff also service HVAC units and replace filters in-house. For repairs beyond the department's capacity, the District utilizes qualified heating and cooling contractors as needed. In addition, the department regularly maintains landscaping and grounds across District sites.

16. Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.

There are no known barriers to project implementation. However, facility improvement projects can occasionally encounter unforeseen conditions that create additional challenges. In addition, construction on active school campuses requires careful coordination due to the limited periods when sites are unoccupied.

BUSD pivots quickly to address these challenges as they arise. One example would be the BMS Seismic project over 6 buildings. It became apparent that the amount of furniture that had to be moved out of all of the buildings exceeded the BUSD maintenance's manpower ability within the needed timeframe. BUSD quickly hired a moving company to assist, and the transition occurred smoothly.

For work that cannot be completed during the summer break, BUSD coordinates with site users to evaluate if it is possible to relocate some programs to provide a space for year-round construction. Additional alternatives include after-hours and weekend work. BUSD works very hard to avoid spending monies on temporary interim facilities, but if no other options solve the challenge, it would consider it to complete the needed work.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

**Project
Vision:**

BUSD will transform its campuses into safe, modern learning environments that actively protect students and staff from pollution and climate-related impacts. Through strategic facility upgrades, sustainable landscaping, and smart energy systems, the district will reduce environmental risks while improving comfort, efficiency, and long-term operational sustainability.

Measurable Outcome	Indicator(s)
1. BUSD will improve building envelope performance by replacing more than 1,080 outdated windows and installing smart climate control sensors across participating school sites.	<ul style="list-style-type: none"> ● Number of windows replaced ● Number of door/window HVAC interlock sensors installed ● Post-installation commissioning report completed ● Reduction in thermal leakage and energy waste documented through baseline and follow-up assessments
2. BUSD will improve indoor air quality and HVAC efficiency by replacing outdated HVAC units at six schools and completing duct cleaning and system balancing across project campuses.	<ul style="list-style-type: none"> ● Number of HVAC units replaced ● Number of campuses receiving duct cleaning and balancing ● Installation of upgraded filtration and smart HVAC technology ● Reduction in energy use and improved indoor air quality data ● Maintenance and commissioning reports completed
3. BUSD will reduce outdoor environmental triggers by implementing sustainable	<ul style="list-style-type: none"> ● Number of school sites receiving landscaping improvements ● Number of trees, shrubs, and groundcovers installed

<p>landscaping and hillside stabilization across seven school sites using drought-tolerant, low-allergen, fire-resistant, and pollution-reducing plant materials.</p>	<ul style="list-style-type: none"> ● Use of female tree varieties where applicable ● Reduction in exposed soil, erosion risk, and dust-generating areas ● Completion of grading, drainage, and stabilization improvements
<p>4. BUSD will reduce district energy waste and improve operational efficiency through coordinated building upgrades that lower HVAC demand, reduce unnecessary heating and cooling, and support long-term cost savings.</p>	<ul style="list-style-type: none"> ● Utility usage before and after project implementation ● Reduction in avoidable HVAC runtime through sensor integration ● Documented decrease in heating and cooling loss ● Quarterly reporting of energy performance trends ● Completion of energy performance review

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
BUSD will improve building envelope performance by replacing more than 1,080 outdated windows and installing smart climate control sensors across all 7 school sites.	A. Finalize design, technical review, and approval process for window replacement and smart sensor installation.	1. Complete site assessments and confirm window replacement scope at participating schools.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	March 2027
		2. Prepare construction documents and submit for approvals as needed.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	Oct. 2027
		3. Finalize bid documents and project schedule.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	Jan. 2028
	B. Install high-performance windows, solar-managed shades, and smart climate sensors.	1. Procure materials and contractor services.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2027- Nov 2030
		2. Replace windows and install shades at project sites.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2027- Nov 2030
		3. Install door and window sensors integrated with HVAC controls.	BUSD Facilities Director,	Maintenance and Operations	July 2027-

			consultants, site administrators		Nov 2030
	C. Validate energy and building envelope performance improvements.	1. Conduct post-installation thermal imaging and pressure testing.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2027- Nov 2030
		2. Compare baseline and post-project energy performance data.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2027- Nov 2030
		3. Share results with the Facilities Steering Committee and community.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2027- Nov 2030
BUSD will improve indoor air quality and HVAC efficiency by replacing outdated HVAC units at six schools and completing duct cleaning and system balancing across all 7 school sites.	A. Complete planning and procurement for HVAC replacement and system upgrades.	1. Confirm the final list of HVAC units and campuses included in the project.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2026- March 2027
		2. Develop technical specifications for energy-efficient HVAC systems and filtration..	BUSD Facilities Director,	Maintenance and Operations	July 2026- March 2027
		3. Bid and award contracts for HVAC replacement and associated services.	BUSD Facilities Director	Maintenance and Operations	Jan 2027 - Nov 2030

	B. Install new HVAC systems and improve air distribution performance across school sites.	1. Remove outdated HVAC units and install upgraded systems.	BUSD Facilities Director	Maintenance and Operations	Jan 2027- Nov 2030
		2. Complete duct cleaning and balancing across participating campuses.	BUSD Facilities Director	Maintenance and Operations	Jan 2027- Nov 2030
	C. Measure improvements in indoor air quality, efficiency, and building comfort.	1. Establish baseline and post-installation energy use comparison.	BUSD Facilities Director, consultant	Maintenance and Operations	Jan 2027- Nov 2030
		2. Review indoor air quality and building comfort data after upgrades.	BUSD Facilities Director, consultant	Maintenance and Operations	Jan 2027- Nov 2030
		3. Report outcomes to stakeholders through dashboard, newsletter, and committee updates.	BUSD Facilities Director	Maintenance and Operations	Jan 2027- Nov 2030
	BUSD will reduce outdoor environmental triggers by implementing sustainable landscaping and	A. Develop site-based sustainable landscaping plans aligned to health and climate goals.	1. Assess each campus and hillside area for erosion, dust, heat, and planting needs.	BUSD Facilities Director	Maintenance and Operations
2. Finalize planting palette and design standards focused			BUSD Facilities Director	Maintenance and Operations	April 2027 -

hillside stabilization across seven school sites using drought-tolerant, low-allergen, fire-resistant, and pollution-reducing plant materials. Across all 7 school sites.		on low-allergen and drought-resistant materials.			Nov 2028
		3. Complete project sequencing for grading, drainage, sod, and planting.	BUSD Facilities Director	Maintenance and Operations	Nov. 2027 - Nov 2030
	B. Install sustainable landscaping and complete site stabilization work.	1. Complete grading and drainage improvements at designated campuses.	BUSD Facilities Director	Maintenance and Operations	Nov. 2027 - Nov 2030
		2. Install trees, shrubs, and groundcover selected for pollution reduction and climate resilience.	BUSD Facilities Director	Maintenance and Operations	Nov. 2027 - Nov 2030
	3. Stabilize hillsides and perimeter areas with deep-rooted plantings and erosion-control improvements.	BUSD Facilities Director	Maintenance and Operations	Nov. 2027 - Nov 2030	

	C. Evaluate the environmental and campus health benefits of sustainable landscaping improvements.	1. Document completion of planting, grading, drainage, and stabilization work by site.	BUSD Facilities Director	Maintenance and Operations	Jan 2028 - Nov 2030
		2. Review observed impacts on dust, runoff, heat, and campus appearance.	BUSD Facilities Director	Maintenance and Operations	Jan 2028 - Nov 2030
		3. Share results with the community through updates, tours, and public reporting.	BUSD Facilities Director	Maintenance and Operations	Jan 2028 - Nov 2030
BUSD will reduce district energy waste and improve operational efficiency through coordinated building upgrades that lower HVAC demand, reduce unnecessary heating and cooling, and support long-term cost	A. Establish baseline utility and operational performance data for project sites.	1. Compile pre-project utility and HVAC usage data.	BUSD Facilities Director	Maintenance and Operations	Sept 2026 - Jan 2027
		2. Identify baseline heating and cooling inefficiencies by site.	BUSD Facilities Director	Maintenance and Operations	Sept 2026 - Jan 2027
	B. Implement energy-saving improvements through window, shading, sensor, and HVAC modernization.	3. Set site-based tracking measures for post-project comparison.	BUSD Facilities Director	Maintenance and Operations	Sept 2026 - Jun 2031
		1. Integrate smart controls into upgraded campus systems.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031
		2. Verify system settings and operating schedules for efficiency.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031

savings. across all 7 school sites.		3. Train staff on proper system use and monitoring expectations.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031

	Demonstrate measurable operational savings and improved facility performance.	1. Compare baseline and post-project utility trends.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031
		2. Prepare a summary of energy savings and efficiency gains.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031

		3. Present findings to the Board, community, and Facilities Steering Committee.	BUSD Facilities Director	Maintenance and Operations	June 2028 - June 2031
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Project Name:		BUSD Clean Future Healthy Campuses Project		
Lead Applicant Name:		Benicia Unified School District		
Term for this budget (in years):		5 Years		
Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Materials, Supplies & Equipment (> \$5K itemized)	Direct	HVAC Replacement	Replace, upgrade HVAC and filtration systems at 6 BUSD schools	\$3,500,000.00
Construction	Direct	HVAC Replacement	Construction costs for replacement of HVAC and filtration systems at 6 schools	\$3,242,500.00
Materials, Supplies & Equipment (> \$5K itemized)	Direct	Windows Replacement	Windows and open/door window monitors for improved thermal performance and air quality, including code-compliant double pane windows, window shades for sun control, and HVAC system connections.	\$3,750,000.00
Construction	Direct	Windows Replacement	Replacement of windows and installation of open/door monitors at 6 schools	\$325,425.00
Construction	Direct	Landscaping	Upgrade landscaping and irrigation to reduce water use and environmental impact, improve air quality at 4 school sites	\$1,400,000.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Consulting	Design and agency fees, inspections	\$500,000.00
Contingency	Contingency	Contingency	Contingency	\$890,255.00
Indirect Costs (≤15% of Direct Costs)	Indirect	Indirect	Indirect	\$1,907,689.00
Only add lines above this line				
				TOTAL: \$15,515,869.00

Lead Applicant Budget Summary (auto-calculated)	
Total Direct Costs	\$12,717,925.00
Total Indirect Costs	\$1,907,689.00
Total Prof. Services & Consultants	\$500,000.00
Total Contingency	\$890,255.00
Total Funds Requested	\$15,515,869.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	3.9%
Contingency as % of Direct	7.0%

Other Sources of Project Funding		
Use this section only if your project has funding sources in addition to the Air District request.		
Other Sources of Project Funding	Description and Status <small>(application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)</small>	Amount
Only add lines above this line		
		TOTAL: \$0.00

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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of	Contingency % (project cap of 10%	Total Professional Services & Consultants %	Co-Applicant % (application min of
Lead Applicant	Benicia Unified School	\$12,717,925.00	\$1,907,689.00	\$890,255.00	\$15,515,869.00	15.0%	7.0%	\$500,000.00	100.0%
Co-Applicant 1	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 2	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 3	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 4	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 5	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 6	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 7	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 8	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 9	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
Co-Applicant 10	0	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00	0.0%
TOTAL		\$12,717,925.00	\$1,907,689.00	\$890,255.00	\$15,515,869.00	15.0%	7.0%	\$500,000.00	3.9%

Total Other Sources (All Applicants) \$0.00
 Total Project Cost Including Other Sources (All Applicants) \$15,515,869.00

Bay REPAIR

Local Community Benefits Fund – Round 1

Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	BUSD Clean Future
Lead Applicant Name	██████████
Project Location	Benicia High school, 1101 Military West, Benicia
Overall Funding Request	
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	BUSD Career Pathways
Project Lead	██████████
Project Location	Benicia High School
Project Funding Request	\$3,950,641

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Career Technical Education (CTE) is a program of study that involves a multi-year sequence of courses that integrates core academic knowledge with technical and occupational knowledge to provide high school students with a pathway to postsecondary education and careers. Once known as vocational schools, CTE classes and programs prepare students for many career possibilities (Nesbit, 2025). Upon graduation, CTE students may obtain successful employment, continue their education in college, receive apprenticeships, or engage in entrepreneurial opportunities.

Benicia High School (BHS) serves approximately 1,400 students and offers 8 CTE Pathways with sequential coursework for students to earn a certification and college credit. CTE enrollment during the 2025-2026 school year is about 49% of the student population, and this amount represents a 6% increase in participation from the year prior. BHS students of various racial and ethnic backgrounds participate in one or more CTE course, and the highest participation rates are seen among English Learners (52.4%), Homeless youth (44.0%), Students with Disabilities (37.1%), and Socioeconomically Disadvantaged students (47.1%). Currently, CTE Pathways at BHS include Health Sciences; Engineering and Architecture; Education, Child Development, and Family Services; Business Management; Building Construction; Transportation; Performing Arts; and Media Arts.

Benicia Unified School District (BUSD) plans to expand its current CTE Pathways program by adding an **Environmental Resources Pathway** and a **Biotechnology Pathway** as part of the BUSD Clean Future Initiative. BUSD will also partner with the Touro University Public Health Program to deliver a course on environmental health for BHS students, providing a bridge between these new pathways to demonstrate the impact of air quality on health. This project will strengthen and extend current pathway offerings by adding updated curriculum, equipment, dual-enrollment for high school/college planning, work-based learning, career exploration, student supports, and community-connected experiences tied directly to public health, air quality, environmental stewardship, and regional workforce opportunities. Additionally, these pathways will prepare students for high-demand careers that help communities respond to environmental and health challenges.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*

- o *Reduce air pollution and improve health outcomes*
- o *Build economic resilience for a just transition*

BUSD's CTE expansion directly advances a just transition by transforming the district's

educational framework into an engine for both public health and economic evolution. By integrating Environmental Sciences and Biotechnology into the CTE curriculum, we are training students to monitor and mitigate air pollution while simultaneously equipping them for high-demand careers in the post-carbon economy. This dual approach ensures that BHS graduates are prepared to lead Benicia toward a future defined by environmental health, economic resilience, and sustainable innovation.

The inclusion of these pathways creates a direct link between education and public health monitoring. Students in the Environmental Sciences pathway will use updated equipment to measure and analyze local air quality data. By training students to identify pollution hotspots, BUSD empowers the next generation to advocate for data-driven mitigation strategies that improve community health. The Biotechnology pathway allows students to study the physiological effects of pollutants on human health, specifically regarding chronic conditions like asthma. Through work-based learning, students can explore solutions in bioremediation and clinical health, directly addressing the regional need for a workforce capable of managing and reducing the impacts of air pollution. In addition, the new CTE curriculum focuses on environmental stewardship, teaching students how sustainable land management and urban forestry can act as natural carbon sinks and air filters, directly contributing to the reduction of localized air pollution.

This project positions Benicia's youth at the forefront of the green economy, ensuring they are not left behind as the regional workforce shifts away from fossil fuels. Benicia has an historical tie to heavy industry. By providing high-schoolers with dual-enrollment and work-based learning in Biotechnology and Environmental Sciences, BUSD is creating a just transition by preparing the local workforce for high-wage, high-growth sectors that do not rely on carbon-intensive industries.

These new CTE pathways are designed to meet the labor demands of a greener economy where new skills are required for a sustainable future (Grima et al., 2024). Students will gain the technical skills required for careers in renewable energy, environmental engineering, and biomedical research—industries that provide long-term economic resilience as the state moves away from fossil fuel dependence.

Through community-connected experiences and student support, BUSD ensures that students from all socioeconomic backgrounds have access to the "jobs of the future." This ensures that the economic transition is not just a shift in technology, but a shift toward a more equitable and inclusive local economy.

COMMUNITY IMPACT (20 points)

- 3. Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The Benicia Unified School District (BUSD) serves students and families throughout the City of Benicia, California. This project will primarily be implemented at Benicia High School (BHS). BHS CTE students who participate in the collaborative course with Touro University public health graduate students will have the opportunity to deliver peer health education to younger BUSD students at the middle school and elementary schools.

Benicia Unified School District
350 East K Street
Benicia, CA 94510

Benicia High School
(~1,400 students)
1101 Military West
Benicia, CA 94510

- 4. Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The BHS CTE program has been serving Benicia High School students for 18 years. As a core department within Benicia High School, the CTE program maintains industry relevance through monthly staff meetings and annual advisory sessions with business partners to integrate best practices and emerging technologies. Our instructors, all of whom transitioned from successful careers in their respective industries, undergo rigorous professional development to remain experts in their fields. Students benefit from a robust curriculum that offers professional certifications such as CPR and OSHA, alongside experiential learning opportunities including field trips, job shadowing, and internships. Furthermore, most pathways are articulated with community colleges, enabling students to earn college credit concurrently with their high school coursework.

Throughout its history, the BHS CTE program has strategically prioritized resources to meet the rising costs of hands-on project materials and immersive field experiences. By sustaining long-term partnerships with local businesses and organizations, the program facilitates high-impact, real-world projects, such as student-led designs for municipal and private developers. Additionally, BHS collaborates with the Solano County Office of Education to analyze regional workforce data, ensuring our pathways remain aligned with the economic needs and career opportunities of the local community.

The BUSD Career Pathways project developed from district conversations about student opportunity, attendance, student wellness, college and career readiness, and the need to connect school programs more directly to local conditions and future-facing careers. Community needs have been identified through review of student interest in

CTE, health and attendance concerns. To date, 28 students have shown an interest in Advanced Environmental Studies for next school year. Students have expressed interest in environmental studies classes that are not Advanced Placement. CTE Advisory Meetings with local industry and educational partners, local conversations about air quality and public health, and the district's desire to strengthen relevant pathways that support both student success and community resilience. In addition to student meetings, we have sought input from our BUSD Budget Advisory Committee, Grant Committee, Parent Meetings, Site Leaders meetings, District leaders meetings, Board meetings, Rotary, meetings with local medical providers, current internship providers, County Office of Education CTE program and environmental organizations.

The district will continue to refine project design through engagement with students, families, certificated and classified staff, local employers, higher education partners, public health organizations, and community-based organizations. Local nonprofit and civic partners and monitoring, **Sustainable Solano** for sustainability and greening partnerships, and health-related partners for career exposure and resource connection. The project expands on an already successful health career pathway, with partnerships with many local medical providers: [REDACTED], RN, [REDACTED], [REDACTED], Fire Captain/Paramedic, [REDACTED], Combat Medi, [REDACTED], Perinatal nurse/Labor/Delivery RN [REDACTED], [REDACTED], [REDACTED] [REDACTED], Correctional Medical Facility, RN, [REDACTED], Social Worker, [REDACTED], [REDACTED], Yoga Therapist, [REDACTED] [REDACTED], [REDACTED], breathing, public health, [REDACTED], [REDACTED] and [REDACTED] from [REDACTED]. To name a few.

- 5. Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Solano County's workforce trends strongly support the development of student pathways in health care, biotechnology, and environmental careers (*Solano County, ca / Data USA, 2024; Workforce Development Board of Solano County, 2021*). Health Care and Social Assistance is the largest employment sector in the county, employing more than 32,000 individuals and projected to grow by nearly 19 percent over the next decade (*2014-2024 Projection Highlights Vallejo-Fairfield Metropolitan Statistical Area (Solano County), 2017*). At the same time, Solano County is part of the Bay Area's globally recognized biotechnology and life sciences hub, an industry that supports more

than 400,000 jobs regionally and continues to expand with high-wage career opportunities (*North Bay Employment Connection WIOA Regional Plan Program Years 2025-2028 Photo by Trent Erwin on Unsplash, 2025*). Environmental and sustainability sectors are also growing rapidly as California advances toward its carbon neutrality goals, increasing demand for careers in clean energy, environmental science, and air quality management. Together, these industries represent some of the fastest-growing and most stable career pathways in the region, directly connecting workforce development to improved community health, environmental conditions, and long-term economic mobility.

This project responds to a clear community need by strengthening access to meaningful, locally relevant career pathways that connect student learning to real environmental and public health challenges in Benicia. Students benefit from opportunities that make learning more hands-on, engaging, and goal-oriented, while the broader community benefits from a stronger pipeline of young people prepared to contribute to healthier neighborhoods, informed environmental stewardship, and a more resilient local economy.

The project is designed to prioritize secondary students, including those historically underrepresented in high-wage career fields, students who would benefit from increased engagement and connection to school, and students seeking clear pathways to college and career opportunities. English learners, homeless students, students with disabilities, and socioeconomically disadvantaged students make up 51.5% of the 2025-26 BHS student population, and more than 37% of each grouping of these students enroll in CTE courses. English learners showed the largest jump in CTE enrollment from the prior academic year, a 21% increase, and the other three subgroups of disadvantaged students also saw an increase in CTE enrollment from the previous year (homeless youth by 15%, students with disabilities by 9%, and socioeconomically disadvantaged students by 8.5%).

The Environmental Resources pathway will address environmental justice and public health by providing hands-on learning in air quality, environmental data literacy, urban greening, exposure reduction, and sustainability problem-solving. The Biotechnology pathway will complement this work by preparing students for careers in health, wellness, public health, prevention, and patient support. These pathways align with California Career Technical Education standards, including Public and Community Health within the Health Science and Medical Technology sector, and reflect the state's emphasis on accessible and equitable K–14+ pathways. Progress will be measured through increased pathway enrollment, improved completion rates, expanded dual enrollment or articulated credit opportunities, growth in work-based learning

experiences, attainment of industry-recognized certifications where available, internships, and stronger transitions to postsecondary education and careers.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

BUSD will share implementation progress through regular district communications, Board updates, school newsletters, pathway showcases, student presentations, family information nights, and posted pathway information on district and school websites. Community members will be informed about student participation, pathway milestones, available benefits such as dual enrollment or internship opportunities, and emerging student outcomes.

We have sought feedback from site leaders, teachers, community members, county-wide advisory partners, parents, and the BUSD Governing Board through a series of meetings. Participants have provided direct feedback or have been asked to email the superintendent with questions, ideas, and thoughts.

Budget Advisory Committee	12/16/25, 1/14/26, 2/3/26
Grant Committee	2/26/26, 3/10/26, 3/23/26
Parent Meetings	3/24/26, 4/21/26
Principal Meetings	3/18/26, 4/21/26
District Leaders Meetings	3/4/26, 4/22/26
Board meetings	2/28/26, 4/16/26
Bond Oversight Committee	2/3/26
Solano Co. Advisory Meeting	3/24/26

The district will also use advisory structures to support implementation, including pathway advisory input from employers, higher education, community-based organizations, and health and environmental partners. California’s student-centred pathway guidance emphasizes cross-system collaboration, equity, and alignment between K–12, postsecondary education, and industry; this project is designed around those same principles.

Community feedback will be gathered through student focus groups, advisory meetings, teacher and counselor input, partner meetings, and pathway reflection activities. Students will play a central role in evaluating pathway relevance, work-based learning experiences, and desired supports. Families and community partners will be asked to

help shape internship opportunities, guest speaker programming, scheduling, and access supports.

Feedback will be reviewed at least twice annually by district leadership and pathway staff and used to adjust course sequencing, student recruitment strategies, work-based learning design, and partnership priorities. This continuous-improvement approach is consistent with California's pathway guidance and with the design of high-quality CTE systems that are responsive to students and regional needs.

BUSD Human Resources will support the site Principal in hiring new teachers for the expansion of the project. In addition, the High School Principal will serve as the Project Coordinator and oversee the implementation of the BUSD Career Pathways Grant and expansion of the CTE pathways program.

MEASURABLE OUTCOMES PLAN (30 points)

- 7. Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The overall vision of this project is to transform BUSD's current CTE offerings from one Environmental Science course and one CTE Health Sciences pathway offering into three robust pathways that prepare students for college, careers, and community leadership in environmental health, sustainability, and health services. Major components include:

- 1. Pathway expansion and refinement** of the current Environmental Science course and the CTE Health Sciences Pathway course sequences.
- 2. Curriculum upgrades** aligned to California CTE standards in Environmental Resources and Biotechnology, including Public and Community Health.
- 3. Work-based learning**, including job shadows, field experiences, internships, guest speakers, and project-based community work.
- 4. Postsecondary alignment**, including dual enrollment, articulation, and exposure to local college and university pathways. California's K12 SWP specifically prioritizes seamless transitions to certificates, degrees, and employment.
- 5. Industry and community partnerships** with environmental, health, nonprofit, and higher education partners.
- 6. Student supports** such as pathway advising, recruitment, equity-focused outreach, and connection to college and career opportunities.
- 7. Equipment and materials** to support hands-on pathway instruction, including

environmental monitoring tools, field-study materials, health simulation materials, and career exploration resources.

The Applicant, Benicia Unified School District, will serve as project lead and fiscal agent. The Benicia High School Principal will serve as the Project Coordinator and oversee project implementation, manage budget and reporting, coordinate school-site delivery, and cultivate partnerships. The Project Coordinator will interview and hire teachers for the new Environmental Services and Biotechnology Pathways, working with them on curriculum development. The Project Coordinator will also work in conjunction with the Academic Counselor and Office Support staff member to oversee the day-to-day operations of the expanded CTE pathways program.

BHS has existing partnerships with several organizations that may serve as the foundation for the new pathways: City of Benicia, Solano County Water District, Solano Community College, Diablo Valley College, Red Cross, Kaiser Permanente, Adventist Health, and Touro University. Additional partners may include other local community colleges, Bay Area universities, health systems, and regional employers. Comparable California models show the value of pairing coursework with authentic field or clinical exposure; for example, Mission High's environmental sequence, Novato's professional-skill-centred medical pathway, and LAUSD Bravo's hospital-connected health capstones.

BUSD is partnering with the Touro University Public Health Program to implement Touro's Youth Environment Empowerment Project and provide an environmental health curriculum to BHS students enrolled in the Intro to Medical Careers CTE course. Touro graduate public health students will implement classroom sessions focusing on specific topics related to the intersection of air quality and health, such as the impacts of asthma and allergies on health, and how to reduce exposure to air pollutants to reduce the impact of these health concerns. The curriculum will have an overarching emphasis on building literacy in public health equity, environmental justice, collaborative research development, and health promotion and advocacy. This project will employ Youth Participatory Action Research (YPAR) principles (Madrigal et al., 2016, Ozer & Wright, 2012) and refer to examples from Dr. Annette Aalborg's successful Touro University California Public Health Program's Youth in Action Project. Students will be taught to use research tools such as surveys, focus groups, community mapping, and air monitoring to identify environmental and other health topics that affect their school and community. They will be guided in data interpretation and be able to advocate for actions and change, developing appropriate programs to support reduction in asthma related absences, overall school well-being, or other youth-identified environmental and health concerns. Interactive learning strategies include group challenges, role plays,

and problem-solving activities.

In addition to the classroom curriculum, BHS students will have the opportunity to be trained as Peer Health Promoters, participate in afterschool sessions, and assist with planning and implementation of health promotion classroom sessions. The Peer Health Promoters will gain public health knowledge and skills to improve leadership, collaboration, and public speaking proficiencies. These high school students will then pass on this knowledge to their peers in a way that is relatable and informational. When possible, the high school students will also provide health promotion educational sessions to younger students in the Benicia Unified School District middle school and elementary schools. This not only broadens the scope of education around health and air quality to younger students; it provides the opportunity for high school students to practice their speaking and leadership skills.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this “Project Narrative” document.*
9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Total direct costs for the BUSD Clean Future CTE Pathways project is \$3,950,641 for a 5-year grant period. The budget includes time and effort for BUSD personnel to oversee the project, develop and deliver CTE course curriculum, schedule courses and enrollment of students, provide guidance to CTE students for successful completion of pathway certification and courses, subcontract to Touro University for a collaboration on an environmental health and Youth Environment Empowerment Project, field trips, community engagement, materials and supplies. Details for costs are as follows.

The Project Coordinator (0.20 FTE) will serve as the Project Lead and oversee the CTE Pathways Project during the grant period. She is also the [REDACTED] and will be responsible for hiring the Environmental Services and Biotechnology Pathways CTE teachers. She will oversee all project personnel and subcontractors.

CTE teachers will be hired at various FTE levels per year to match the anticipated student enrollments in new CTE courses developed and implemented during the project period. \$1,770,000 is budgeted for this line item, and teachers will be hired following this schedule: Year 1 - 2 teachers at 1.20 FTE; Year 2 - 2 teachers at 2.0 FTE; Year 3 - 3 teachers at 2.4 FTE; Year 4 - 3 teachers at 3.0 FTE; Year 5 - 4 teachers at 3.2 FTE.

The Academic Counselor (0.25 FTE) will assist with implementation of the expanded CTE program and oversee students enrolled in the new pathway courses. The counselor will guide students through their pathways, internships, and community service opportunities.

An Office Support Staff Member (0.50 FTE) at BHS will support the Project Coordinator and Academic Counselor and assist with day-to-day activities of the project. This individual will coordinate schedules, order and maintain supplies, develop and reproduce marketing materials, and perform other duties required for the effective operation of the CTE expanded program.

Training and professional development for CTE Pathways personnel is budgeted at \$35,000 over a 5-year period to cover the cost of staff onboarding and conference attendance for CTE teachers and the Project Coordinator at 2 times per year.

Travel. \$20,000 is budgeted for the cost of mileage/airfare for CTE staff to travel to conferences for training and staff development.

Community Engagement. \$10,000 is budgeted for the cost of student recruitment and marketing of the new CTE Pathways to the BUSD community. Costs include website development, podcast, informational nights, career fair, and other events that will assist in generating interest among potential students.

Materials, Supplies & Equipment. \$30,375 is budgeted for the cost of purchasing biotechnology materials and supplies, including injection dummies, bandaging, DNA extraction, and disposable or reusable supplies and equipment.

Subcontractor - Field Trips. \$25,000 is budgeted for the cost of student field trips to colleges, programs, work sites, and career-related activities.

Subcontractor - Touro University. A subcontract in the amount of \$841,138 is requested to support the Touro University Principal Investigator (PI) (0.05 FTE), Project Coordinator (1.0 FTE), graduate student fellows, program supplies, training and education, and consultants. A breakdown of the subcontract costs follows.

- [REDACTED] (0.05 FTE) - \$43,061
- Project Coordinator (1.0 FTE) - \$468,634
- Stipends, Public Health Students providing 10 hours per week (2 fellows at \$6,500 per year) - \$6,500
- Program supplies including health education materials, air monitors, air purifiers - \$100,000

- Training and education for Touro interns and staff to attend conferences for abstract and poster presentations - \$50,000
- Consultants, honoraria for subject matter experts - \$5,000
- Touro University Indirect Costs (15%) - \$109,714
- Total Subcontract Costs - \$841,138

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

This project is strongly aligned with local, regional, and statewide initiatives. At the local level, it supports Benicia’s Climate Action Plan and broader sustainability and adaptation efforts by preparing students to engage with climate, environmental, and public-health issues in practical ways.

At the regional and state levels, the project aligns with California’s Community Air Protection Program (AB 617), which is intended to reduce exposure in communities most impacted by air pollution, as well as the Bay Area Air District’s Community Health Protection Program. The Environmental Resources pathway provides a school-based strategy for increasing environmental literacy, local monitoring awareness, and community-informed problem solving connected to those goals.

The project also aligns with California’s K12 Strong Workforce Program and Workforce Pathways Guiding Policy Principles, both of which emphasize high-quality K–14 pathways, system alignment, work-based learning, equitable access, and student-centered transitions to college and careers. In health careers specifically, the project supports the state’s goal of building a strong, accessible health workforce pipeline.

CAPACITY (10 points)

11. Describe the Project Lead’s experience managing and implementing projects of similar scope and size.

Benicia Unified School District has the organizational capacity to manage a pathway expansion project of this scope through its existing leadership structures in secondary education, college and career readiness, student services, and instructional programming. The district already operates a Health Services Pathway and an Advanced Placement Environmental Science class, which means the project builds on existing practice rather than starting from scratch.

Students have shown a keen interest in these topics. We are poised to expand and support more students. These are variable careers with demands locally and nationally. They not only address the impact of air quality and economic sustainability, but they can also do so well beyond the life of the grant.

Benicia High School has had a CTE program for 18 years, led by the site Principal. Our largest program serving health career fields has over 130 students enrolled. Over time, students have shown an interest in more health and environmental science CTE courses.

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

The Project Lead will be the [REDACTED] (0.20 FTE), and she will coordinate project implementation in partnership with site administrators, pathway teachers, counseling staff (0.5 FTE), and district leadership. Dedicated resources include partial FTE for office staff support (0.25), teacher stipends or release time for curriculum and pathway development, counseling or college/career support, and work-based learning coordination. Existing district infrastructure, including student scheduling, data systems, and partnership development capacity, will support implementation.

The Project Lead will also work with the Touro University personnel and graduate students, and a formal agreement for this partnership will be outlined in a subcontract. Partial FTE (0.05) is requested for [REDACTED], to serve as the Principal Investigator at her site. A Touro University Project Coordinator at 1.0 FTE will oversee the project activities related to the delivery of the environmental health curriculum at BHS. This Coordinator will also recruit, train, and oversee the graduate students assigned to teach the curriculum, support the development and implementation of evaluation tools to assess program outcomes (student engagement, knowledge gains, leadership development, and school wellbeing indicators).

Where possible, BUSD will leverage additional resources to strengthen this work, including K–12 Strong Workforce Program funding and dual-enrollment partnerships with Solano Community College. As our required regional partner, we begin articulation efforts with Solano. If a course or program is not available or an articulation request is not approved, we expand to other colleges. Currently, our CTE courses are articulated

with Solano Community College, Diablo Valley College, Napa Valley College, and Las Positas College. These partnerships are complemented by existing CTE Incentive Grant supports, local donations, and in-kind contributions from partners. California’s K–12 Strong Workforce Program framework is particularly well aligned to this effort, as it is designed to expand access, strengthen career pathways, and connect students to high-demand regional industries. Our proposal allows us to expand this relationship and serve more students.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.

It is not applicable to this project.

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

This project is primarily a program expansion within existing district educational operations. No major construction permits are anticipated unless the district elects to make facility modifications beyond standard classroom use. Standard district approvals for curriculum, staffing, scheduling, student transportation, dual-enrollment agreements, and partner MOUs will be obtained through existing administrative processes. At the time of grant award, BUSD will finalize any needed partner agreements and internal approvals necessary for launch.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

At this time, the project is expected to be primarily programmatic and instructional. If no physical construction or site alteration is undertaken, CEQA may be **N/A** or minimal. If the district later proposes physical improvements beyond ordinary classroom use, BUSD will work with appropriate local counsel and facilities staff to determine the

applicable CEQA pathway and complete any required documentation within the grant term.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

No external site acquisition is anticipated. Core project activities will occur at existing BUSD school sites under district control. If internships, field experiences, or off-site learning are included, those activities will be governed through partnership agreements, MOUs, or site permissions as needed.

16. Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.

The project is not infrastructure-heavy. Any equipment purchased for pathway implementation, such as environmental monitoring tools, classroom lab materials, or health simulation resources, will be maintained through district inventory, school-site oversight, and ongoing CTE program management. After the grant term, BUSD will seek to sustain core pathway elements through district CTE funding, Perkins and related sources, and partner support where feasible.

17. Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.

Potential barriers include staffing capacity, student scheduling conflicts, transportation for work-based learning, sustaining community partnerships, and ensuring equitable student access. BUSD will address these barriers by phasing implementation, using advisory input, aligning pathway courses with student schedules early, pursuing dual-enrollment and regional partnership support, and providing targeted outreach to students who may not traditionally enroll in these pathways.

Another risk is designing pathways that are interesting but not sufficiently connected to postsecondary options and employment. To address that, BUSD will intentionally build the pathways around California's standards, Strong Workforce principles, partner input,

and proven models that include coherent course sequencing and authentic field experience.

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Bay REPAIR

Local Community Benefits Fund – Round 1

Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

**Project
Vision:**

The vision of the **BUSD Career Pathways** Project is to expand and strengthen student access to meaningful, real-world learning in environmental, biotechnology, and health-related fields. Through hands-on coursework, work-based learning, and postsecondary connections, students will be prepared for high-demand careers that directly impact community health, air quality, and sustainability. This work ensures all students, especially those historically underrepresented, have clear, supported pathways to college, career, and contribute_26 to a stronger, healthier community.

Measurable Outcome	Indicator(s)
1. Increase student enrollment annually by 5% and participation in Environmental Resources and Biotechnology pathways	<ul style="list-style-type: none"> ● Increase in student enrollment in pathway courses ● Increase in participation of underrepresented student groups ● Increase in pathway course completion rates
2. Increase access to high-quality, standards-aligned CTE curriculum in environmental and biotechnology fields	<ul style="list-style-type: none"> ● Number of new or revised courses implemented ● Alignment of courses to CTE standards ● Student performance in pathway coursework- successful completion of requirements and passing grades.
3. Increase student participation in work-based learning and career exploration experiences	<ul style="list-style-type: none"> ● Number of students participating in internships, job shadows, or field experiences ● Number of work-based learning opportunities created ● Student completion of career exploration activities
4. Increase postsecondary readiness and successful transitions to college and career pathways	<ul style="list-style-type: none"> ● Number of students participating in dual enrollment or articulated courses. ● Program and college acceptance.

	<ul style="list-style-type: none">• Increase in students pursuing postsecondary education in related fields• Student completion of pathway sequences
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Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Increase student enrollment and participation in Environmental Resources and Biotechnology pathways	A. New pathway courses are developed and launched	1. Develop course sequences for Environmental Resources and Biotechnology pathways	BUSD Instructional Services	CTE Teachers Site Administration	June 30 2027
		2. Align curriculum to California CTE standards	BUSD Instructional Services CTE Coordinator	CTE Teachers Site Administration	June 30 2027
		3. Launch initial pathway courses at Benicia High School	BUSD Instructional Services CTE Coordinator	CTE Teachers Site Administration	March 1 2027
	B. Student recruitment and outreach is implemented	1. Conduct student and family outreach to promote pathways. Through career nights, video introduction of programs, newsletters and presentations to students.	CTE Teachers Site Administration	Career Counselor or Principal	March -May 2027

		2. Integrate pathway information into counseling and course selection	CTE Coordinator District Administration	Career Counselor or Principal	Jan-March 2027
		3. Target outreach to underrepresented student groups	CTE Coordinator District Administration	Career Counselor or	Jan- May 2027
	C. Enrollment and participation data is monitored and improved yearly by 2%.	1. Track enrollment	CTE Coordinator District Administration Career Counselor	Career Counselor or	March - May 2027
		2. Track completion rates of coursework	CTE Coordinator District Administration Career Counselor	Career Counselor	End of each semester ongoing for 5 years - 2031
		3. Analyze Student Group participation data	CTE Coordinator District Administration	Career Counselor or	End of each semester ongoing

			Career Counselor		for 5 years - 2031
		4. Adjust recruitment and course offerings based on data	CTE Coordinator District Administration Career Counselor	Career Counselor	Each Semester until 2031
Increase access to high-quality, standards-aligned CTE curriculum in environmental and biotechnology fields	A. Curriculum is developed and aligned to standards	1. Develop a curriculum aligned to Environmental Resources and Biotechnology standards	CTE Coordinator BUSD Instructional Services	CTE Teachers Site Administration	July 2026
		2. Integrate air quality, environmental health, and public health content	CTE Coordinator BUSD Instructional Services	CTE Teachers Site Administration	July 2026
		3. Review curriculum for rigor and relevance in alignment to industry, as shown by - Alignment to CTE program goals, Student work and grades.	CTE Coordinator BUSD Instructional Services	CTE Teachers Site Administration	July 2026
	B. Instructional materials and equipment are	1. Purchase environmental monitoring and lab equipment	CTE Coordinator	CTE Teachers	May 2026

	implemented, distributed to staff, and students have access to and use of the equipment.		BUSD Instructional Services	Site Administration	
		2. Provide materials for hands-on learning experiences	CTE Coordinator BUSD Instructional Services	CTE Teachers Site Administration	May 2026
		3. Integrate equipment into instruction by demonstration of use in classrooms and instruction.	CTE Coordinator BUSD Instructional Services	CTE Teachers Site Administration	Sept 2026
Increase student participation in work-based learning and career exploration experiences	A. Work-based learning opportunities are developed	1. Establish partnerships with local employers and organizations, through MOU, internship agreements and job shadowing opportunities.	BUSD Instructional Services CTE Coordinator	CTE Teachers Site Administration	28-29 School Year
		2. Identify internship, job shadow, and field experience opportunities, tracked through the CTE database and reported out at CTE meetings.	BUSD Instructional Services CTE Coordinator	CTE Teachers Site Administration	28-29 School Year
		3. Develop structure for student participation- Students start their Sophomore year. The	BUSD Instructional Services	CTE Teachers	28-29 School Year

		structure guides their 3-year program.	CTE Coordinator	Site Administration	
B. Students participate in career-connected experiences	1. Coordinate student placements in internships and job shadows	CTE Coordinator	CTE Teachers	28-29 School Year	
	2. Provide guest speakers and career panels	CTE Coordinator	CTE Teachers	28-29 School Year	
	3. Integrate career exploration into coursework	CTE Coordinator	CTE Teachers	28-29 School Year	
C. Work-based learning participation is tracked and expanded	1. Track student participation and completion of coursework and CTE requirements.	CTE Coordinator	CTE Teachers	End of each semester ongoing for 5 years - 2031	
	2. Gather student and partner feedback	CTE Coordinator	CTE Teachers	End of each semester ongoing for 5 years - 2031	
	3. Expand opportunities based on demand	CTE Coordinator	CTE Teachers	End of each semester	

					ongoing for 5 years - 2031
Increase postsecondary readiness and successful transitions to college and career pathways	A. Postsecondary partnerships and alignment are established through agreements and MOU's	1. Develop dual enrollment agreements and MOUs with community colleges	BUSD Instructional Services CTE Coordinator	CTE Teachers	28-29 School Year
		2. Align CTE pathway coursework with postsecondary programs for college and career readiness.	BUSD Instructional Services CTE Coordinator	CTE Teachers	July 2029
		3. Create articulated pathways to certificates and degrees, aligning CTE requirements with College and program requirements.	BUSD Instructional Services CTE Coordinator	CTE Teachers	March - May 2029

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds	Indirect % (project)	Contingency %	Total Professional	Professional Services &	Co-Applicant %
Lead Applicant	Benicia Unified School	\$3,160,513.00	\$474,077.00	\$316,051.00	\$3,950,641.00	15.0%	10.0%	\$0.00		100.0%
Co-Applicant 1		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00		0.0%
Co-Applicant 2		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00		0.0%
Co-Applicant 3		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00		0.0%
Co-Applicant 4		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00		0.0%
Co-Applicant 5		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00		0.0%
Co-Applicant 6		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00		0.0%
Co-Applicant 7		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00		0.0%
Co-Applicant 8		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00		0.0%
Co-Applicant 9		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00		0.0%
Co-Applicant 10		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	0.0%	\$0.00		0.0%
TOTAL		\$3,160,513.00	\$474,077.00	\$316,051.00	\$3,950,641.00	15.0%	10.0%	\$0.00		0.0%

Total Other Sources (All Applicants) \$719,326.00
 Total Project Cost Including Other Sources (All Applicants) \$4,689,967.00

**Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative**

General Instructions:

- The “Overall Narrative” is scored out of 50 points.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 7 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Catalyst Grant Applications in Benicia:

- Due to the ongoing strain on the Benicia community’s civic and organizational capacity resulting from the impending refinery closure, Co-Applicants are not required for Catalyst Grant applications in Benicia.
- Therefore, Catalyst Grant applications in Benicia should **not** answer questions related to “Partnership Structure” (Qs #3-6). Applicants should leave these questions blank, and will not receive a score for these questions.
- The “Overall Narrative” for Catalyst Grant applications in Benicia will be scored out of 30 points.

Application Information	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant	City of Benicia
Application Location	City of Benicia, CA
Overall Funding Request	\$40,000,000
Grant Term Request	5 years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
 - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
 - *Advance integrated projects to holistically meet community needs.*
 - *Strengthen community-driven and collaborative solutions.*

Benicia has played a key role in the Bay Area’s history compared to most cities its size: a state capital, then an Army arsenal, then a working waterfront that helped supply a growing West. That same waterfront attracted the Valero Refinery in 1968, and the community has lived with its consequences ever

since — 4,000 pounds of hydrocarbons released daily, cancer-causing air contaminants at concentrations hundreds of times over legal limits, in neighborhoods that had no practical recourse. But the refinery was also an economic anchor for Benicia, providing well-paying jobs and contributing to municipal revenues. The refinery's closure in 2026 marks the end of that era. Benicia Forward is the City's game plan to make what comes next worthy of what this community has already endured.

The City is requesting **\$40,000,000** over five years, organized into four mutually reinforcing projects that together form a strategy that is forward-looking. These projects respond directly to the Air District's grant objectives while delivering environmental, public health, climate resilience, just economic transition, and long-term fiscal stability for Benicia.

The **Clean Energy Initiative (Project 1)** starts with the City's own operations: electrifying and modernizing the public facilities that Benicia's residents use every day, reducing the City's direct fossil fuel combustion while improving indoor air quality and energy resilience. The **Clean Mobility Project (Project 2)** extends that logic to the streets: expanding EV infrastructure, improving bikeways, sidewalks, curb ramps, and crossings to shift trips away from fossil-fuel vehicles and make the City safer for the people who walk and cycle through it. The **Just Economic Transition (Project 3)** project addresses the harder question of what replaces the refinery economy: fully updating the General Plan including new Decarbonization and Environmental Justice elements, coordinating the industrial site transition, strengthening the Industrial Safety Ordinance, and actively recruiting clean industries and jobs. The **Promoting Community Health Project (Project 4)** runs in parallel throughout the grant period — reducing wildfire fuel loads, deploying portable air monitors, expanding fire prevention and emergency response, and building a community alert system that will give residents real-time information during hazardous events.

The four projects reinforce each other in ways that matter for implementation. Project 1's investment in the Civic Center campus — reliable HVAC, backup power, and solar — creates the physical infrastructure to support community health in Project 4 for example by investing in community resilience centers for emergency shelter. Project 2's EV infrastructure and active transportation improvements make it safer to reach those facilities without a car, and coordinate directly with Project 1's EV charging capacity upgrades at the Police Station. Project 3's General Plan update provides the land use and zoning framework that makes clean industry attraction viable and ensures the investments in the other three projects are protected from incompatible future development. Each project is designed to deliver on its own; together, they form a strategy.

Across the five-year grant term, Benicia Forward will: replace 38 HVAC units across four civic buildings and eliminate on-site gas combustion at the Civic Center campus; complete \$480,000 in solar repairs across 10 installations and consolidate two aging generators into one 200KW unit; install 2 EV charging stations with 2 charging ports each, and 2 EV admin vehicles; improve 0.8 miles of First Street bikeway and install a pedestrian scramble crossing serving 1,405 Benicia High School students; update the Capital Improvement Plan and complete a formal Bikeway Plan; update the General Plan with new Decarbonization and Environmental Justice elements by Q1 2031; attract, retain, or expand at least 15 clean-sector businesses and create or retain at least 200 jobs; inventory and maintain 4,500+ trees and plant a minimum of 200 new native trees in priority neighborhoods; maintain 211 acres of developed parks, 577 acres at Lake Herman Regional Park, and 68 open space areas; and deploy a multi-channel emergency notification system reaching all 27,000 Benicia residents.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

Who Lives in Benicia

Benicia is a small city of approximately 27,100 residents and 11,050 households located on the Carquinez Strait in southern Solano County, at the convergence of San Pablo and Suisun Bays. More than one in eight residents is foreign-born; 17% speak a language other than English at home. Hispanic and Latino residents make up 15.5% of the population, Asian residents 11%, Black residents 4.3%, and residents identifying as two or more races an additional 4%. Benicia's households include long-time homeowners and renters, families with school-age children, retirees, immigrant families, refinery and industrial workers, public employees, small-business owners, and artists.

Taken together, Benicia's demographics describe a community with both the workforce assets and the vulnerabilities that make this grant necessary. The working-age population is racially and economically diverse, multilingual, and — given the city's deep roots in manufacturing, military logistics, and industrial trades — carries practical skills directly relevant to the clean industries and technology sectors the Just Economic Transition project is working to attract. The 1,342 veterans living in Benicia are part of that picture: military service, particularly in an Arsenal community with a century of technical and industrial operations, produces exactly the mechanical, electrical, and logistics expertise that clean manufacturing employers need. These are workers the transition should be reaching directly.

At the same time, children and youth (20.5%) and older adults (23.7%) together make up nearly half the city's population — the two groups most vulnerable to the air quality failures the refinery has produced for decades, and the groups most dependent on the public facilities, parks, and emergency services that Projects 1 and 4 are investing in. The 7.8% of residents under 65 living with a disability adds to that picture. Benicia Forward is designed to move on both fronts simultaneously: building the workforce and economic conditions that give working-age residents a path forward, while protecting the health and safety of the community members least able to absorb the consequences when the City's infrastructure falls short.

The Public Health Burden of the Refinery

Benicia's geography — a deep-water waterfront served by direct highway and rail infrastructure — made it attractive to heavy industry since the 19th century, and especially the Valero Benicia Refinery (est. 1968). That presence has come at a significant and well-documented public health cost. Air District enforcement actions and community air monitoring have confirmed chronic releases of benzene, toluene, ethylbenzene, xylene, hydrogen sulfide, sulfur dioxide, nitrogen oxides, and precursor organic compounds. City reports documented hydrocarbon releases of approximately 4,000 pounds per day, and an Air District abatement order confirmed that cumulative toxic releases at concentrations of cancer-causing compounds exceeded legal limits by hundreds of times. As recently as March 2026, visible black smoke was emitted from the South Flare Stack at Valero, blanketing surrounding neighborhoods, due to refinery operations and idling.

CalEnviroScreen data makes the cumulative public health burden concrete. Census tract 6095252102, which contains 3,900 residents and sits adjacent to the refinery, ranks worse than 83% of all California census tracts for toxic releases and worse than 95% for cleanup site contamination. The adjacent tract 6095252107, with 3,739 residents, ranks worse than 82% of tracts for toxic releases and worse than 93% for hazardous waste. Tract 6095252000, home to 4,739 people, ranks at the 75th percentile for toxic releases and at the 77th percentile for cleanup sites. Groundwater threats in tract 6095252102 rank 72%

higher than other census tracts statewide, directly affecting those same 3,900 residents. Prolonged exposure to this mix of pollutants is associated with elevated rates of cardiovascular disease, respiratory illness, and cancer — health outcomes that accumulate over years and that disproportionately harm seniors, children, and residents with existing health vulnerabilities.

How Benicia Became What It Is Today

Benicia was founded in 1847 on the ancestral homelands of Patwin-speaking peoples and was incorporated in 1851. It served briefly as California's third state capital in 1853 — the historic Capitol building on West G Street remains standing today — before the Legislature moved to Sacramento in 1854. The Benicia Arsenal, established in 1851 and operational for more than a century, made the City a center of military logistics and manufacturing, attracting waves of workers whose descendants remain in the community. When the Arsenal closed in 1964, some of its industrial buildings were repurposed as artist studios, anchoring the arts identity that now defines First Street and the Arsenal Historic District. The same deep-water waterfront that served shipbuilding, canneries, and military supply eventually attracted the Valero refinery, which brought economic stability and toxic environmental exposure in equal measure. The refinery's closure marks the end of that industrial era and the beginning of a transition that Benicia Forward is designed to manage.

Who Benicia Forward Is Built to Serve

Benicia Forward is designed to benefit the whole city while prioritizing the people most exposed to pollution and most dependent on public systems. Residents in the census tracts surrounding the refinery — approximately 16,000 people across four tracts — bear the greatest cumulative environmental burden and stand to gain the most from reduced emissions, improved air monitoring, and hazardous site remediation. Refinery and industrial workers and their families face the most immediate economic disruption and need the clearest pathways into the clean economy. Seniors and children biologically most vulnerable to particulate matter and toxic air contaminants. will see the greatest public health benefit from cleaner facilities, reduced wildfire smoke, and expanded emergency response. Residents with disabilities — approximately 2,100 people under 65 — depend on safe, accessible sidewalks, curb ramps, and public facilities. Small businesses facing economic uncertainty from the refinery closure need the economic development and business attraction investment in Project 3: Just Economic Transition and Project 4: Promoting Public Health, which will provide Benicia's emergency responders with the updated equipment, air monitoring, and fleet capacity necessary to best serve people who live, work, and visit Benicia.

Why Benicia, and Why Now

The Bay REPAIR program was designed for communities that have absorbed more than their share of the Bay Area's industrial pollution and now face the disruption of economic transition. Benicia fits that description about as completely as any city in the region. The refinery is set for closure, which is already creating opportunity to reshape the future of the industrial waterfront in tangible ways including potential significant economic and environmental changes. The decisions made in the next two to five years about land use, zoning, and what businesses replace the refinery will have staying power. Benicia Forward is positioned to act in that window: the projects are scoped, the staff is in place, the City Council and the community have been engaged, and the community is galvanized and has been demanding action. The Air District's investment in Benicia and with the City of Benicia will land in an organization that is ready to move with full community support.

PARTNERSHIP STRUCTURE (20 points) – Not Required

- 3. Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*
5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
 - o *Coordinate overall community engagement activities.*
 - o *Track and report on indicators to assess progress towards measurable outcomes.*
 - o *Collect and process reporting, reimbursement and invoicing requirements.*
6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

Benicia's capacity to implement Benicia Forward rests on the City as an established full-service public agency. The City is organized under a council-manager form of government and provides public safety, library, recreation, parks, public works, planning, building and code enforcement, water and wastewater utilities, economic development, finance, and information technology services. This breadth of municipal operations provides the organizational infrastructure needed to deliver a sizable multi-project Catalyst grant proposal: public works project delivery, engineering and construction management, building and energy-code enforcement, fleet and facilities management, fiscal controls, procurement, contract administration, emergency response, economic development, and community-facing communications.

The City has the financial scale and management foundation to oversee a \$40 million, five-year grant. In FY 2023–24, the City's General Fund recorded revenues of approximately \$60.5 million and expenditures of \$57.6 million. The City's governmental capital assets net of accumulated depreciation were approximately \$121.9 million as of June 30, 2024, with an additional \$76.7 million in net business-type capital assets — reflecting an organization that routinely plans, finances, constructs, and maintains significant public infrastructure. The City publishes an Annual Comprehensive Financial Report and received an unmodified audit opinion for FY 2023–24, demonstrating the financial reporting standards expected of a public agency managing grant funds.

Benicia Forward will be managed through a cross-department implementation structure coordinated by the City Manager's Office. Each of the four projects will be assigned a designated Project Lead from the department with primary operational responsibility for that work. The Deputy City Manager will serve as Grant Administrator — the City's primary point of contact with the Air District — responsible for compliance monitoring, reporting schedules, reimbursement processing, and cross-project coordination. The Director of Public Works and City Engineer will oversee capital infrastructure delivery across Projects 1 and 2. The Assistant City Manager / Development Services Director will lead planning, land use, and economic transition work in Project 3. The Fire Chief and Fire Department Senior Management Analyst will oversee Project 4 programs. The City Attorney will provide legal review of grant agreements, contracts, and regulatory compliance matters throughout the grant term. The Finance Director will manage grant fund accounting and fiscal reporting.

The City anticipates dedicating 3.0 FTE, in addition to support from over a dozen staff members, across multiple departments for grant implementation over the five-year term, supplemented by consultant and contractor support procured through competitive RFP processes. Consultant services may include engineering, architecture, environmental review, air quality, economic transition, workforce development, planning and policy writing, public engagement, and grant compliance support.

To ensure efficiency, accountability, and creativity, the City will establish an **Internal Cross-Departmental Implementation Team**. This group will meet monthly and be chaired by the Grant Manager and/or Deputy City Manger and include the four project leads and any other staff critical to implementation. This group will coordinate and collaborate on engagement activities, procurement, public communications, grant reporting, and identify synergistic collaboration opportunities across the various streams of work.

The City will leverage the expertise of multiple commissions, comprised of subject matter experts who serve in advisory role to the City Council.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

The City of Benicia will manage Bay REPAIR funds through the same formal public-agency framework it applies to every public dollar it receives: City Council-approved budgets and appropriations, fund-level accounting controls, annual independent audit, competitive public procurement, invoice review, contract administration, and public meeting transparency. These are not new procedures the City will create for this grant — they are already in place and core to how the City operates.

City Council Oversight

The City Council provides the first and most visible layer of accountability. The Council adopts the biennial budget, approves appropriations and amendments, authorizes major contracts consistent with Benicia Municipal Code, and receives public staff reports on significant projects and programs. Any appropriation of Bay REPAIR funds, approval of contracts above the City Manager's signing authority, and material changes to project scope must come before the Council at a publicly noticed meeting — ensuring that this investment remains transparent and accountable to the community it serves throughout the grant term.

Commissions and Task Force Oversight

Planning Commission: The Planning Commission leads the public hearing process for the General Plan and Industrial Zoning update, CEQA review, and any discretionary land use actions from the transition planning work. It will conduct formal public hearings on General Plan elements, zoning amendments, and the EIR. Refinery-adjacent residents will receive specific advance notice of hearings affecting their neighborhoods.

Community Services Commission: The Commission provides community oversight for Project 4's park and open space investments, receives quarterly updates, advises on equity-based maintenance prioritization, and serves as the standing forum for senior and family input on park programming and capital improvements.

Industrial Safety Citizen Oversight Commission: The Commission provides community oversight of industrial safety inspections and compliance actions during decommissioning. It is the primary forum for Project 3's industrial safety work and the vehicle through which refinery-adjacent residents receive structured updates on site conditions, cleanup timelines, and air quality events.

Economic Development Board: The Board oversees Project 3's clean industry recruitment work and receives the Annual Economic Development Report. It provides a standing forum for business community input on the industrial park transition and coordinates with the Chamber and BIPA on site readiness and business attraction.

Community Sustainability Commission: The commission will provide oversight for Project 1 investments, receive quarterly updates, and help the City develop an equity-based transition from diesel generators.

Existing Task Forces: The City Council's councilmember-led task forces — covering economic impact, community funding, Industrial Park collaboration, and land redevelopment will continue throughout the grant term as needed for specific streams of work.

Internal Financial Controls

The Finance Department uses an existing project coding structure to track grant expenditures in coordination with a grant policy issued by the City Manager in the form of an administrative instruction. The City will establish a unique grant project code(s) for Benicia Forward so that expenditures can be tracked by project, budget category, eligible activity, vendor, invoice, and reimbursement request. This structure provides end-to-end traceability and makes it straightforward to demonstrate that funds were spent on approved, eligible activities. Existing internal controls, as validated by annual independent audits, include separation of duties between staff who authorize expenditures and staff who process payments; Finance review and approval of all reimbursement requests before submission to the Air District; and City Attorney review of contracts and agreements for compliance with grant terms.

Project Delivery Controls

Capital and infrastructure components will be managed through the City's established Capital Improvement Program practices: competitive procurement, contract award, construction management, inspection, change-order controls requiring management authorization and Council approval above defined thresholds, payment review, retention, and project closeout. Programmatic components will be managed through written scopes of work, performance milestones, deliverable documentation, and quarterly budget-to-actual review. The Grant Administrator will maintain a master implementation schedule and budget tracker across all four projects and will report progress to the Air District on the required schedule.

Track Record of Fiscal Discipline

The City's recent financial performance reflects budget discipline at the scale this grant requires. In FY 2023–24, actual General Fund revenues of \$60.5 million exceeded the final adopted budget of \$57.0 million, while actual expenditures of \$57.6 million remained well within the final budget authority. The City has consistently delivered capital projects — pavement rehabilitation, pedestrian infrastructure, bridge replacement, water and wastewater improvements, and marine construction — through its established CIP controls. It has also successfully administered federal grant programs, including \$6.75 million in ARPA funds, meeting federal compliance, reporting, and audit requirements. That same discipline and those same systems will govern Benicia Forward.

Application Title:

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget
1	Clean Energy Initiative	This project prioritizes Clean Energy, Resilient Facilities &	Reduce Air Pollution and Improve Health	City of Benicia	0.0%	\$7,182,513		0.0%	\$ 7,182,513	\$7,182,513
2	Clean Mobility Initiative	This project prioritizes Clean Mobility & Active Transportation	Reduce Air Pollution and Improve Health	City of Benicia	0.0%	\$5,886,443		0.0%	\$ 5,886,443	\$5,886,443
3	Just Economic Transition	This project prioritizes Just Economic Transition, Land Use &	Both	City of Benicia	0.0%	\$11,430,925		0.0%	\$ 11,430,925	\$11,430,925
4	Promoting Community Health	This project prioritizes Community Air Quality, Wildfire Smoke	Reduce Air Pollution and Improve Health	City of Benicia	0.0%	\$15,500,121		0.0%	\$ 15,500,121	\$15,500,121
5					0.0%			0.0%	\$ -	
6					0.0%			0.0%	\$ -	
7					0.0%			0.0%	\$ -	
8					0.0%			0.0%	\$ -	
9					0.0%			0.0%	\$ -	
10					0.0%			0.0%	\$ -	
TOTALS					0.0%	\$ 40,000,000	\$ -	0.0%	\$ 40,000,000	\$ 40,000,000

Bay REPAIR

Local Community Benefits Fund – Round 1

Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	Benicia, CA
Overall Funding Request	40,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Clean Energy Initiative
Project Lead	City of Benicia
Project Location	City of Benicia, CA
Project Funding Request	\$7,182,512.50

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Project 1, Benicia's Clean Energy Initiative, modernizes city-owned facilities through three investments that reinforce one another: upgrading the City's civic core as a community resilience hub, bringing structure and a long-term transition plan to aging energy-generation equipment across 36 city sites, and strengthening green building code enforcement citywide. The centerpiece is the Benicia Civic Center Clean Energy District — a designation that formally recognizes the cluster of City Hall, the Police Department, the Public Library, and the nearby Community Center as a unified zone of energy modernization and resilience investment. All four buildings sit along East L Street and are open to the public. They already serve, or are positioned to serve, as cooling centers and emergency shelters during heat events, power outages, and air quality emergencies driven by the region's existing industrial footprint. The City Center Community Resilience Campus (Phase 1) brings HVAC electrification, solar system modernization, and consolidated backup power to this district. It is the first phase of a deliberate, longer-term strategy to build the Community Center and Library into fully equipped resilience centers for Benicia residents.

Citywide, the Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan addresses the City's 36 other generator-equipped facilities with the same long-term thinking: immediate maintenance reduces emissions from degraded equipment now, while a parallel planning effort maps a phased path to renewable backup power across all sites. The Green Building Codes and Energy Efficiency Code Compliance program closes the loop by updating and enforcing CALGreen and efficiency standards for new construction and significant renovations, so that future buildings don't undo the progress made here.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
 - o *Reduce air pollution and improve health outcomes*
 - o *Build economic resilience for a just transition*

The project aligns with both REPAIR strategies. On air quality and public health: electrifying HVAC systems, maximizing solar output at water and emergency facilities, and tightening maintenance on aging generators all reduce PM2.5, NOx, and CO from city operations — protecting residents who already bear an outsized pollution burden from the Valero refinery. Improved climate control in publicly accessible buildings matters especially for seniors, young children, and people with respiratory conditions, who rely on these facilities for daily services and emergency refuge. On just transition:

the Legacy Equipment program replaces the current pattern of reactive, crisis-driven repairs with a planned transition strategy. That shift reduces long-term costs, stabilizes facility operations, and gives the City a credible, grant-supportable roadmap toward renewable backup power rather than continued fossil-fuel dependence.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Sub-Project 1: Benicia City Center Community Resilience Campus Phase 1

- City Hall / Police Department — Backup Generator, HVAC, Smart Controllers, Solar: 250 East L Street, Benicia, CA 94510
- Public Library — HVAC, Smart Controllers: 150 E L Street, Benicia, CA 94510
- Community Center — HVAC, Solar: 370 E L Street, Benicia, CA 94510
- Solar Repairs and Maintenance — additional sites:
- City Hall – 250 East L Street
- Community Center- 370 East L St
- Community Park: 540 Rose Drive, Benicia, CA 94510
- Corporation Yard: 2400 East 2nd Street, Benicia, CA 94510
- Fire Station #12: 601 Hastings Drive, Benicia, CA 94510
- James Lemon Swim Center: 181 East J Street, Benicia, CA 94510
- Water Treatment Plant: 100 Water Way, Benicia, CA 94510
- Water Pump Station P-1: 2600 East 2nd Street, Benicia, CA 94510
- Water Pump Station P-2: 2401 East 2nd Street, Benicia, CA 94510
- Water Pump Station P-3: 3769 East 2nd Street, Benicia, CA 94510

Sub-Project 2: Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan

- 36 city-owned facilities citywide (various addresses)
- Community Center (leased from Benicia Unified School District): 370 E L Street, Benicia, CA 94510

Sub-Project 3: Green Building Codes and Energy Efficiency Code Compliance

- All City facilities and new construction / significant renovation projects citywide
4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The selection of the Civic Center cluster as the Sub-Project 1, Phase 1 focus reflects what residents have consistently said: these are the buildings they depend on most, and the buildings they expect to be there when conditions get difficult. Facility-by-facility risk assessments, conducted jointly by Public Works, the Fire Department, and the Building Division, drove the scope of both the solar repair program and the Legacy Equipment maintenance priorities.

Maintaining continuity of essential public services during extreme heat events and grid disruptions is of the utmost importance to residents. Through regular interaction with the community at public meetings, City Council meetings, and community programming, the City has consistently heard the importance of maintaining access to core services, safe gathering spaces, and reliable public safety operations.

The selected facilities reflect these identified priorities. City Hall serves as a central access point for residents to pay utility bills, access the Mayor's Office, attend City Council meetings, and engage with essential City staff. The Police Department facility supports critical public safety and dispatch operations, which are vital during emergency events. The Library and Community Center are heavily utilized community hubs that provide year-round programming and serve as designated cooling centers during extreme heat, offering safe and accessible refuge for vulnerable populations.

Additional project sites, including the Corporation Yard, Fire Department, and utility-related facilities, were identified through coordination with internal operational stakeholders to ensure continuity of essential services and emergency response capabilities. While some solar locations were initially selected based on site feasibility factors such as available space and infrastructure compatibility, these locations also align with community priorities by supporting high-impact services and critical energy demands. For example, the community pool is a key site for recreation, youth programming, and public health (physical activity, social interaction, and cooling during extreme heat days), serving a broad cross-section of residents.

Together, these engagement efforts ensured that the project reflects both community-identified priorities and operational realities, resulting in a targeted investment that maximizes public benefit, supports vulnerable populations, and strengthens community resilience.

Three specific partnerships shaped what ended up in this proposal. Benicia Community Air Monitoring Program (BCAMP) shared community air quality monitoring data identifying the Civic Center campus as the location where indoor air quality improvements would most directly benefit pollution-burdened residents, given its role as

a public refuge during emergencies. Senior services organizations confirmed through the former Parks, Recreation and Cemetery Commission testimony and public comment that unreliable HVAC had deterred seniors from using the Community Center as a cooling refuge during recent heat events — directly informing the requirement that smart thermostat upgrades enable remote pre-cooling for emergency use. The community provided operational feedback on backup power requirements, specifically the need for the shared generator to sustain 100% of dispatch operations for at least 24 hours, which is the basis for the 200KW capacity specification.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Sub-Project 1: Benicia City Center Community Resilience Campus Phase 1 — Civic Center Clean Energy District

City Hall, the Police Department (including emergency dispatch), the Public Library, and the Community Center occupy a stretch of East L Street that functions as Benicia’s civic center. The Library draws approximately 161,000 visits a year; the Community Center hosts over 10,000. All four buildings are publicly accessible, which matters enormously when a heat event or air quality emergency displaces people from their homes. Seniors, young children, people with disabilities, and residents with asthma or cardiovascular conditions are the most frequent users of these facilities during emergencies, and they are the same populations most affected by the refinery’s chronic pollution. Making these buildings reliable, well-ventilated, and resilient is not just a facilities upgrade; it is a public health investment.

The City is designating this cluster as the Benicia Civic Center Clean Energy District, creating a framework for phased, campus-level investment. Phase 1 addresses three interdependent systems. Once complete, subsequent phases will focus on building out the Community Center and the Library as formal community resilience centers, with expanded emergency capacity, programming, and backup systems to support residents through extended climate events or other natural disasters

Backup Power Consolidation: Two generators currently serve the City Hall campus: a 30KW gas-powered Gillette (installed September 2013) at City Hall, and a 50KW diesel Kohler (manufactured 1994) at the Police Department. Running them separately is less efficient, more costly, and produces more combined emissions than a single modern

unit. Both will be replaced by one shared 200KW diesel generator with the capacity to carry 100% of both facilities' loads for 24 hours, including dispatch, with no impact to the existing building electrical systems. A City Hall main switchgear upgrade is included to resolve current capacity constraints and enable future EV charger installations. The City views this as a first step, not a destination: the generator transition roadmap developed through Project 2 will chart the path from this consolidation toward renewable backup power across all city sites.

HVAC Electrification and Smart Controls: Equipment ages vary across the campus, but none of function adequately. The Library is operating systems that date to 1992 — 33 years old. The Police Department's HVAC is approximately 26 years old. The Community Center's is 20 years. City Hall has a mix: some equipment installed as recently as 2010, and other units over 30 years old. All will be replaced with electric heat pumps, eliminating on-site gas combustion across the campus and improving air quality inside buildings that serve as emergency shelters. California requires replacement of gas water heaters below 75 MBH with electric models beginning in 2027, and gas furnaces and packaged HVAC units with electric heat pumps beginning in 2029; this project completes those transitions proactively. The Community Center already uses Ecobee smart thermostats with remote access; City Hall, the Police Department, and the Library will be brought to the same standard, giving facilities staff the ability to manage temperatures remotely during heat emergencies without requiring anyone on-site.

Solar System Modernization: Benicia has made a sustained commitment to solar energy, installing arrays at facilities across the city over the past decade. This component is about protecting that investment. Deferred maintenance on solar systems leads to reduced output, shortened equipment life, and ultimately a waste of the original capital. Phase 1 funds ongoing maintenance across ten installations and covers initial repairs and upgrades, and ongoing inspections, panel maintenance and needed repairs. Solar reliability at the water pump stations and treatment plant is particularly critical — these systems support drinking water infrastructure, and outages carry direct public health consequences. Looking ahead, the City plans to pursue battery storage additions at key solar sites through available state funding programs, which would allow the Civic Center District and other community refuge facilities to operate independently of the grid during extended emergencies.

Sub-Project 2: Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan

Benicia operates standby generators at 36 city-owned facilities. Most of these facilities are publicly accessible, and several serve or could serve as emergency resources for

residents during disasters. Many units are aging: corroded components, stressed fuel systems, and worn wiring increase the risk of failure precisely when these facilities are needed most. A degraded generator also produces more PM2.5, NOx, and CO than a well-maintained one — a meaningful air quality concern in neighborhoods that already carry the refinery’s burden.

This program takes a step-by-step approach. In the near term, annual preventive maintenance across all 36 sites — engine servicing, fuel system checks, corrosion treatment, ventilation and filtration repairs, and building envelope maintenance — reduces emissions from degraded equipment and keeps facilities operational when communities need them. At the same time, the City is developing a comprehensive transition plan: a full inventory of each site’s generator age, condition, and capacity that will produce a phased replacement and electrification roadmap. Sites nearest residential neighborhoods, schools, and sensitive receptors get priority. The roadmap becomes the basis for future grant applications, moving the City systematically from this maintenance investment toward renewable backup power city-wide.

Sub-Project 3: Green Building Codes and Energy Efficiency Code Compliance

Every city-owned building is publicly accessible, and building systems have a direct effect on indoor air quality — the air that staff and visitors breathe. This program keeps Benicia’s permitting and inspection functions current with CALGreen mandates and state efficiency codes through targeted updates, so that new construction and major renovations don’t lock in inefficient or polluting systems for decades. Plan reviews regulate VOC-emitting materials and require high-efficiency filtration. Field inspections check HVAC systems, duct integrity, and moisture barriers — the conditions that lead to mold and mildew, which disproportionately affects residents with asthma. Pre-solar readiness and EV infrastructure requirements are enforced for new and significantly renovated buildings. Catching these issues at the design phase is far less expensive than retrofitting them later, and the gains are protected for the life of the building.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

This suite of projects improves indoor air quality and climate comfort in the buildings Benicia residents depend on most, reduces emissions from city operations, and ensures that the Civic Center campus can serve as a reliable resilience hub — a safe place for residents during emergencies and a coordinated center for emergency operations.

Because Project 1 is primarily capital and programmatic in nature, community engagement operates at the levels of informing and consulting.

- The City will facilitate ongoing two-way engagement and report implementation progress at key milestones at City Council meetings in open public session.
- As with all the projects, the City will post project updates or engagement opportunities on the Benicia Forward webpage.
- The City Manager's newsletter will include Benicia Forward updates and engagement invitations in his weekly email newsletter as appropriate.
- SeeClickFix, which allows residents to flag infrastructure or facility-specific concerns from a mobile device, will be used to flag any issues with implementation.
- The Grants Manager will directly engage community stakeholders, especially through organizations serving seniors, people with disabilities, the school district, and residents with respiratory conditions. This ensures that the populations most reliant on these facilities as emergency resources have a direct channel to the project team.
- Finally, a grant implementation progress report will be included in the City's annual letter from the City Manager that is mailed to every Benicia address.

Construction at the Civic Center campus will directly affect Library and Community Center users. Advance notice of timelines and access disruptions will go to all City email subscribers, be posted at affected facilities. HVAC and thermostat upgrades will be coordinated with facility managers and senior programming staff who depend on the Community Center as a cooling resource during heat events.

Community Sustainability Commission will provide oversight for Project 1 investments, receive updates at key milestones, and advise the City on an equity-based approach to generator transition and enhancements that advance the Civic Center Campus to a true community resilience hub.

Utility Providers: PG&E, MCE (Marin Clean Energy), and the City's water and wastewater utilities — are engaged as technical partners whose infrastructure decisions directly affect Project 1 investments. PG&E permit applications for the City Hall switchgear upgrade will be submitted at grant execution.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Sub-Project 1: Benicia City Center Community Resilience Campus Phase 1 —
\$5,670,383.50

Phase 1 focuses investment in public buildings Benicia residents use most, establishing the Civic Center Clean Energy District as a low-emission, climate-ready campus and laying the groundwork for a formal community resilience center in future phases. In total, 38 HVAC units will be replaced across the four buildings — 13 at City Hall (10 split systems, 1 packaged A/C, 2 water heaters), 6 at the Police Department (5 split systems, 1 packaged A/C), 5 at the Library (4 packaged A/C units, 1 water heater), and 14 at the Community Center (1 split system, 13 packaged A/C units). One shared 200KW generator replaces two aging units with a combined rated capacity of only 80KW. Ten solar installations receive ongoing maintenance and \$480,000 in targeted one-time repairs. Together, these investments serve facilities that collectively receive over 170,000 public visits per year and will be measurably more reliable, cleaner, and resilient by Year 2 of the grant term, setting the standards for future public investments.

Backup Power Consolidation: One shared 200KW diesel generator replaces two aging, separately operated units (a 30KW gas Gillette from 2013 at City Hall; a 50KW diesel Kohler from 1994 at the Police Department). The new unit covers 100% of both facilities' loads for 24 hours, requires no changes to existing building electrical systems, and includes a City Hall switchgear upgrade to support future EV charging. Consolidating two inefficient units into one modern generator reduces net emissions and operating costs. This is the City's first structured step toward renewable backup power: the Legacy Equipment transition plan (Project 2) will build from this baseline toward electrification at all 36 city sites.

HVAC Electrification and Smart Controls: The City Hall, Police Department, Library, and Community Center will receive new HVACs and water heaters. All replacements are electric heat pumps. Gas combustion is eliminated across the entire campus. The Community Center already operates Ecobee smart thermostats with remote access; the remaining three buildings will be upgraded to the same standard, giving City staff a unified platform to monitor and manage temperatures across all four facilities — essential during heat events when these buildings serve as public cooling centers.

Solar System Modernization: Ongoing maintenance across ten city solar installations protects the output and lifespan of existing arrays. One-time repairs totaling \$480,000 address underperforming systems across multiple sites; the largest single repair (\$257,000 at Water Pump Station 3) includes a meter upgrade, replacement of two inverters, and installation of updated monitoring equipment. Consistent solar performance at water infrastructure facilities — the treatment plant and pump stations

— is a public health investment, not just an energy efficiency upgrade. The City anticipates pursuing battery storage additions at Civic Center District facilities through state programs in future phases, which would extend the usefulness of the solar investment during grid outages.

Sub-Project 2: Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan — \$684,801.00

Annual preventive maintenance across 36 city-owned generator sites covers engine servicing, fuel system inspection, corrosion treatment, ventilation and filtration repairs, and building envelope maintenance. This work reduces emissions from degraded equipment each year and prevents the system failures that turn operational facilities into liabilities during emergencies. Running concurrently, a citywide generator inventory and transition plan will document the age, condition, and capacity of each unit, then produce a phased replacement and electrification roadmap prioritizing sites nearest residential areas, schools, and sensitive receptors. By the end of Year 1, all 36 sites will have been inventoried and prioritized. By Year 5, the City will have completed five full annual maintenance cycles and will present a funded, Council-approved generator replacement roadmap. The roadmap positions the City to pursue future state and federal grant funding for the next phase of generator replacement and, ultimately, for a full transition to renewable backup power.

Sub-Project 3: Green Building Codes and Energy Efficiency Code Compliance — \$827,326.00

At \$165,465.20 per year over five years, this investment funds one dedicated position in the Building Inspection Division for green building plan review, field compliance inspections, and permit coordination. The position focuses on new construction and significant renovations: energy efficiency and VOC compliance reviews, HVAC and duct inspections coordinated with third-party HERS raters where required, construction Waste Management Plan oversight, and enforcement of pre-solar readiness and EV infrastructure requirements. Identifying problems at the design stage is the most cost-effective point of intervention — and the only point at which those gains are truly locked in for the life of a building. This project will also assess existing building codes to identify targeted updates to further strengthen the City’s commitment to a green and clean building sector.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this “Project Narrative” document.*

9. Use the Budget *TEMPLATE* document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.

Total project cost: \$7,182,512.50. Sub-Project 1 (\$5,670,383.50) includes one-time capital costs for the generator consolidation, HVAC electrification, smart controller installations, and the targeted one-time solar repairs, plus ongoing solar maintenance over the five-year term. Sub-Project 2 (\$684,801) is primarily programmatic — annual maintenance and inspection across 36 sites, plus development of the citywide transition roadmap. Sub-Project 3 (\$827,326) runs at \$165,465.20 per year. Capital assets from Project 1 are expected to remain in service well past the grant term; ongoing programmatic costs will be carried through the General Fund, applicable local measure funds, and future grant opportunities.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., *Climate Action Plans, the Community Air Protection Program (AB 617) etc.*).

This project advances the City's 2016 Climate Action Plan directly, particularly Evaluation Category 3: Increasing Resource Efficiency and Maintaining a Healthy Environment. Relevant sections include the CAP's strategies to improve air quality (pg. A-3), its identification of existing hazards to air quality (p. 16), its Existing Conditions Report discussion of air quality risks (p. 10), and its equity focus on air quality (p. 15). The HVAC electrification, solar maintenance, and generator transition plan each operationalize CAP goals at the facility level, moving the City from stated commitments to funded, executable investments.

The project is consistent with the Community Air Protection Program (AB 617), which requires affected communities to monitor and reduce emissions of criteria air pollutants and toxic air contaminants. Benicia's position as a fence-line community adjacent to the Valero refinery makes this alignment especially relevant: reducing equipment-related emissions at city facilities, improving indoor filtration, and enforcing green building standards all support the City's commitment to protect residents who already face elevated exposure.

The project complements current and planned work in the City's Capital Improvement Plan and supports the county-wide MTC-funded electric fleet transition the City is pursuing with consultant NV5. A PG&E permit is required for the EV charging components included in this project and will be obtained within the grant term. All other permitting is handled in-house. Community support for these investments has been demonstrated through public outreach at local farmers' markets and community events. The Civic Center Clean Energy District investments in this project directly reinforce Project 4:

Promoting Community Health program, which designates the Community Center and Library as community resilience centers — facilities that can serve as emergency shelters only if their power, HVAC, and backup systems are reliable. The EV charging infrastructure enabled by the City Hall switchgear upgrade in this project also coordinates with Projects 2's EV fleet and charging investments, advancing a consistent citywide electrification strategy.

CAPACITY (10 points)

11. Describe the Project Lead's experience managing and implementing projects of similar scope and size.

This project will be led by [REDACTED], who has over 18 years of local government experience focused on utilities and public works. As [REDACTED], she oversees the design, bidding, and construction of capital projects for the City. [REDACTED] has managed major Capital Improvement Projects, including the 2024 and 2025 Citywide Pavement Rehabilitation and Bike and Pedestrian Safety Enhancement Projects, and has a track record of delivering complex projects on time and under budget while maintaining transparent communication with the community.

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

[REDACTED] will provide overall project leadership and inter-departmental coordination across all three project components, overseeing consultant selection, budget management, and progress reporting throughout the grant term. [REDACTED]

[REDACTED], will lead engineering and construction management for the City Center Campus capital components. [REDACTED] brings over 30 years of experience in public works and municipal infrastructure, including the Pedestrian Bridge, roadway rehabilitation, sidewalk and curb ramp upgrades, and water and wastewater utility improvements, and manages consultant selection, competitive bidding, and permit compliance across all project phases. [REDACTED]

[REDACTED], will oversee the solar, HVAC, and facilities components, in coordination with Engineering. [REDACTED] has over 27 years of local government experience spanning electrical systems, building trades, water distribution, sewer collections, and facilities maintenance, plus 20 years of military service with the U.S. Navy Seabees and Army Corps of Engineers, and is directly responsible for vendor and RFP management for specialized services. [REDACTED]

[REDACTED], will lead the Green Building Codes and Energy Efficiency Code

Compliance component. [REDACTED] has over 20 years of experience in local government building safety, including 11 years with the [REDACTED], and administers building permits and inspections, floodplain management, and code enforcement in direct coordination with state and regional permitting agencies. [REDACTED], will provide Fire Department coordination on generator and backup power components, drawing on over 28 years of experience with the [REDACTED].

Technical advisory services for the capital components will be procured through competitive RFP. All consultant selections will comply with applicable procurement requirements. Public Information and Engagement will involve both consultant support and City staff time to ensure that residents, employees, and visitors are informed and engaged throughout the grant term.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- *Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.*
- *If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.*
- *Indicate “N/A” if the question is not applicable to the project*

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

A PG&E permit is required for the EV charging components included in this project. The City will submit this application promptly upon grant execution and expects to obtain it within the grant term. The generator replacement, HVAC work, and solar maintenance are all independent of this permit and can proceed on their own timelines. All other permits are standard municipal building permits issued in-house.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

The project is anticipated to qualify for Categorical Exemptions under CEQA as it consists of minor improvements within existing developed facilities and public rights of

way including equipment installation, safety upgrades, and maintenance activities with no expansion of use. The City will complete project level review and file Notices of Exemption (NOEs) following award.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

N/A. The City owns all project sites. The Community Center is covered under an existing lease with the Benicia Unified School District that permits City capital improvements and maintenance. No additional site control actions are required.

16. Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.

Each department will submit reports and an annual review documenting costs, staff time, community feedback, and progress against grant milestones. Capital assets from Project 1 — the replacement generator, HVAC systems, smart controllers, and repaired solar installations — are expected to remain in service for many years past the grant term; post-grant O&M will be funded through the General Fund and applicable local measure funds.

The programmatic components are designed to become part of standard departmental operations. Preventive maintenance protocols developed under the Legacy Equipment program will be incorporated into Public Works procedures. The generator transition roadmap will also identify state, federal, and private grant opportunities to fund the next round of equipment replacement and electrification.

17. Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.

The main near-term risk is PG&E permit timing for the EV charging components. Submitting the application at grant execution gives the City maximum lead time, and the generator, HVAC, and solar work can all move forward independently in the meantime. For HVAC, bid specifications will allow for equivalent substitution on heat pump equipment to guard against supply chain delays that have affected similar municipal projects statewide. For Project 2, the challenge is scale: 36 sites is a large portfolio to manage. The team will sequence maintenance by equipment age, condition, and proximity to sensitive receptors — highest-risk sites first. These projects were selected from a much larger set of City priorities through close collaboration across departments,

public comment, and City Council approval. That process built the institutional buy-in needed to see them through.

Bay REPAIR

Local Community Benefits Fund – Round 1

Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Project 1: Clean Energy Initiative — Modernizes Civic Center buildings as a community resilience hub through backup power consolidation, HVAC electrification, and solar system maintenance; reduces emissions from aging generators at 36 city sites through structured maintenance and a transition roadmap; and enforces green building code standards for new construction citywide. Total Budget: \$7,182,512.50 over 5 years.
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Summary of Measurable Outcomes and Indicators

Sub-Project & Component	Measurable Outcome	Indicator(s)
SP-1a: Backup Power Consolidation	Replace two aging generators with one 200KW EPA Tier 4 Final diesel unit, reducing air impacts during emergency operation and providing full 24-hour backup for City Hall and Police Department.	<ul style="list-style-type: none"> • New 200KW generator installed; commissioning report on file • ATS transfer test passed; full-building backup verified • Aging units decommissioned (30KW Gillette, 50KW Kohler); as-built documentation updated • Pre/post emissions on file: legacy ~9.2 g/kWh NOx vs. new EPA-certified ≤0.4 g/kWh NOx • City Hall switchgear upgrade completed • Runtime and outage logs maintained when events occur
SP-1b: HVAC Electrification & Smart Controls	Improve indoor air quality in Civic Center buildings by replacing aging HVAC systems with high-efficiency electric units and MERV-13 filtration, reducing particulate exposure for staff, seniors, and the public.	<ul style="list-style-type: none"> • 38 HVAC units replaced across four buildings; all pass final inspection • MERV-13 filters installed and documented in all new units • Pre-installation IAQ walkthrough on file; post-installation check confirms improved conditions • Gas water heaters at City Hall and Library replaced with electric heat pump models • Contractor commissioning reports on file for all units
	Eliminate on-site gas combustion, upgrade to lower-emissions R-454B refrigerant, and enable remote cooling center management through smart thermostat installation.	<ul style="list-style-type: none"> • All replacements use R-454B refrigerant (lower GWP than R-22/R-410A) • Ecobee smart thermostats operational at City Hall, PD, and Library • Remote pre-cooling capability verified before each heat season • Occupant IAQ complaints tracked through existing facility channels
SP-1c: Solar System Modernization	Protect solar energy production across 10 city installations through targeted one-time repairs and annual preventive maintenance, preserving renewable generation at water and community resilience facilities.	<ul style="list-style-type: none"> • Annual maintenance completed at all 10 sites; contractor service logs on file each year • One-time repairs (\$480K) completed; solar contractor provides pre/post kWh production report • Solar uptime maintained at Water Treatment Plant and Pump Stations P-1, P-2, P-3

Sub-Project & Component	Measurable Outcome	Indicator(s)
		<ul style="list-style-type: none"> Sites with >10% output degradation flagged and addressed
SP-2: Legacy Generator Maintenance & Transition	Reduce emissions from degraded generator equipment at 36 city sites through annual preventive maintenance and develop a phased electrification roadmap for City Council adoption.	<ul style="list-style-type: none"> All 36 sites inventoried by end of Year 1; maintenance completed at all sites each year Maintenance log per site on file; generator failure events tracked vs. pre-grant baseline Transition roadmap adopted by City Council by Year 2; posted on Benicia Forward ≥1 state or federal grant application submitted using roadmap
SP-3: Green Building Code Compliance	Enforce green building and energy efficiency code compliance for all new construction and major renovations citywide through dedicated plan review and field inspections.	<ul style="list-style-type: none"> Dedicated Building Inspection position staffed throughout grant term 100% of applicable permit applications reviewed for CALGreen and Title 24 compliance Annual Green Building Compliance Report presented to City Council

Detailed Milestones and Task Plan by Sub-Project

Sub-Project 1a: Backup Power Consolidation

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Replace two aging generators with one 200KW EPA Tier 4 Final unit, reducing air impacts during emergency operation and providing full 24-hour backup for City Hall and Police Department.	A. Procurement, Permitting & Decommissioning	1. Confirm full-building backup scope; obtain manufacturer submittals (fuel curve + EPA Tier 4 Final emissions certification); finalize procurement package	Public Works	Fire Chief; Technical Advisory	Months 1–6
		2. Procure contractor via competitive bid; obtain building permits; submit PG&E interconnection notification for switchgear upgrade	Public Works / City Engineer	Building Safety; PG&E	Months 3–12
		3. Decommission and remove 30KW Gillette (City Hall, 2013) and 50KW Kohler (PD, 1994); document final	Public Works	Contractor	Months 12–18

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		condition for pre/post comparison package			
	B. Installation & Switchgear Upgrade	1. Install 200KW Cummins diesel generator (EPA Tier 4 Final) with ATS interfaces for full-building coverage of City Hall and Police Department	Public Works	Electrical Contractor	Months 12–24
		2. Complete City Hall main switchgear upgrade; confirm support for future EV charger installations (Project 2 coordination); obtain final inspection approval	Public Works / City Engineer	Electrical Contractor; PG&E	Months 12–24
		3. Update and file as-built documentation; train facilities staff on startup, shutdown, and manual transfer procedures	Public Works	Contractor; Facilities	Months 18–24
	C. Commissioning & Emissions Documentation	1. Perform ATS transfer test (simulate utility loss); verify full-building operation under generator power for City Hall and PD; archive signed commissioning checklist	Public Works	Technical Advisory; Police Dept.	Months 18–24
		2. Compile pre/post emissions package: legacy datasheets (~9.2 g/kWh NO _x , ~0.54 g/kWh PM _{2.5}) vs. new EPA Tier 4 Final certification (≤0.4 g/kWh NO _x , ≤0.02 g/kWh PM _{2.5}); include in Year 2 grant report	Public Works	Technical Advisory	Months 18–30
		3. Enable runtime/event logging on generator controller; capture outage events and fuel use when outages occur; include operational summary in annual grant report	Public Works / Facilities	N/A	Months 24–60 (annual)

Sub-Project 1b: HVAC Electrification & Smart Controls

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Improve indoor air quality in Civic Center buildings by replacing aging HVAC with high-efficiency electric units and MERV-13 filtration, reducing particulate exposure for staff, seniors, and the public.	A. IAQ Baseline Assessment & Equipment Specification	1. Conduct pre-installation IAQ walkthrough at all four buildings: document odors, moisture issues, airflow problems, and existing filter ratings; establish baseline condition record	Public Works / Facilities	Technical Advisory	Months 1–6
		2. Finalize equipment specs requiring MERV-13 filtration and R-454B refrigerant; confirm unit counts and locations — City Hall (13 units), PD (6 units), Library (5 units), Community Center (14 units)	Public Works	HVAC Contractor	Months 1–6
		3. Develop construction schedule minimizing disruption to Library and Community Center operations; coordinate with facility managers and senior programming staff	Public Works	Library Director; CC Manager	Months 3–9
	B. HVAC Replacement & Water Heater Upgrades	1. Replace all 38 HVAC units across four buildings with electric heat pumps equipped with MERV-13 filters; complete all replacements by Year 2	Public Works	HVAC Contractor; Building Safety	Months 9–24
		2. Replace gas water heaters at City Hall and Library with electric heat pump models (proactively meeting CA 2027 mandate); confirm all units use R-454B refrigerant	Public Works	HVAC Contractor	Months 12–24
		3. Obtain contractor commissioning reports for all units confirming performance to specification; verify final inspection approval from Building Safety	Public Works	Building Safety	Months 18–24
	C. Post-Installation Verification	1. Contractor conducts post-installation IAQ check at all four buildings: confirm improved ventilation and filter performance; document results for grant file	Public Works	Technical Advisory	Months 24–30

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		2. Review occupant IAQ complaints via existing facility channels before and after installation; document any improvement in complaint frequency	Public Works / Facilities	Facility Managers	Months 24–36
Eliminate on-site gas combustion, upgrade to lower-emissions R-454B refrigerant, and enable remote cooling center management through smart thermostat installation.	A. Smart Thermostat Installation & Training	1. Install Ecobee smart thermostats at City Hall, Police Department, and Library (Community Center already equipped); configure remote access and pre-cooling capability for all four buildings	Public Works / Facilities	HVAC Contractor; IT	Months 18–24
		2. Train facilities staff on unified remote management platform; document staff ability to activate pre-cooling for cooling center operations without being on-site	Public Works / Facilities	IT Department	Months 18–24
	B. Cooling Center Readiness Verification (Annual)	1. Before each heat season, test remote pre-cooling capability at all four buildings; confirm HVAC, smart controls, and backup generator are all operational; log results	Public Works / Facilities	Emergency Management	Annual (Months 24–60)
		2. Report cooling center readiness status to Community Sustainability Commission annually	Public Works	N/A	Annual (Months 24–60)

Sub-Project 1c: Solar System Modernization

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Protect solar energy production across 10 city installations through targeted one-time repairs and annual preventive maintenance, preserving renewable generation at water and community resilience facilities.	A. Year 1 Inspections & One-Time Repairs	1. Inspect all 10 solar installations: document current kWh output, inverter status, panel condition, and monitoring gaps; establish production baseline for each site (City Hall, Community Center, Community Park, Corp Yard, Fire Station 12, Swim Center, Water Treatment Plant, Pump Stations P-1, P-2, P-3)	Public Works / Facilities	Solar Contractor	Months 1–6
		2. Complete one-time repairs (\$480K): Water Pump Station P-3 (\$257K — meter upgrade, 2 inverter replacements, updated	Public Works	Solar Contractor; PG&E	Months 6–18

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		monitoring); remaining budget to other underperforming sites identified in inspection; prioritize water infrastructure sites			
		3. Obtain solar contractor pre/post kWh production report documenting output before and after repairs; archive for grant reporting	Public Works / Facilities	Solar Contractor	Months 18–24
	B. Annual Preventive Maintenance (All 10 Sites, Years 1–5)	1. Solar contractor completes annual maintenance at all 10 sites: panel cleaning, inverter servicing, monitoring verification, electrical checks; contractor submits service logs for each site	Public Works / Facilities	Solar Contractor (\$400,800/yr)	Annual (Months 6–60)
		2. Review contractor's annual kWh production report for all 10 sites; flag any sites with >10% degradation for prompt repair; include solar performance summary in annual grant progress report	Public Works	N/A	Annual (Months 12–60)

Sub-Project 2: Legacy Generator Maintenance & Transition Plan

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Reduce emissions from degraded generator equipment at 36 city sites through annual preventive maintenance and develop a phased electrification roadmap for City Council adoption.	A. Site Inventory & Prioritization (Year 1)	1. Conduct condition assessment at all 36 generator sites: document make, model, age, capacity, condition (corrosion, fuel system, wiring, ventilation), and proximity to residential areas, schools, and sensitive receptors; complete by end of Year 1	Public Works	Technical Advisory; Facilities	Months 1–12
		2. Prioritize sites for maintenance scheduling: highest-risk sites (oldest equipment, most degraded, nearest sensitive receptors) serviced first; begin Year 1 maintenance at priority sites	Public Works	Fire Chief	Months 6–12

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
	B. Annual Preventive Maintenance (All 36 Sites, Years 1–5)	1. Complete annual maintenance at all 36 sites (\$83,835/yr): engine servicing, fuel system inspection, corrosion treatment, load bank testing, ventilation and filtration repairs; maintenance log per site on file	Public Works / Corp Yard	Generator Service Contractors	Annual (Months 12–60)
		2. Track generator failure events per year vs. pre-grant baseline; report annual maintenance status and reliability trends to City Council	Public Works	N/A	Annual (Months 12–60)
	C. Transition Roadmap Development & Adoption	1. Develop phased generator replacement and electrification roadmap: tier all 36 sites by replacement priority, identify technology options (battery storage, solar+storage) for priority sites, and map applicable grant programs (SGIP, EPIC, IRA, FEMA BRIC); coordinate with MTC and Air District	Public Works	Technical Advisory; MTC; Air District	Months 12–24
		2. Present roadmap to Community Sustainability Commission and City Council for adoption (target: Year 2); post on Benicia Forward webpage; submit ≥1 state or federal grant application using roadmap as supporting documentation	Public Works	City Manager's Office	Months 22–30

Sub-Project 3: Green Building Code Compliance — \$827,326 over 5 years (\$165,465/yr)

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Enforce green building and energy efficiency code compliance for all new construction and major renovations citywide through dedicated plan review and field inspections.	A. Program Establishment & Ongoing Plan Review	1. Staff dedicated Building Inspection Division position; develop standardized review checklist covering CALGreen, Title 24, MERV filtration specs, EV conduit, solar readiness, VOC compliance, and moisture barriers	Development Services / Building Safety	Building Official	Months 1–6
		2. Review 100% of applicable permit applications (new construction and significant renovations); issue correction notices for non-compliant submittals;	Building Safety	HERS Raters (as required)	Months 1–60 (ongoing)

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		conduct field inspections confirming HVAC, duct, EV, and solar readiness as approved			
	B. Annual Reporting & Code Updates	1. Publish Annual Green Building Code Compliance Report: # permits reviewed, # corrections issued, # EV-ready and solar-ready installations confirmed; present to City Council; post on Benicia Forward webpage	Building Safety	City Manager's Office	Annual (Months 12–60)
		2. Assess emerging CALGreen and Title 24 developments annually; present targeted local code update recommendations to City Council by Year 2; provide annual technical briefing to Benicia contractors and architects	Building Safety	Building Official; Benicia Chamber	Annual (Months 12–60)

Bay REPAIR

Local Community Benefits Fund – Round 1

Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	City of Benicia, CA
Overall Funding Request	\$40,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Clean Mobility Project
Project Lead	City of Benicia
Project Location	City of Benicia (various locations)
Project Funding Request	\$5,888,442.50

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Project 2, the Clean Mobility Project, advances two parallel goals: transitioning city-owned vehicles and infrastructure toward clean energy and making it safer and more practical for Benicia residents to get around without a car. The City is starting with its own fleet and facilities. Two EV charging stations at the Police Department deliver a visible, immediate signal about where the City is headed. Two new EV vehicles replace aging fossil fuel units at the Police Department. A Legacy Fleet Maintenance and Transition Plan — developed in coordination with MTC and the Air District — applies structured maintenance to the City’s entire vehicle fleet now, while building a phased roadmap toward full electrification over time.

On the streets, the project invests in the infrastructure that makes active transportation a real option. First Street — Benicia’s main pedestrian and cycling corridor from the waterfront into downtown — gets safety markings and bike lane improvements. The intersection outside Benicia High School gets a dedicated pedestrian scramble crossing. The City’s pedestrian bridges, tunnels, and sidewalks get the maintenance and upgrades needed to keep them safe and accessible. An updated Capital Improvement Plan and active transportation planning program ensure that the work done during this grant term builds toward a larger, more connected network over the long term.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund’s strategies:*
 - o *Reduce air pollution and improve health outcomes*
 - o *Build economic resilience for a just transition*

Every component of this project reduces transportation-related air pollution — Benicia’s largest controllable source of PM2.5, NOx, and greenhouse gases. Fleet electrification and maintenance directly cut tailpipe emissions from city vehicles. Pedestrian and bicycle infrastructure investments make low- and zero-emission travel practical for more residents, shifting short trips away from single-occupancy vehicles. Better-maintained pedestrian bridges, tunnels, and sidewalks give people safe, contiguous routes to reach transit, schools, and services. The Legacy Fleet transition plan advances Just Transition by replacing reactive, crisis-driven repairs with a structured, grant-supportable roadmap that progressively lowers the City’s operating costs and emissions profile as vehicles turn over.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Sub-Project 1: City Fleet Transition and Charging Infrastructure Installation

- EV Charging Stations (Police Department / IT Building parking lot): 150 East K Street, Benicia, CA 94510
- 2 EV Non-Patrol Admin Vehicles (Police Department): 200 E L Street, Benicia, CA 94510

Sub-Project 2: Pedestrian and Bicycle Infrastructure Repairs and Improvements

- First Street Bikeway Improvements: First Street from Military East/West intersection to the waterfront, Benicia, CA 94510
- High School Pedestrian Crossing Upgrades: intersection of Military West / West 11th Street / Denfield Avenue, Benicia, CA 94510 (Benicia High School: 1101 Military West, Benicia, CA 94510)
- Pedestrian Bridge and Tunnel Improvements:
 - East 3rd Street Tunnel: underpass beneath I-780, Benicia, CA 94510
 - Military West Pedestrian Bridge: near Mary Farmar Elementary School, Benicia, CA 94510
 - Columbus Parkway Pedestrian/Bike Bridge: near 2036 Columbus Parkway, crosses I-780 to Benicia State Recreation Area, Benicia, CA 94510
- Curb Ramp Upgrades: various locations citywide, coordinated with annual Citywide Pavement Rehabilitation Projects, with a priority for streets adjacent to transit and along bike and pedestrian corridors.
- Sidewalk Repairs and Improvements: various locations citywide, with a priority in neighborhoods with the highest respiratory illnesses and those with high pedestrian accidents and fatalities.

Sub-Project 3: Active Transportation Planning, Design, and Capital Improvement Prioritization

- Citywide (N/A — planning and design work)

Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan

- All City fleet facilities and operations, Benicia, CA 94510

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Community input for this project came through multiple channels. See ClickFix, the City's mobile reporting platform available since 2022, generates location-specific, photo-documented reports from residents on street conditions, pedestrian hazards, and

infrastructure problems. Each submission is routed to the appropriate department for follow-up, and the accumulated data creates a georeferenced picture of where conditions are worst and where residents feel least safe. This data drove project location priorities. City Council discussions and public comment periods provided broader structured input.

Three partnerships directly shaped project scope. Benicia Unified School District administrators identified the Military West/West 11th Street/Denfield Avenue intersection as their highest-priority pedestrian safety concern — input that elevated the High School Pedestrian Scramble from a general improvement to a named, funded project component. The Chamber of Commerce relayed consistent feedback from First Street business owners that safety concerns were suppressing foot and cycling traffic on which their restaurants, galleries, and cafes depend, providing the economic rationale that reinforces the safety case for the bikeway improvements. The Solano Transportation Authority contributed regional active transportation context that shaped the scope and regional connectivity priorities of the existing Bikeway Plan, ensuring future phases will be competitive for state and federal gap-funding programs.

Each project component traces directly to this community and stakeholder input. First Street's inclusion reflects repeated feedback from residents, business owners, and cyclists about safety in the downtown corridor where accidents have been reported. The High School crossing upgrade responds to community concern about student safety near one of Benicia's most heavily trafficked intersections. Pedestrian bridge and tunnel maintenance addresses documented conditions — graffiti, lighting deficiencies, structural wear, and safety hazards — on routes used daily by schoolchildren, seniors, and residents with disabilities. Curb ramp and sidewalk priorities are driven by SeeClickFix data and ADA Transition Plan obligations, targeting locations where gaps in the pedestrian network most affect vulnerable users.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Sub-Project 1: City Fleet Transition and Charging Infrastructure Installation

Benicia currently has no EV charging stations in the Police Department and I.T. parking lot at 150 East K Street. Two Level-2 dual-port charging stations will be installed there, made accessible to City owned EV Fleet — . Power-sharing technology will balance

electrical load across both ports, maximizing throughput without overloading the service. Two non-patrol EV vehicles (anticipated Electric Chevy Blazer or comparable EV) will replace fossil-fuel units in the Police Department's administrative fleet, reducing tailpipe emissions from daily operations and extending the City's EV investment beyond the charging infrastructure itself.

Benicia's 34 sworn officers and 20 non-sworn professional employees depend on reliable vehicles for community safety operations. Electrifying the admin fleet reduces fuel and maintenance costs while demonstrating that the transition to EVs is operationally viable to the public — a signal that matters as the City develops its broader fleet transition plan. Electric vehicles also eliminate brake dust containing asbestos through regenerative braking, a meaningful reduction in a city already managing cumulative pollutant exposure from the Valero refinery.

Sub-Project 2: Pedestrian and Bicycle Infrastructure Repairs and Improvements

Benicia's pedestrian and cycling network serves a community where walkability and mobility access are public health issues, not just transportation ones. According to the 2020 Census, 7.8% of Benicia residents under 65 have a reported disability, 23.7% are over 65, and 20.5% are minors. These groups depend on safe, accessible sidewalks, ramps, and crossings for daily travel — and they are the most exposed to traffic hazards and air quality impacts when infrastructure is inadequate. More people walking and cycling also means fewer short car trips, which are among the most emissions-intensive trips.

First Street Pedestrian and Bikeway Improvements: First Street runs 0.8 miles from the Military East/West intersection to the Benicia waterfront — a route that connects the City's border to its downtown core, passing through a commercial and arts district anchored by galleries, cafes, and small businesses that depend on foot and bike traffic. Three children have been struck by vehicles in this corridor recently. Planned improvements include high-visibility crosswalk markings, bike lane striping, bulbouts with ADA-compliant curb ramps, and bike racks in AB 413-mandated no-parking zones near intersections. The full street is scheduled for pavement rehabilitation in 2028, and this investment establishes the safety markings and infrastructure ahead of that work.

High School Pedestrian Crossing Upgrades: Benicia High School's 1,405 students navigate one of the city's most congested intersections daily, at Military West, West 11th Street, and Denfield Avenue — sandwiched between the campus and Interstate 780. The City will install a Pedestrian Scramble (also called an Exclusive Pedestrian Phase): a signal phase during which all vehicle movements stop and pedestrians may cross in any direction, including diagonally. All approaches display red lights with lighted

“No Right Turn” indications during the phase. This is the most effective intervention for high-volume school crossings with multi-directional pedestrian demand. The upgrade also includes enhanced striping and lighting to improve visibility during the late-evening hours when after-school athletics bring students back across this intersection.

Pedestrian Bridge and Tunnel Improvements: The City maintains three active pedestrian and bicycle structures, each with documented conditions requiring attention. The East 3rd Street Tunnel, an underpass beneath I-780, needs significant upgrades to address graffiti, inadequate lighting, and safety hazards near routes used by unaccompanied schoolchildren. The Military West Pedestrian Bridge serves commuters and families near Mary Farmar Elementary School. The Columbus Parkway Pedestrian/Bike Bridge connects the city to Benicia State Recreation Area across I-780 and sits within walking distance of both Benicia Middle School and Benicia High School. Maintenance and upgrades across all three structures — graffiti abatement, pathway repairs, lighting, drainage, and structural inspections — improve safety (perceived and actual) that will encourage more people to use them. The newly reopened Military West Pedestrian Bridge (reopened October 2025) requires additional repair and maintenance to protect the recent investment.

Curb Ramp Upgrades: Many of Benicia’s existing curb ramps predate current ADA standards, lacking compliant slopes, detectable warning surfaces, proper crosswalk alignment, or smooth transitions. These gaps turn routine travel into a safety hazard for residents with mobility devices, seniors, and parents with strollers. Curb ramp upgrades are coordinated with the City’s annual Pavement Rehabilitation Projects to maximize cost efficiency and limit construction-related emissions.

Sidewalk Repairs and Improvements: Uneven, cracked, and uplifted sidewalks create a trip hazard in corridors near schools, transit stops, and commercial areas. The program covers ADA-compliant grinding, repair, and replacement of public sidewalks citywide. Permitting and coordinated scheduling reduces redundant contractor trips and limit the duration of saw-cutting and demolition activities, keeping construction-related emissions low.

Sub-Project 3: Active Transportation Planning, Design, and Capital Improvement Prioritization

Benicia’s Capital Improvement Plan was last adopted in FY 2021–2022. An updated CIP is needed to reflect current infrastructure conditions, prioritize pedestrian and bicycle investments, and provide the planning pipeline that turns community input into fundable, construction-ready projects. The update will incorporate input from the community as well as all City departments to produce updated cost estimates and

project sequencing and establish a formal priority framework for bike and pedestrian investments across the City.

Transportation Planning, Design, and Improvements expands this work into a formal active transportation program: preliminary engineering, design, permitting, right-of-way coordination, public involvement, and construction administration for pedestrian and bicycle projects in the pipeline. This includes coordination with the Solano Transportation Authority on regional connections and the pursuit of state and federal gap-funding grants to extend the City's network beyond what this grant funds directly. A formal Bikeway Plan will identify corridors that minimize conflicts between vehicles and people walking or biking, address conflicts with industrial uses, establish design standards for future projects, and provide the documentation needed to compete for active transportation grant programs at the state and federal levels.

Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan

The City operates a mixed fleet of heavy-duty and light-duty vehicles — fire trucks, dump trucks, service vehicles, and administrative units — many of which are aging and produce elevated emissions from degraded engines, exhaust systems, and emissions-control components. Poorly maintained vehicles are a measurable local air quality issue: worn parts, incomplete combustion, exhaust leaks, and failing diesel particulate filters generate PM2.5, NOx, CO, and VOCs in the neighborhoods where City crews work.

This program takes the same step-by-step approach as the City's Legacy Energy Equipment program in Program 1. Heavy-duty maintenance covers fabrication, welding, and regular service on fire trucks, dump trucks, and other large equipment. Light-duty maintenance covers oil changes, tire rotations, brake inspections, and emissions-control system checks across the administrative and service fleet. Running concurrently, the City — in coordination with MTC and the Air District and building on the ongoing NV5 electric fleet study — will develop a formal fleet transition plan: an inventory of each vehicle's age, emissions profile, and replacement timeline, producing a phased electrification roadmap that prioritizes the highest-emitting units for earliest replacement. This plan becomes the basis for future grant applications and positions Benicia to participate in regional fleet transition programs as they become available.

COMMUNITY ENGAGEMENT (10 points)

- 6. Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

This suite of projects improves the safety and accessibility of active transportation options, thus providing an option to single occupant vehicles. Sub-Projects near schools ensure students get to school comfortably, and downtown improvements encourage more pedestrian activity which will have made downtown a more attractive destination, supporting economic development in the City. All of these projects theoretically an influence mode shift from driving to walking.

Because Project 2 is primarily capital and programmatic in nature, community engagement operates at the levels of informing and consulting.

- The City will facilitate ongoing two-way engagement and report implementation progress at key milestones at City Council meetings in open public sessions.
- As with all the projects, the City will post project updates or engagement opportunities on the Benicia Forward webpage.
- The City Manager's newsletter will include Benicia Forward updates and engagement invitations in his weekly email newsletter as appropriate.
- Active transportation planning efforts will include public meetings with residents, business owners, and school community members to ensure the Bikeway Plan and CIP priorities reflect on-the-ground needs.
- During implementation, the project team will review SeeClickFix data and incorporate it into maintenance prioritization under the fleet and infrastructure programs.
- The Grants Manager will directly engage community stakeholders, especially seniors, people with disabilities, the school district/students, and downtown businesses and workers
- Updates on construction timelines, street closures, and pedestrian detours will also be communicated through the City's weekly email blast and social media channels, with particular attention to First Street — where businesses and frequent users will be directly affected by construction activity and will benefit most from early, clear communication.
- Finally, a grant implementation progress report will be included in the City's annual letter from the City Manager that is mailed to every Benicia address.

The *Economic Develop Board* will receive bi-annual updates on and provide oversight for Project 2 investments, and provide input on topics such as sub-project design, a fleet electrification plan, and public noticing before construction.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Project 1: City Fleet Transition and Charging Infrastructure Installation — \$1,999,220.50

This project installs the City’s first publicly accessible EV charging infrastructure at 150 East K Street — four charging ports across two Level 2 dual-port stations, where no public charging currently exists. Both stations are accessible to City staff and the public. Two non-patrol EV vehicles replace fossil-fuel units in the Police Department’s administrative fleet, displacing an estimated 15,000–20,000 miles of fossil-fuel vehicle travel annually. Both investments are designed to remain in service well beyond the grant term and establish the operational foundation for the broader fleet electrification transition mapped out in Project 4.

Project 2: Pedestrian and Bicycle Infrastructure Repairs and Improvements — \$2,101,965.00

Five subcomponents address the physical gaps in Benicia’s pedestrian and cycling network. By Year 5, the project will have improved 0.8 miles of First Street with bike lanes, high-visibility crosswalks, and ADA-compliant curb treatments; installed a pedestrian scramble crossing that gives Benicia High School students a safe, dedicated crossing phase at the city’s most hazardous school intersection; completed repairs and upgrades on all three bridge and tunnel structures (East 3rd Street Tunnel, Military West Pedestrian Bridge, Columbus Parkway Pedestrian Bridge); upgraded curb ramps at priority locations coordinated with annual pavement rehabilitation; and repaired sidewalks at the deficiency sites with the highest use and greatest safety risk, as identified through SeeClickFix data and ADA Transition Plan obligations.

Project 3: Active Transportation Planning, Design, and Capital Improvement Prioritization — \$706,847.00

An updated Capital Improvement Plan will reflect current conditions across public infrastructure and facilities, with explicit prioritization criteria for pedestrian and bicycle investments. Transportation Planning, Design, and Improvements will advance projects through preliminary engineering, design, and permitting, building a pipeline of construction-ready projects for future grant cycles. A formal Bikeway Plan will identify and design priority corridors, apply for gap and last-mile funding at the state and federal level, and coordinate with the Solano Transportation Authority on regional connections. Together, these planning efforts reduce the timeline and cost between community-identified needs and funded construction.

Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan — \$1,078,410

Annual maintenance and repair cover the City’s full fleet: heavy-duty vehicles (fire trucks, dump trucks — including fabrication and welding as needed) and light-duty vehicles and equipment (oil changes, tire rotations, brake inspections, emissions-control system checks). This work reduces PM2.5, NOx, CO, and VOC emissions from degraded fleet equipment and prevents the high-emission failure modes — exhaust leaks, damaged after-treatment systems, and incomplete combustion that occur when maintenance is deferred. Concurrently, the City will develop a fleet transition plan in coordination with MTC and the Air District, building on the NV5 electric fleet study: a full inventory of vehicle ages, emissions profiles, and replacement timelines, producing a phased electrification roadmap that prioritizes the highest-emitting units. The roadmap positions the City to pursue state and federal fleet electrification grant programs and ensures the transition is planned and systematic rather than driven by emergency replacement.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this “Project Narrative” document.*
9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Total project cost: \$5,888,442.50. Sub-Project 1 (\$1,999,220.50) includes one-time capital costs for EV charging station installation and two EV vehicle purchases. Sub-Project 2 (\$2,101,965) covers a mix of one-time capital improvements (First Street striping and markings, pedestrian scramble signal equipment, bridge and tunnel repairs) and programmatic maintenance (curb ramps, sidewalks). Sub-Project 3 (\$706,847) is fully programmatic — planning, design, engineering, and grant administration over the five-year term. Sub-Project 4 (\$1,078,410) is primarily programmatic — annual fleet maintenance plus transition plan development. Capital assets are expected to remain in service well past the grant term; ongoing programmatic costs will be sustained through the General Fund, local gas tax, Measure F funds, and future grant opportunities at the state, federal, and regional levels.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

CAPACITY (10 points)

11. Describe the Project Lead's experience managing and implementing projects of similar scope and size.

This project advances the City's 2016 Climate Action Plan directly, particularly Evaluation Category 3: Increasing Resource Efficiency and Maintaining a Healthy Environment — including its strategies to improve air quality (pg. A-3), its identification of existing hazards to air quality (p. 16), its Existing Conditions Report discussion of air quality risks (p. 10), and its equity focus on air quality (p. 15). Fleet electrification and active transportation investments operationalize the CAP's transportation emission reduction goals at the project level, moving the City from stated commitments toward funded, executable work.

The project is consistent with the Community Air Protection Program (AB 617), which requires affected communities to monitor and reduce emissions of criteria air pollutants and toxic air contaminants. Reducing vehicle emissions through fleet maintenance and electrification and reducing short car trips through pedestrian and bicycle infrastructure, directly support Benicia's AB 617-aligned commitments and investments in a community already carrying an elevated pollution burden from the Valero refinery.

The project complements the City's active Capital Improvement Plan and is designed to advance in parallel with the county-wide MTC-funded electric fleet transition the City is pursuing with consultant NV5. A PG&E permit is required for the EV charging components and will be obtained within the grant term. All other permits are standard municipal encroachment and construction permits issued in-house. Community support for these investments has been demonstrated through public outreach at local farmers' markets and community events. The EV charging infrastructure and fleet electrification work in this project coordinates directly with Project 1: Clean Energy Initiative, which is upgrading the City Hall switchgear to support EV charging capacity. The pedestrian and bicycle improvements that make the Civic Center cluster more accessible without a car reinforce Project 4: Promoting Community Health designation of the Community Center and Library as community resilience centers — facilities that serve the whole community better when people can reach them safely on foot or by bike.

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

██████████ will provide overall project leadership and manage delivery across all four project components, overseeing consultant selection, inter-departmental coordination, budget management, and progress reporting throughout the grant term. ██████████

██████████, will lead engineering, design, and construction management for the pedestrian and bicycle infrastructure and active transportation planning components. ██████████ brings over 30 years of experience in public works and municipal infrastructure, including the Pedestrian Bridge, roadway rehabilitation, sidewalk and curb ramp upgrades, and water and wastewater utility improvements. As ██████████, he manages consultant selection, competitive bidding, construction management, and permit compliance, ensuring all phases meet regulatory, technical, and budgetary requirements.

Technical Advisory Services for capital components will be procured through competitive RFP. All consultant selections will comply with applicable procurement requirements. Public Information and Engagement will involve both consultant support and City staff time to ensure that residents, employees, commuters, and visitors are informed and engaged throughout the grant term.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- *Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.*
- *If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.*
- *Indicate “N/A” if the question is not applicable to the project*

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

A PG&E permit is required for the EV charging station installation at 150 East K Street. The City will submit this application promptly upon grant execution and expects to obtain it within the grant term. Street improvement work on First Street, curb ramp upgrades, and sidewalk repairs are conducted in the City’s own right-of-way under

standard municipal encroachment permits issued in-house. Bridge and tunnel maintenance is on City-owned infrastructure and does not require external permits.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

The project is anticipated to qualify for Categorical Exemptions under CEQA as it consists of minor improvements within existing developed facilities and public rights of way including equipment installation, safety upgrades, and maintenance activities with no expansion of use. The City will complete project level review and file Notices of Exemption (NOEs) following award.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

N/A. The City owns or controls all project sites. EV charging stations are installed in the City's own parking facility. All street, bridge, tunnel, curb ramp, and sidewalk work is within the City's existing right-of-way. No property acquisition, easements, or third-party permissions are required.

16. Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.

Each department will submit reports and an annual review documenting costs, staff time, community feedback, and progress against grant milestones. Capital assets from Projects 1 and 2 — EV charging stations, EV vehicles, street markings, signal equipment, and bridge and tunnel repairs — are expected to remain in service for years past the grant term. Post-grant O&M for these assets will be funded through the General Fund, local gas tax, and Measure F funds.

Programmatic components are designed to become part of standard departmental operations. Fleet maintenance protocols developed under Project 4 will be incorporated into standard Public Works fleet management procedures. The active transportation planning work under Project 3 is structured to produce a pipeline of projects fundable through future state, federal, and county grants — so the planning investment continues to generate capital investment after the grant term ends. The fleet transition roadmap

will identify and pursue MTC, Air District, and California Clean Vehicle Rebate programs to fund the next round of vehicle replacements.

17. Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.

The primary near-term risk is PG&E permit timing for the EV charging installation. Submitting the application at grant execution maximizes lead time, and fleet vehicle procurement and planning work can proceed independently in the meantime. For First Street improvements, coordination with businesses and property owners along the corridor will be essential — the City will engage the Chamber of Commerce and affected businesses early and communicate construction schedules well in advance to minimize commercial disruption. The Pedestrian Scramble at Benicia High School requires signal retiming and equipment installation; the City will coordinate with the school district on scheduling to avoid conflicts with the academic calendar and major school events. For fleet maintenance, the challenge is consistent execution across a mixed fleet with varying maintenance histories; the City will develop a standardized tracking system as part of the transition plan to ensure no vehicles fall outside the maintenance schedule. These projects were selected through close collaboration across departments, public comment input, and City Council approval, building the institutional commitment needed for successful delivery.

Bay REPAIR

Local Community Benefits Fund – Round 1

Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Project 2: Clean Mobility Project — Reduces transportation-related air pollution and promotes multimodal mobility through four coordinated sub-projects: City Fleet Transition & Charging Infrastructure, Pedestrian & Bicycle Infrastructure Repairs and Improvements, Active Transportation Planning & Capital Improvement Prioritization, and Legacy Fleet Repair, Maintenance & Transition Plan. Total Budget: \$5,886,442.50 over 5 years.
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Summary of Measurable Outcomes and Indicators

Sub-Project	Measurable Outcome	Indicator(s)
SP-1: City Fleet Transition & Charging Infrastructure (\$1,999,220.50)	Install the City's first EV charging infrastructure at the Police Department/IT Building and deploy 2 zero-emission administrative vehicles.	<ul style="list-style-type: none"> • 2 Level-2 dual-port EV charging stations (4 ports) installed and operational at 150 East K Street • PG&E utility permit obtained within grant term • 2 EV administrative vehicles purchased and in service at the Police Department • Annual charging utilization report on file
SP-2: Pedestrian & Bicycle Infrastructure (\$2,101,965.00)	Improve pedestrian and bicycle safety and accessibility across Benicia through targeted capital investments on First Street, at Benicia High School, on three bridge/tunnel structures, and on citywide curb ramps and sidewalks.	<ul style="list-style-type: none"> • 0.8 miles of First Street improved: bike lanes, high-visibility crosswalks, bulbouts, and ADA ramps • Pedestrian scramble installed at Military West/West 11th St/Denfield Ave • All 3 structures inspected and repaired: East 3rd Street Tunnel, Military West Pedestrian Bridge, Columbus Parkway Pedestrian/Bike Bridge • Curb ramps upgraded annually (≥\$200,000/yr, coordinated with Pavement Rehabilitation) • Sidewalk repairs completed annually at SeeClickFix priority locations (≥\$46,840/yr)
SP-3: Active Transportation Planning (\$706,847.00)	Complete an updated Capital Improvement Plan and formal Bikeway Plan to build a prioritized pipeline of active transportation projects and position the City to compete for state and federal funding.	<ul style="list-style-type: none"> • Updated CIP adopted by City Council (target: Year 2) • Bikeway Plan completed with priority corridors and design standards (target: Year 3) • ≥1 state or federal active transportation grant application submitted (ATP, HSIP, or equivalent) • # projects advanced through preliminary engineering, design, or permitting by Year 5
SP-4: Legacy Fleet Maintenance & Transition (\$1,078,410.00)	Maintain City fleet emissions compliance through structured annual preventive maintenance and develop a phased fleet electrification roadmap.	<ul style="list-style-type: none"> • Annual maintenance completed on all fleet vehicles; smog/emissions inspections passed • Maintenance logs on file; vehicle downtime tracked • Fleet electrification roadmap completed and presented to City Council (target: Year 2–3) • ≥1 clean fleet grant application submitted using roadmap

Detailed Milestones and Task Plan by Sub-Project

Sub-Project 1: City Fleet Transition & Charging Infrastructure — \$1,999,220.50

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Install the City's first EV charging infrastructure at the Police Department/IT Building and deploy 2 zero-emission administrative vehicles.	A. Permitting, Procurement & Installation	1. Submit PG&E utility permit application at grant execution; complete electrical capacity assessment at 150 East K Street; identify any switchgear or service upgrade needs (coordinates with Project 1 switchgear upgrade)	Public Works	PG&E; City Facilities	Months 1–6
		2. Procure installation contractor via competitive bid; install 2 Level-2 dual-port charging stations with power-sharing technology; ensure ADA compliance and public accessibility	Public Works	Contractor; IT	Months 6–18
		3. Identify appropriate EV model for Police Dept. admin fleet; procure 2 EV vehicles via State purchasing agreement or competitive bid; confirm charging compatibility with installed stations	Public Works / Police Dept.	Fleet Management	Months 1–18
	B. Commissioning & Annual Tracking	1. Commission charging stations; document # ports operational and access protocols; post station information on City website and EV charging directories	Public Works / IT	N/A	Months 18–24
		2. Brief drivers on EV operation and charging protocols; track annual miles driven on EV fleet, fuel cost savings, and charging utilization; include in annual grant report	Public Works / Police Dept.	Fleet Management	Months 24–60 (annual)

Sub-Project 2: Pedestrian & Bicycle Infrastructure — \$2,101,965.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Improve pedestrian and bicycle safety and accessibility through targeted capital investments on First Street, at Benicia High School, on three bridge/tunnel structures, and on citywide curb ramps and sidewalks.	A. First Street & High School Crossing (One-Time Capital)	1. Complete design for First Street corridor; notify businesses and Chamber ≥60 days before construction; obtain encroachment permits; install bike lane striping, high-visibility crosswalks, bulbout curb extensions, and ADA ramps	Public Works / City Engineer	Contractors; Benicia Chamber	Months 1–24
		2. Design Pedestrian Scramble signal at Military West/West 11th/Denfield; coordinate with Benicia Unified School District on school calendar timing; install signal controller updates, push-button stations, enhanced striping, and lighting	Public Works / City Engineer	School District; Signal Contractor	Months 1–24
		3. Conduct before/after pedestrian and cyclist counts on First Street; track accident rate at HS intersection; coordinate First Street markings protection with 2028 pavement rehabilitation	Public Works	Traffic Engineer	Months 24–60 (annual)
	B. Bridge/Tunnel Repairs & Annual Programs	1. Inspect all 3 structures; prioritize repairs by safety risk; complete repairs: graffiti abatement, lighting upgrades, pathway surface repairs, and drainage improvements at East 3rd Street Tunnel, Military West Pedestrian Bridge, and Columbus Parkway Bridge	Public Works / City Engineer	Contractors; Caltrans (coordination)	Months 1–36
		2. Upgrade curb ramps annually (target: ≥\$200,000/yr) at ADA-deficient locations coordinated with Pavement Rehabilitation; ensure compliant slopes, detectable warning surfaces, and smooth transitions	Public Works	Contractors; ADA Coordinator	Annual (Months 12–60)
		3. Complete sidewalk repairs annually (target: ≥\$46,840/yr) using SeeClickFix priority data and ADA Transition Plan; document # locations repaired and	Public Works	Contractors	Annual (Months 12–60)

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		SeeClickFix pedestrian hazard reports resolved			

Sub-Project 3: Active Transportation Planning — \$706,847.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Complete an updated Capital Improvement Plan and formal Bikeway Plan that build a prioritized pipeline of active transportation projects.	A. Capital Improvement Plan Update	1. Inventory infrastructure conditions; assess pedestrian and bicycle network gaps using SeeClickFix data, ADA Transition Plan, and accident records; develop prioritization criteria weighting safety, equity, and ADA compliance	Public Works / City Engineer	All Departments; Community Input	Months 1–12
		2. Develop updated CIP with prioritized investment schedule, cost estimates, and project sequencing; adopt by City Council (target: Year 2); update annually	Public Works	City Engineer; Finance	Months 6–24; annual update
	B. Bikeway Plan, Grant Applications & Project Pipeline	1. Award consultant; map existing bikeway network and gaps; coordinate with Solano Transportation Authority on regional connections; develop Bikeway Plan with priority corridors, design standards, and documentation meeting ATP/HSIP/RAISE grant requirements; conduct ≥2 public engagement sessions	Public Works / City Engineer	Consultant; STA; Benicia Chamber	Months 6–36
		2. Adopt Bikeway Plan by City Council (target: Year 3); submit ≥1 state or federal active transportation grant application; advance ≥2 priority corridor projects through preliminary engineering and/or design/permitting	Public Works	City Engineer; STA	Months 36–60
		3. Assign ongoing transportation planning capacity to advance projects from CIP and Bikeway Plan through preliminary engineering; track # projects	City Engineer / Public Works	Consultants	Annual (Months 1–60)

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		in planning, design, and permitting; include in annual grant report			

Sub-Project 4: Legacy Fleet Maintenance & Transition — \$1,078,410.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Maintain City fleet emissions compliance through structured annual preventive maintenance and develop a phased fleet electrification roadmap.	A. Annual Fleet Maintenance Program	1. Complete annual preventive maintenance on all City fleet vehicles (heavy-duty and light-duty): engine service, brake inspection, emissions-control system checks; ensure all applicable units pass required smog and emissions inspections	Public Works / Corp Yard	N/A	Annual (Months 1–60)
		2. Implement anti-idling policy citywide; track vehicle downtime and maintenance costs; report annual fleet emissions compliance status	Public Works	All Departments with Fleet	Annual (Months 1–60)
	B. Fleet Electrification Roadmap	1. Complete full fleet inventory: document vehicle ages, mileage, emissions profiles, and replacement timelines; identify applicable clean fleet programs (CARB, HVIP, IRA, DERA, MTC); align with NV5 electric fleet study	Public Works / Corp Yard	MTC; Air District; NV5	Months 6–18
		2. Develop phased fleet electrification roadmap with vehicle-level replacement timelines and technology recommendations; present to City Council (target: Year 2–3); post on Benicia Forward; submit ≥1 clean fleet grant application using roadmap	Public Works	City Manager's Office; MTC; Air District	Months 18–36

Bay REPAIR

Local Community Benefits Fund – Round 1

Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

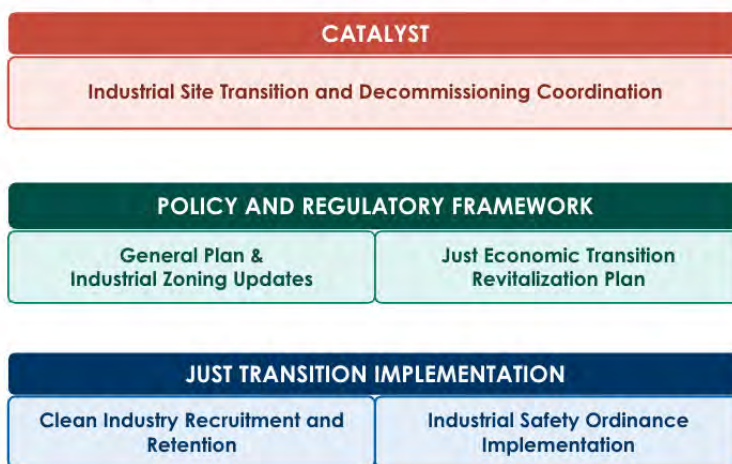
Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	Benicia, CA
Overall Funding Request	40,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Just Economic Transition
Project Lead	City of Benicia
Project Location	City of Benicia, CA
Project Funding Request	\$11,430,924.50

STRATEGY ALIGNMENT (10 points)

1. Provide a short summary (1-2 paragraphs) that outlines this project.

Project 3 is the City of Benicia’s Just Economic Transition. The Valero refinery closure is the single most consequential economic event Benicia has faced in a generation. It will eliminate well-paying industrial jobs, reshape the tax base, and leave behind a large, contaminated waterfront site whose future use will define the character of the Benicia Industrial Park for decades. The City’s General Plan is from 1999, and its industrial zoning is from 1987 — neither was built for a transition of this scale, nor does it provide the tools to attract and re-regulate the type of residential, commercial, and industrial development aligned with the community’s vision.

Project 3: Just Economic Transition



The **Just Economic Transition** Project is the City’s structured response. It funds five lines of work that will run in parallel. Valero’s closure is the catalyst event that necessitates Sub-Project 1 The catalyst event of Valero Industrial Site Transition and Decommissioning Coordination. Sub-Project 2: comprehensive General Plan and Industrial Zoning Updates and Sub-Project 3: Just Economic Transition Revitalization Plan together set the policy and regulatory framework for the City to realize a just transition. To implement the just transition, City Staff will work on Sub-Project 4: Clean Industry Recruitment and Retention and Sub-Project 5: Industrial Safety Ordinance Implementation initiative. While the General Plan will cover the entire city, the other projects cover the Port of Benicia, the Valero Refinery site, and the remaining Benicia Industrial Park — roughly 35 to 40 percent of the city’s land area that requires transition planning, cleanup coordination, and modernized land use rules.

Given the unknown impacts of the refinery closure, timing and sequencing matter. The General Plan and Zoning update must happen early enough to shape what comes next, before reuse decisions are made, by enforcing new proactive policies and zoning. Decommissioning coordination must run in parallel because the regulatory agencies and the landowner will not wait for the City to catch up. Business attraction must start before vacancy accumulates, because empty industrial space is harder to fill the longer it sits. The Industrial Safety Ordinance (ISO) program runs throughout, because residents in the neighborhood closest to the refinery

are still being exposed to industrial hazards while all of this plays out. The \$11,430,924.50 requested for Project 3 funds the staffing, planning, and technical capacity to run these tracks simultaneously.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
 - o *Reduce air pollution and improve health outcomes*
 - o *Build economic resilience for a just transition*

The five sub-projects operate at different levels of the transition, but they all work toward both project strategies - "Reduce air pollution and improve health outcomes" and "Build economic resilience for a just transition". The ISO program is the most immediate: residents in the census tracts closest to the refinery are still being exposed to industrial hazards today, and that requires active enforcement and community notification regardless of where the longer-term transition stands. The ISO implementation is addressing current public health and air quality risks to residents and workers. The Clean industry recruitment works at the market level, proactively filling the pipeline with industries such as battery manufacturers, green energy businesses, and port-related logistics companies before vacated sites get back filled by toxic and high-emission legacy uses. These recruitment efforts will reduce air pollution, which will improve public health and improve the city's fiscal sustainability, and provide residents with opportunities to obtain high-road advanced manufacturing jobs that move away from the fossil-fuel-based economy. The decommissioning coordination keeps the City present and organized in a process that would otherwise move forward without community input on important factors that ensure clean-up agreements and processes will adequately protect public health during the remediation process and post-development. The Just Economic Transition Revitalization Plan gives the community an opportunity to envision a clean industrial future, which provides the city with a road map towards both strategies (cleaner air and economic resilience). The General Plan and Industrial Zoning updates set the policy foundation for the whole city that will seek to create a policy framework that protects and enhances improved air quality and public health equity, not only through cleaner industrial operations but also integrated throughout land use, transportation, open space, and building requirements.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

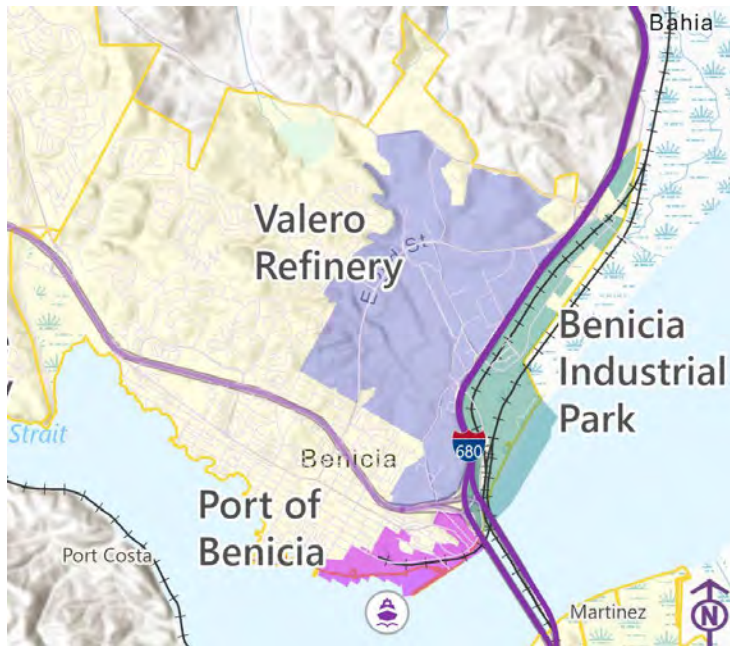
Sub-Project 1: Industrial Site Transition and Decommissioning Coordination: Valero Benicia Refinery site and Benicia Industrial Park waterfront.

Sub-Project 2: General Plan and Industrial Zoning Update: Citywide policy work, with a primary focus on the Port of Benicia, Valero refinery site, Benicia Industrial Park, and neighborhoods affected by industrial emissions and land use decisions.

Sub-Project 3: Just Economic Transition Revitalization Plan: Port of Benicia, Valero Benicia Refinery site, and the remaining Benicia Industrial Park; citywide worker and community engagement at accessible City and community locations.

Sub-Project 4: Industrial Safety Ordinance Implementation: Active industrial facilities citywide, with a primary focus on the refinery site and industrial park.

Sub-Project 5: Clean Industry Recruitment and Retention: Port of Benicia, Valero Benicia Refinery site, and the rest of the Benicia Industrial Park.



4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The decisions being made through the General Plan update, the decommissioning pathway, and the revitalization plan will directly affect what Benicia’s industrial waterfront becomes — what gets built there, who owns it, who works there, and what the air quality looks like for the neighborhoods that border it. Those are not technical planning questions with predetermined answers. They require sustained input from residents, workers, business owners, and the organizations that serve them.

The City has already begun this process.

- City Council and Commission Meetings—Since December 2025, the City Council has held two sessions to develop project concepts and prioritize the ones included in this grant application.

- Industrial Safety Citizen Oversight Commission—Established the framework in 2025 and has continued to meet quarterly since its adoption last summer. The Commission will continue to meet to oversee the ISO implementation program.
- Hearing from industrial ancillary businesses affected by the Valero closure at the monthly Benicia Industrial Park Association (BIPA) and regular coordination with the Benicia Chamber of Commerce
- City Council engagement related to the Valero closure and transition planning, including the formation of councilmember-led City Task Forces for economic impact, community funding, Benicia Industrial Park collaboration, and land redevelopment since May 2025
- Coordination with the Solano Workforce Development Board and Solano Economic Development Corporation to understand the impact of refinery closure on affected workers and ancillary businesses
- City-funded preliminary assessment and related outreach to Benicia stakeholders to better understand the impact of the refinery closure on Benicia and options for reuse and redevelopment in alignment with the council’s sustainability goals. This assessment builds on the City’s participation in the countywide Priority Production Area planning process, which is funded through the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

Public engagement to date has surfaced specific concerns: residents near the industrial corridor reported uncertainty about what the refinery closure means for their neighborhood, worry about the pace of site remediation, and questions about whether the jobs that replace refinery employment will be accessible to workers without four-year degrees. Business owners in and adjacent to the Industrial Park raised concerns about vacancy and access to infrastructure. These inputs directly shaped the scope of this project. While community members are happy about the air quality improvements expected after the closure, they are very concerned with the City’s ability to sustain existing levels of city programs and services due to significant revenue loss. Benicia CBOs also received donations from Valero to sustain their operations, and those philanthropic contributions will now stop, causing concern that beloved CBOs in the community may also have to cut programs and services.

5. Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.

Sub-Project 1: Industrial Site Transition and Decommissioning Coordination

The refinery site’s decommissioning is a multi-agency, multi-year process involving DTSC, the Regional Water Board, BCDC, the Air District, and multiple landowners. If the City is not actively coordinating, that process moves forward without local community input on factors that directly affect employment, health and quality of life. The City’s role is coordinator and community

advocate: building an interagency framework, executing coordination agreements with applicable state and federal agencies, conducting coordination meetings per year with documented action logs, supporting affected supplier and contractor businesses, and crafting a Transition Infrastructure Funding Strategy covering water, wastewater, broadband, clean energy, and clean goods movement needs by Q2 2028. Discussions at City Council and at public engagement sessions will keep residents informed of cleanup timelines and air quality conditions during decommissioning and provide opportunities for residents to collaboratively work with staff on the clean-up approach and process.

Sub-Project 2: General Plan and Industrial Zoning Update

Benicia's current General Plan dates to 1999; its industrial zoning code dates to 1987. Neither was written to manage a full refinery closure or guide the reuse of a contaminated waterfront site in a post-fossil-fuel economic landscape. They do not reflect this generation of the community's priorities for redevelopment of the legacy industrial parts of the City. The update funded through this project will replace both with a community-led framework for the Industrial Park, recognizing the impact new uses will have on surrounding neighborhoods. New Decarbonization and Environmental Justice Elements will establish binding policy goals — including a documented 2026 NOx/PM2.5 baseline and a numeric reduction target — for the land use decisions that will govern the Industrial Park for decades. Updated land use, economic development, circulation, noise, parks and open space, and safety elements will create the framework for attracting clean industries and ensuring new development supports community health equity. The process includes public engagement at five or more stages, existing conditions analysis, administrative and public review drafts, and full CEQA review, with adoption targeted for Q1 2031.

Sub-Project 3: Just Economic Transition Revitalization Plan

The revitalization plan is where the economic transition becomes concrete for workers and families. It will produce a City-adopted roadmap developed with impacted industrial workers, ancillary local businesses, and frontline community members, including at least six community engagement events, at least five economic transition strategies, an implementation-ready project list with at least one physical and one social infrastructure project, and at least three workforce pathway MOU with the Solano County Workforce Development Board, targeted for adoption by Q1 2029. The plan will also include an inventory documenting the social determinants of work such as childcare gaps, retraining capacity, income support needs, transportation barriers, broadband and technology access, and language access barriers for workers and families affected by refinery and legacy industry closures. This plan is most intended to serve people in refinery-adjacent neighborhoods who have lived with the pollution, and the workers who need real options in whatever comes next.

Sub-Project 4: Industrial Safety Ordinance (ISO) Program Implementation

Census tracts 6095252102 and 6095252107 — home to approximately 7,600 residents and immediately adjacent to the refinery — rank between the 85th and 95th percentile statewide for

hazardous waste and cleanup site contamination. The ISO program is the City's primary tool for requiring industrial facilities to prevent accidental releases, maintain safety plans, and report to the community in real time. This program will be maintained and strengthened throughout the closure period, including independent air monitoring during industrial events, public notification and shelter-in-place guidance, and support for the ISO Oversight Commission.

Sub-Project 5: Clean Industry Recruitment and Retention

The Industrial Park's future tenants could include businesses in battery manufacturing, shipbuilding, green energy manufacturing, transportation and warehousing, and port-related logistics. The Economic Development Manager will spend approximately 90% of her program time on Industrial Park transition — recruiting clean industries, supporting businesses affected by the closure, and building relationships with site owners, Port operators, and regional economic development partners, including Solano EDC, GO-Biz, and CAEATFA. By the end of the grant term, the City will attract, retain, or expand at least 15 clean-sector businesses and create or retain at least 200 jobs. City-assisted positions will be required to offer prevailing wages, with at least 40 percent of influenced jobs targeted to priority populations and at least 25 percent accessible to workers from fossil-fuel-dependent industries. The priority is getting the right tenants that provide quality jobs for residents, especially displaced workers.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

The decisions being made through this project — what gets built on the refinery site, what the General Plan says about future industrial uses, which businesses the City actively recruits — will be easier to get right if the people most affected engage and partner with the City throughout the process. That means making a complicated regulatory and planning process legible to residents who are not specialists, and going to where people are rather than waiting for them to show up at City Hall.

Citywide information sharing: The City will establish and maintain a dedicated project webpage providing plain-language updates on General Plan milestones, decommissioning coordination status, ISO enforcement actions, and economic development progress, updated at least quarterly. The City will provide progress briefings to the City Council in open session at key project milestones.

Process engagement opportunities:

- Decommissioning: At least two decommissioning public engagement sessions per year; Targeted outreach to refinery workers and their families through partnerships with the Building Trades Council, the Solano County Workforce Development Board, and

community-based organizations. The City will also coordinate with Solano County and regional agencies — San Francisco Bay Conservation and Development Commission (BCDC), Department of Toxic Substances Control (DTSC), the Regional Water Board — whose decisions on site cleanup and permitting will shape the landscape for community engagement on reuse.

- **General Plan and Industrial Zoning Updates:** At least five General Plan and zoning engagement phases (scoping, existing conditions, draft elements, public review, and adoption). In addition to interactive community workshops, the General plan engagement will be robust to ensure we're reaching "hard to reach" populations by partnering with trusted CBOs and community leaders. Additional activities may include focus groups, stakeholder interviews, a General Plan Advisory Committee, pop up workshops/public event booths, mobile workshops, and capacity building / speaker series for both staff and residents. There may be additional targeted engagement with disadvantaged communities to inform the Environmental Justice and Decarbonization Elements.
- **Just Transition Economic Revitalization Plan:** At least six Just Transition workshops or events, with feedback collected from industrial workers and frontline community members at a minimum of three points during plan development. This sub-project will convene a Just Economic Transition Plan Advisory Group which may be comprised of industrial workers, Valero-adjacent residents, CBOs, the Benicia Industrial Park Association, Port of Benicia, and the Benicia Chamber of Commerce; County Public Health; County Environmental Health; STA; Solano WDB; Solano EDC; and other relevant community leaders and stakeholders as needed.
- **Industrial Safety Ordinance Implementation.** At least one ISO community safety confidence survey during the grant period; regular ISO Commission meetings; and an Annual Economic Development Report presented to City Council. Participation will be tracked by census tract or neighborhood and voluntary demographic categories. If outreach is not reaching affected workers, pollution-burdened neighborhoods, older adults, or multilingual households, the City will adjust its methods.

Feedback gathered through these processes will be documented and reported to the *Community Sustainability Commission, Planning Commission, Economic Development Board, Industrial Safety Ordinance Citizen Oversight Commission, and City Council*. Where community input shapes a decision — a land use policy, a priority in the work plan, a change to the engagement process itself — the City will say so publicly, in plain language.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Four outcomes define success for this project: the Industrial Park stays economically active during the transition; the City's land use policy is updated in time to shape what comes next; the refinery site's decommissioning follows a structured, public process; and the ISO program keeps protecting residents throughout. Below is a summary of each subproject's outcomes,

indicators, and key partners. Full milestone and task detail is in the companion Measurable Outcomes Plan.

Sub-Project 1: Industrial Site Decommissioning and Transition — \$3,232,721.10

The City will build the regulatory, technical, and public information capacity needed to manage safe decommissioning and site transition. Key partners include Air District, Water Quality Control Board, DTSC, the Port of Benicia, affected property owners, Solano Economic Development Corporation (EDC), and the Benicia Chamber of Commerce.

By Q2 2028: Transition Infrastructure Funding Strategy completed, covering water, wastewater, broadband, clean energy, and clean goods movement needs.

By Q3 2028: At least four state and federal agency MOUs or coordination agreements executed; at least 10 interagency coordination meetings per year with documented action logs.

Ongoing: Semiannual public engagement sessions; annual public reports on decommissioning status and air quality.

Sub-Project 2: General Plan and Industrial Zoning Updates — \$5,044,624.10

The City will replace outdated land use and industrial zoning policy with a planning framework built around the community's vision for the post-refinery era. Key partners include BAAQMD, community partners, consultants, the Planning Commission, and City Council.

By Q1 2031: City Council adopts updated General Plan including a voluntary Environmental Justice Element with at least five enforceable. Environmental Justice policies, and a Decarbonization standard with a documented 2026 NOx/PM2.5 baseline and numeric reduction target. Conforming Industrial Zoning Code adopted by ordinance.

Process milestones: Contract and engagement strategy at 9–12 months; existing conditions reports at 18 months; administrative drafts at 2 years; public review drafts at 2.5 years; CEQA scoping at 2 years; draft EIR at 3 years; final EIR and adoption hearings at 4 years.

Sub-Project 3: Just Transition Revitalization Plan — \$1,032,322.10

The City will develop a concrete, adoptable plan for economic diversification, worker transition, and community reinvestment. Key partners include the Solano County Workforce Development Board (SCWDB), Solano Community College District, California Employment Development Department (EDD), Building Trades Council, Benicia Chamber of Commerce, and Benicia Industrial Park Association.

By Q1 2029: City Council adopts Just Transition Revitalization Plan with at least five economic transition strategies, an implementation-ready project list (including at least one physical and one social infrastructure project), and at least three workforce pathway MOUs with SCWDB.

By Q1 2029: Social infrastructure needs inventory completed, documenting childcare, retraining, income support, transportation, and language access barriers for workers and families affected by refinery closure.

Subproject 4: Industrial Safety Ordinance Implementation — \$961,551.10

The City will strengthen industrial oversight and transparency through active ISO program implementation. The Fire Department leads, supported by the City Attorney, as needed.

By Q1 2028: Public information bank launched.

Ongoing annually: ISO facility inspections and Risk Management Plan reviews completed; compliance status published in plain language; at least one emergency preparedness drill held per year.

Subproject 5: Clean Industry Recruitment and Retention — \$1,159,706.10

The City will proactively recruit and retain clean-economy businesses before vacated refinery-adjacent sites are backfilled by high-emission legacy industries. Key partners include Solano EDC, GO-Biz, California Alternative Energy and Advanced Transportation Financing Authority (CAEATFA), SCWDB, the Building Trades Council, Port of Benicia, and the Benicia Industrial Park Association.

By the end of the grant term: At least 15 clean-sector businesses are attracted, retained, or expanded; at least 200 jobs are created or retained.

Job quality standards: City-assisted positions offer prevailing wages; at least 40 percent of influenced jobs are targeted to priority populations; and at least 25 percent are accessible to workers from fossil-fuel-dependent industries.

By Q1 2030: Consolidated Transition Infrastructure Investment Roadmap completed. Site readiness assessments completed for at least three priority Industrial Park parcels.

Ongoing: At least 25 business outreach engagements or site visits conducted per year; annual Economic Development Report presented to City Council; job quality tracked at 6, 12, and 24 months.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this “Project Narrative” document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The total project budget of \$11,430,924.50 reflects a mix of one-time and ongoing costs. The General Plan and Industrial Zoning update (\$5,044,624.10) is the highest single cost, reflecting the scope of consultant support, technical studies, CEQA, and public engagement, and adoption materials required for a comprehensive update. Decommissioning and transition coordination (\$3,232,721.10) funds the Fire Department’s air quality oversight role, interagency coordination, regulatory support, and public engagement. The Just Transition Revitalization Plan (\$1,032,322.10) covers economic and workforce analysis, Advisory Group support, workshops, interpretation, drafting the roadmap, and the social infrastructure inventory. ISO implementation (\$961,551.10) funds program coordination, inspection support, the bilingual public portal, and preparedness exercises. Clean industry recruitment and retention (\$1,159,706.10) funds business attraction, sector analysis, site readiness assessments, marketing, job quality tracking, and support for accessing grants and other. All consultant and technical advisory services will be procured through the City’s competitive RFP process.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

The General Plan update funded through this project will extend and replace the City's 2016 Climate Action Plan, embedding climate and decarbonization commitments directly into the General Plan rather than treating them as a separate document that guides development review. The new (voluntary) Decarbonization Element will establish a 2026 NOx/PM2.5 baseline and adopt a numeric reduction target, translating climate goals into enforceable land use standards. The (voluntary) Environmental Justice Element will align the General Plan with the principles and goals of AB 617 (Community Air Protection Program), reflecting the Air District's own monitoring and enforcement work in Benicia, building on the City's longstanding commitment to environmental sustainability, air quality, and clean energy, and creating a durable local policy framework for reducing cumulative pollution burdens in the most affected census tracts.

The industrial zoning update builds on the City's designation of the Benicia Industrial Park as a Priority Production Area under the MTC/ABAG regional framework, a designation that supports industrial retention and is directly relevant to the clean industry recruitment work in this project. The decommissioning coordination work connects to DTSC's Cortese List process, the Regional Water Board's site remediation oversight, and Coordination with BCDC related to the Port of Benicia and shoreline infrastructure. The City's coordination role is designed to ensure that local land use decisions are made in alignment with — and in time to influence — those regulatory processes rather than reacting to them after the fact.

The workforce and economic development components coordinate with the Solano County Workforce Development Board, Solano Community College District, California EDD, GO-Biz, CAEATFA, and the Building Trades Council on retraining pathways, employer needs, and clean-sector business attraction. The project also coordinates with the Solano Transportation Authority on Industrial Park access improvements and waterway navigation and pursues complementary mobility investments through Project 2 that will improve freight and commute connectivity to the area. These are not parallel tracks — the regional workforce systems, regulatory agencies, and economic development partners that Project 3 engages are the same ones whose decisions will determine whether Benicia's transition produces durable results.

This project also aligns with the statewide Green Empowerment Zone framework, which provides additional policy tools for communities managing industrial transitions. The City will pursue Green Empowerment Zone designation as part of the General Plan update process, coordinating with Air District and CalEPA to maximize the regulatory and funding advantages available to Benicia during the transition period.

Project 3 does not stand alone. The General Plan update creates the land use framework that makes the clean energy, mobility, and community health investments in Projects 1, 2, and 4 coherent and durable — ensuring that new development near the refinery site is compatible with the air quality, resilience, and equity goals those projects pursue. Conversely, the visible community investments in Projects 1, 2, and 4 build the civic trust and institutional credibility that

makes Project 3's harder planning and regulatory work politically sustainable over a multi-year grant term.

CAPACITY (10 points)

11. Describe the Project Lead's experience managing and implementing projects of similar scope and size.

This project will be led by [REDACTED], who has more than twenty years of local government experience focused on land use policy, planning, and project delivery. [REDACTED] joined [REDACTED] in 2014. She led the designation of the Industrial Park as a Priority Production Area, oversaw the adoption of Benicia's 2023–2031 Housing Element — a state-mandated process completed on schedule — and has managed [REDACTED] land use and permitting modernization. Multi-year planning processes involving public engagement, CEQA, and City Council adoption are the core of her professional background.

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

This project is not dependent on a [REDACTED]. It uses [REDACTED] established operating departments and governance structure to assign each subproject to the team with legal authority and technical expertise. [REDACTED] will provide overall project leadership and interagency coordination. Planning will lead the General Plan, zoning, CEQA, site readiness, and land use components. The City Manager's Office will coordinate the overall transition strategy, public reporting, Advisory Committee work, and policy issues requiring Council direction. Economic Development will lead to clean industry recruitment, business retention, workforce coordination, partner MOUs, and job quality tracking. Fire will lead to ISO implementation, industrial safety oversight, preparedness drills, and air quality oversight during decommissioning. Public Works will support infrastructure needs assessments and financing strategies. Finance and the City Attorney will handle grant accounting, procurement, contracting, and legal and risk management.

Consultant services will be procured through a competitive RFP for the General Plan update, Just Transition Revitalization Plan, and technical support for decommissioning coordination. The City has worked with planning and environmental consultants on prior projects and is prepared to initiate procurement within the first six months of the grant term. Additional resources will be leveraged through partner agencies: SCWDB, Solano Community College District, EDD, Solano EDC, GO-Biz, CAEATFA, the Building Trades Council, the Port of Benicia, BAAQMD, CalEPA, and DTSC.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- *Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.*
- *If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.*
- *Indicate “N/A” if the question is not applicable to the project*

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

This project is primarily planning, coordination, program administration, and economic development work. It is ready to begin upon execution of the Grant Agreement. The City can initiate procurement, consultant scoping, interdepartmental coordination, partner outreach, public engagement planning, and workplan development immediately using existing municipal authority. City Council approval will be required for consultant contracts, budget appropriations, plan adoption, zoning adoption, and any MOUs requiring Council authorization, and the City will obtain those approvals through its standard public meeting process. Future physical infrastructure or redevelopment projects identified through this grant will obtain required permits at the time those projects are advanced.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

The General Plan and Industrial Zoning update will require CEQA review, expected to include an Environmental Impact Report with scoping, technical studies, air quality and health risk analysis, public review, and City Council certification. CEQA work is built into the project scope, budget, schedule, and staffing plan, with environmental review beginning during the General Plan process and adoption targeted by Q1 2031. The Planning Division, City Attorney, and consultant team will manage CEQA compliance through the City’s standard public review procedures.

The other components of this project — interagency coordination, workforce planning, economic development strategy, public engagement, dashboards, annual reports, business outreach, and ISO program administration — are programmatic and administrative and generally do not authorize physical changes to the environment. If any activity later advances a specific physical improvement, redevelopment action, or site-specific reuse decision, the City will conduct project-level CEQA review or document the applicable exemption before approval. This phased approach allows the grant to begin promptly while preserving full environmental review for the

actions that require it.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

No property acquisition is required to begin this project. City Hall and other City-controlled facilities support project management, public meetings, Council hearings, and stakeholder coordination. For activities involving the refinery, Port, or Industrial Park — privately held property — the City will establish coordination protocols, owner contact lists, data-sharing procedures, permitting roadmaps, and written permissions for site visits, site readiness assessments, or decommissioning coordination, as appropriate. The City's role in this project is oversight, coordination, and public accountability.

16. Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.

This Project does not fund physical infrastructure. Its ongoing obligations after the grant term are primarily program administration, data systems, public dashboards, the ISO risk portal, annual reporting, and continued partner coordination. The General Plan and industrial zoning, once adopted, become the City's governing land use policy maintained through its regular planning operations. The updated policy framework will also allow the City to invest in key priorities to facilitate the decommissioning process. The ISO program is a standing municipal program funded through the operating budget. Economic development staffing will be sustained through the City's general fund and successor grant opportunities.

The project also builds the financing strategies needed for future infrastructure implementation. The Transition Infrastructure Funding Strategy, Physical Infrastructure Financing Strategy, and consolidated Transition Infrastructure Investment Roadmap will identify state and federal grants, public financing tools, lead entities, and estimated project costs — ensuring that the planning funded through Bay REPAIR produces implementation pathways that can be financed and maintained beyond the grant period.

17. Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.

The most significant risk is the pace of the refinery's decommissioning, which is controlled by the landowner and the regulatory agencies — not the City. The City cannot dictate when the Regional Water Quality Control Board or any other agency completes their review or when the

landowner moves through key decisions. What the City can do is arrive at that process with its General Plan update underway, technical capacity built in-house to engage effectively, its public information systems running, and its agency relationships already established — so that when decisions get made about what happens to the site, the City is in the room with a position rather than catching up from behind. If site access or data-sharing is delayed, publicly available regulatory records, formal agency coordination agreements, and phased workplans will keep the project moving.

Economic and workforce risks are also real. Clean-sector businesses may not locate in Benicia without infrastructure certainty and investment; workers may face childcare, transportation, or retraining barriers; and community members may be skeptical if transition planning does not produce visible results. The City's response to each: business attraction is tied to site readiness assessments and the infrastructure financing strategy; City-assisted positions must offer prevailing wages and benefits; training pathways are coordinated through SCWDB and Solano Community College; the social infrastructure needs assessment inventories childcare, transportation, and language access barriers; and dashboards and annual reports show progress or explain delays clearly. Staffing risks will be managed through consultant support, a central City Manager's Office coordination function, and City Council oversight at each major decision point.

Bay REPAIR

Local Community Benefits Fund – Round 1

Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Project 3: Just Economic Transition — Transforms the Valero refinery closure from a fiscal and community crisis into a foundation for a cleaner, more equitable, and economically resilient city through five coordinated sub-projects: Industrial Site Decommissioning & Transition Coordination, General Plan & Industrial Zoning Update, Just Transition Revitalization Plan, Industrial Safety Ordinance (ISO) Implementation, and Clean Industry Recruitment & Retention. Total Budget: \$11,430,924.50 over 5 years.
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Summary of Measurable Outcomes and Indicators

Sub-Project	Measurable Outcome	Indicator(s)
SP-1: Industrial Site Decommissioning & Transition Coordination (\$3,272,565.75)	Build the regulatory, technical, and public engagement capacity to manage safe Valero refinery decommissioning and develop a transition infrastructure funding strategy.	<ul style="list-style-type: none"> • ≥4 state/federal agency MOUs or coordination agreements executed (BAAQMD, CalEPA, SWQCB, DTSC) • ≥10 interagency coordination meetings held per year; action logs maintained • Transition Infrastructure Funding Strategy completed and presented to City Council (target: Q2 2028) • ≥2 public engagement sessions held per year; annual public report published in English and Spanish • Port-Valero property owner coordination protocol established; quarterly meetings documented
SP-2: General Plan & Industrial Zoning Update (\$5,084,468.00)	Adopt an updated General Plan and Industrial Zoning Code by Q1 2031 with an Environmental Justice Element and Industrial Decarbonization standard governing future Industrial Park development.	<ul style="list-style-type: none"> • General Plan adopted by Q1 2031; EJ Element includes ≥5 enforceable policies; Decarbonization standard with 2026 NOx/PM2.5 baseline and numeric reduction target • Conforming Industrial Zoning Code adopted by ordinance • ≥5 structured community engagement phases conducted; post-engagement surveys at each major milestone • CEQA completed; Final EIR certified by Q4 2030
SP-3: Just Transition Revitalization Plan (\$1,072,166.00)	Adopt a Just Transition Revitalization Plan by Q1 2029 with workforce pathways, a social infrastructure needs inventory, and an implementation tracking dashboard.	<ul style="list-style-type: none"> • Plan adopted by City Council (target: Q1 2029) with ≥5 economic transition strategies and ≥3 SCWDB workforce pathway MOUs • Social infrastructure needs inventory completed (target: Q4 2027) documenting childcare, retraining, income support, and language access barriers • ≥6 community workshops held; ≥50% of participants from impacted workers and frontline communities • Implementation tracking dashboard operational by Q3 2029

Sub-Project	Measurable Outcome	Indicator(s)
SP-4: ISO Implementation (\$1,001,395.00)	Strengthen industrial safety oversight and ensure residents have timely, accurate information about industrial incidents and air quality conditions through active ISO program management.	<ul style="list-style-type: none"> • Annual facility reports received and reviewed; inspections and audits conducted following Level 2 and Level 3 incidents • ISO Citizen Oversight Commission meetings held; public hearings facilitated • Incident reports and notifications published to Public Information Bank • Annual ISO performance report produced and presented to City Council
SP-5: Clean Industry Recruitment & Retention (\$1,199,550.00)	Attract, retain, or expand ≥15 clean-sector businesses and ≥200 jobs at prevailing wages by Q1 2031 and complete a consolidated Transition Infrastructure Investment Roadmap by Q1 2030.	<ul style="list-style-type: none"> • ≥15 businesses in target low-emission sectors attracted, retained, or expanded by Q1 2031 • ≥200 jobs created or retained at prevailing wages • ≥25 business outreach engagements or site visits conducted per year • Consolidated Transition Infrastructure Investment Roadmap completed (target: Q1 2030) • Annual Economic Development Report presented to City Council

Detailed Milestones and Task Plan by Sub-Project

Sub-Project 1: Industrial Site Decommissioning & Transition Coordination — \$3,272,565.75

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Build the regulatory, technical, and public engagement capacity to manage safe Valero refinery decommissioning and develop a transition infrastructure funding strategy.	A. Agency Relationships & Coordination Framework	1. Map all state and federal agency roles in the Valero decommissioning process (BAAQMD, CalEPA, SWQCB, DTSC, EPA); brief City Council and Fire Chief; initiate formal relationships and draft coordination MOUs covering data-sharing, notification protocols, and joint inspection access	City Manager's Office	Fire Chief; City Attorney; BAAQMD; CalEPA	Months 1–18
		2. Establish Port-Valero property owner coordination protocol: identify key contacts, document ownership for all affected parcels, schedule quarterly coordination meetings, log barriers to site transition	City Manager's Office	Development Services; City Attorney	Q3 2027; quarterly ongoing

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		3. Conduct ≥10 interagency coordination meetings per year; maintain action log; circulate to all parties within 5 business days of each meeting	City Manager's Office	Fire Dept.; Development Services; BAAQMD	Q4 2027–Q1 2031 (ongoing)
	B. Transition Infrastructure Funding Strategy & Public Engagement	1. Inventory physical infrastructure needs across transition zones (water/wastewater, broadband, clean energy, port electrification, zero-emission freight); map applicable federal/state programs and local financing tools; present Transition Infrastructure Funding Strategy to City Council by Q2 2028	Economic Development	Public Works; Port of Benicia; GO-Biz; Solano EDC	Q2 2028
		2. Develop plain-language Q&A materials in English and Spanish; conduct ≥2 public engagement sessions per year on cleanup status, air quality, and site timeline; collect written feedback; publish annual public report on decommissioning status	City Manager's Office	Fire Dept.; Planning; Community Partners	Q4 2027; annual through Q1 2031

Sub-Project 2: General Plan & Industrial Zoning Update — \$5,084,468.00

Outcome #	Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
2	Adopt an updated General Plan and Industrial Zoning Code by Q1 2031 with an Environmental Justice Element and Industrial Decarbonization standard.	A. Community Visioning & Existing Conditions	1. Award consultant; conduct community visioning process; prepare existing conditions report documenting gap between 1999 GP/1987 zoning and current conditions; establish 2026 NOx/PM2.5 baseline; confirm five priority elements with City Council	Planning Division	City Manager's Office; BAAQMD; Consultant	Q4 2027–Q3 2028
			2. Conduct ≥5 structured engagement phases (scoping, existing conditions,	Planning Division	City Manager's Office; Benicia	Q1 2028–

Outcome #	Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
			draft elements, public review, adoption); provide Spanish interpretation and childcare; collect post-engagement surveys at each milestone; publish results in plain language		CBOs; Consultant	Q1 2031
		B. Plan Drafting, CEQA & Adoption	1. Prepare administrative draft General Plan with EJ Element (≥5 enforceable policies) and Decarbonization standard (2026 baseline, numeric target); draft Industrial Zoning Code; release for 45-day public review; prepare responses to comments; revise	Planning Division	Consultant; BAAQMD; City Departments	Q1 2029–Q3 2029
			2. Initiate CEQA: prepare Draft EIR with air quality health risk assessment; 45-day public review; certify Final EIR at Planning Commission; conduct City Council adoption hearings; file required state notices; publish adopted documents in English and Spanish by Q1 2031	Planning Division	Consultant; City Attorney	Q1 2029–Q1 2031

Sub-Project 3: Just Transition Revitalization Plan — \$1,072,166.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Adopt a Just Transition Revitalization Plan by Q1 2029 with workforce pathways, a social infrastructure needs inventory, and an implementation tracking dashboard.	A. Advisory Group, Needs Assessment & Community Engagement	1. Convene Just Economic Transition Advisory Group; award consultant; complete social infrastructure needs inventory (childcare gaps, retraining capacity, income support, transportation access, language barriers); map applicable federal/state funding programs for each identified need	City Manager's Office	SCWDB; Solano College; EDD; Building Trades; Benicia CBOs	Q2 2027–Q1 2028
		2. Conduct ≥6 community workshops at multiple locations; target ≥50% of par-	City Manager's Office	Planning Div.; Benicia CBOs;	Q3 2027–Q3 2028

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		participants from impacted workers, BI-POC, and frontline communities; collect post-workshop surveys at ≥3 points during plan development		Community Partners	
	B. Plan Adoption & Implementation Dashboard	1. Draft plan with ≥5 economic transition strategies, implementation-ready project list (≥1 physical, ≥1 social infrastructure project), ≥3 SCWDB workforce pathway MOUs, and social infrastructure funding strategy; release for 30-day public review; adopt by City Council (target: Q1 2029)	City Manager's Office	Economic Development; Planning; SCWDB; Consultant	Q4 2028–Q1 2029
		2. Launch implementation tracking dashboard (target: Q3 2029); update quarterly; incorporate social infrastructure appendix and dashboard metrics into Annual Economic Development Report	City Manager's Office	Economic Development; Communications	Q3 2029; annual through Q4 2031

Sub-Project 4: ISO Implementation — \$1,001,395.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Strengthen industrial safety oversight and ensure residents have timely, accurate information through active ISO program management.	A. ISO Program Operations & Compliance Monitoring	1. Evaluate and improve ISO procedures, workflows, and enforcement mechanisms; refine data tracking systems for incidents, emissions, and compliance; coordinate with CUPA and Air District; develop standard procedures for reviewing facility reports	Benicia Fire Dept.	CUPA; Air District	Months 1–18; ongoing
		2. Receive and review annual facility reports; conduct inspections and audits of high-hazard facilities following Level 2 and Level 3 incidents; review root cause analyses; maintain centralized compliance tracking system	Benicia Fire Dept.	CUPA	Months 1–60 (ongoing)
	B. Public Information & Commission Support	1. Maintain bilingual Public Information Bank: publish incident reports, facility data, and notifications; facilitate public hearings on incident investigations	Benicia Fire Dept.	N/A	Months 1–60 (ongoing)
		2. Support quarterly ISO Citizen Oversight Commission meetings; prepare staff reports with incident data and compliance status; gather community input and incorporate feedback into program improvements	Benicia Fire Dept.	City of Benicia	Quarterly, ongoing
		3. Produce annual ISO performance report tracking incident trends, compliance rates, and air quality outcomes; present to City Council	Benicia Fire Dept.	N/A	Annual

Sub-Project 5: Clean Industry Recruitment & Retention — \$1,199,550.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Attract, retain, or expand ≥15 clean-sector businesses and ≥200 jobs at prevailing wages by Q1 2031 and complete a consolidated Transition Infrastructure Investment Roadmap by Q1 2030.	A. Business Recruitment & Job Quality Tracking	1. Establish September 2026 employment baseline; develop sector-specific recruitment strategy (battery manufacturing, green energy, port-related logistics, shipbuilding); conduct ≥25 business outreach engagements or site visits per year; coordinate with Solano EDC, GO-Biz, CAEATFA, Port of Benicia, and BIPA	Economic Development	Solano EDC; GO-Biz; CAEATFA; Port of Benicia	Annual (Q4 2027–Q1 2031)
		2. Establish job quality tracking protocol: document FTE positions, prevailing wages, and % accessible to fossil-fuel workers; collect data at 6, 12, and 24 months post-opening; coordinate with SCWDB on workforce placements; complete ≥3 site readiness assessments for priority Industrial Park parcels	Economic Development	SCWDB; Building Trades; EDD	Q1 2028; ongoing
	B. Infrastructure Roadmap & Annual Reporting	1. Develop Physical Infrastructure Financing Strategy (target: Q2 2028); coordinate with SP-1 (Transition Infrastructure Funding Strategy) and SP-3 (Social Infrastructure findings) to produce consolidated Benicia Transition Infrastructure Investment Roadmap; publish and present to City Council (target: Q1 2030)	City Manager's Office	Economic Development; Public Works; Port of Benicia; Solano EDC	Q2 2028–Q1 2030
		2. Publish Annual Economic Development Report: business inquiries, new leases/permits, FTE jobs created, wage and equity metrics, net change vs. September 2026 baseline; present to City Council	Economic Development	City Manager's Office	Annual (Q4 2027–Q4 2031)

Bay REPAIR

Local Community Benefits Fund – Round 1

Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	City of Benicia, CA
Overall Funding Request	\$40,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Promoting Community Health
Project Lead	City of Benicia
Project Location	City of Benicia (various locations)
Project Funding Request	\$15,500,120.50

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Project 4, the Promoting Community Health project, protects Benicia residents from the air quality threats they face most directly: hazardous refinery and industrial emissions, wildfire smoke, and vehicle emissions. Urban greening and fire prevention are powerful tools to mitigate chronic and acute health effects of air pollution and extreme heat. . This project invests in six coordinated sub-projects. The Urban Forestry and Greening Program expands and maintains the city's tree canopy with a focus on neighborhoods that bear the greatest pollution burden and heat exposure. The Wildfire Prevention and Readiness Program consolidates fuel modification, prevention and inspection, wildland-urban interface enforcement, and weed abatement into a single, cohesive program that reduces ignition risk and protects air quality before fires start. Safety and Monitoring Equipment upgrades the Fire Department's portable air monitors — the primary field tool for real-time emergency air quality assessment — and adds Self-Contained Breathing Apparatus (SCBA) compressor capacity to keep first responders safe. A Legacy Fleet Maintenance and Transition Plan brings the same step-by-step transition strategy applied to other city fleets: structured maintenance now to improve reliability, especially during emergencies, and a phased electrification roadmap over time.

The Equitable Access to Parks and Recreation program enhances community health by investing in the maintenance, repair, and improvement of Benicia's 28 parks, 577-acre Lake Herman Regional Park, 68 open space areas, and citywide irrigation systems — with a specific focus on making those spaces safe, functional, and welcoming for the low-income residents, seniors, children, and people with disabilities who benefit most from green space but are most often shut out by deferred maintenance. The Emergency and Rapid Response to Hazardous Emissions and Community Alert System mitigates the impact of acute poor air quality events by ensuring the City can respond quickly and communicate clearly when industrial incidents, wildfires, or other hazardous events threaten air quality.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
 - o *Reduce air pollution and improve health outcomes*
 - o *Build economic resilience for a just transition*

Every component of this project reduces air pollution or protects residents from its effects. Urban forestry expands the natural filtration capacity of the city's tree canopy, sequestering carbon and intercepting particulates, including the hydrogen sulfide emissions linked to the Valero refinery. Wildfire prevention reduces the smoke events that have in the past blanketed Benicia in PM2.5 for days. Air monitor upgrades give the Fire Department the real-time data needed to protect both responders and residents during industrial incidents. Fleet maintenance and transition reduce diesel exhaust from emergency vehicles. Park improvements create the conditions for physical activity and social connection that reduce the chronic disease burden already elevated in communities exposed to refinery pollution. The emergency alert system closes the information gap that leaves residents unaware of hazardous events until they have already been exposed. The project supports energy transition by replacing reactive spending — emergency wildfire response, deferred park maintenance, crisis-driven fleet repair — with planned, preventive investment that lowers long-term

costs and protects the health of Benicia's workforce and families.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Sub-Project 1: Benicia Urban Forestry and Greening Program

- Tree planting, maintenance, and inspection: citywide, prioritizing high-exposure and underserved neighborhoods

Sub-Project 2: Benicia Wildfire Prevention and Readiness Program

- Wildfire Fuel Modification Program: wildland open space areas throughout Benicia
- Fire Prevention and Inspection: throughout Benicia,
- Building Inspection Wildland Urban Interface Program: various residential and commercial properties throughout Benicia
- Street Maintenance and Weed Abatement: City rights-of-way and approximately 30 creek and channel locations throughout Benicia

Sub-Project 3: Safety and Monitoring Equipment for Benicia Fire

- Fire Station 11: 150 Military West, Benicia, CA 94510
- Portable air monitors: deployable to fire-prone areas and emergency incident locations throughout Benicia

Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan

- Fire Station 11 and Corp Yard fleet maintenance facilities: 150 Military West and 2400 East Second Street, Benicia, CA 94510

Sub-Project 5: Equitable Access to Parks and Recreation Facilities and Programs

- 28 City parks (211 acres of developed park and landscaped area), including: Benicia Community Park, City Park, Alvarado Ninth Street Park, Benicia Marina Green/Pavilion, Benicia Point Pier, Bridgeview Park, Channing Circle Park, City Cemetery, Civic Center Park, Duncan Graham Park, Ethelree Saraiva Park, First Street Green, Fitzgerald Field, Francesca Terrace Park, Frank Skillman Park, Gateway Park, Jack London Park, Maria & Ribeiro Baseball Fields, Matthew Turner Park, Overlook Park, Park Solano, Phenix Dog Park, Southampton Park, Turnbull Park, Waters End Park, Willow Glen Park
- Lake Herman Regional Park: 7 Lake Herman Road, Benicia, CA 94510 (577 acres)
- 68 citywide open space access areas
- 24 evapotranspiration-based central irrigation control system sites spanning over 60 locations

Sub-Project 6: Emergency and Rapid Response to Hazardous Emissions and Community Alert System

- Citywide — activated wherever emergencies and hazardous events occur throughout Benicia

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations,*

residents and other key stakeholders were meaningfully involved in the determination of community needs.

Community needs for this project were identified through extensive engagement tied to two recent planning processes: the Parks Master Plan update and the Proposition 218 (Parks, Landscape and Lighting Assessment District, or PLLAD) process, both of which involved multiple community events, information mailers, and presentations to the former Parks, Recreation and Cemetery Commission and City Council. Residents were asked directly about their comfort with specific park and open space programs, their concerns about wildfire risk and air quality, and the barriers that prevent them from using parks and green spaces. Those conversations surfaced consistent themes: deferred maintenance makes parks feel unsafe or inaccessible, seniors and families with young children are most affected when facilities are run down, and wildfire and refinery smoke events create anxiety that residents do not feel the City currently communicates about well.

The Benicia Community Air Monitoring Program (BCAMP) nonprofit shared community air monitoring data identifying the neighborhoods with the highest cumulative pollution exposure and the least tree canopy coverage — a finding that directly shaped the Urban Forestry program’s equity-based planting prioritization framework, directing new trees toward the residents who need them most rather than distributing them evenly. Community members found that many property owners in wildland-urban interface areas had never been contacted by the City about defensible space requirements, which informed the decision to make property owner education a core deliverable of the Fuel Modification Program — not just enforcement. Senior services organizations and disability advocates engaged through the PLLAD process specifically identified broken pathways, inaccessible restroom facilities, and failed lighting as the conditions preventing their clients from using parks — feedback that is now the primary driver of the equity prioritization framework within Sub-Project 5. The City’s weekly email communications and social media channels-maintained awareness of all ongoing planning efforts and provided additional opportunities for public input.

- 5. Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Sub-Project 1: Benicia Urban Forestry and Greening Program

Benicia’s 27,000 residents do not experience air quality equally. Neighborhoods closest to the Valero refinery, and those with less tree canopy cover and more impervious surfaces are hotter during the summer, more exposed to particulate matter, and less buffered from periodic industrial emissions, including hydrogen sulfide. Trees are among the most cost-effective tools available to address all three of these conditions simultaneously: they sequester carbon, intercept airborne particulates, reduce the urban heat island effect, and create the shaded, walkable environments that encourage outdoor activity and social connections.

This program manages Benicia’s urban forest with equity as the organizing principle. The City maintains over 4,500 trees and will conduct a comprehensive inventory to assess their condition and

distribution across neighborhoods. When thinking about how to equitably implement the urban forest and greening program, the City will use established indicators to set planting priorities including things like tree canopy coverage gaps, geographic heat exposure data, proximity to pollution sources/industrial uses, and demographic data — directing new trees toward the residents who benefit most. New planting focuses on California native species (*Quercus*, *Arbutus*, *Arctostaphylos*, *Sequoia*, and *Platanus*) selected for drought tolerance, longevity, and ecological value. Ongoing activities include periodic inspection, pruning, and removal as needed, tree permit review, and initial care for newly planted trees. All planting and maintenance is managed from the Public Works Corp Yard and performed by or under the supervision of City staff, including an ISA-certified arborist.

Sub-Project 2: Benicia Wildfire Prevention and Readiness Program

Benicia sits at the interface of developed neighborhoods and wildland open space. When a wildfire ignites near the city — or within it — the air quality impact is immediate, severe, and disproportionately felt by seniors, young children, people with respiratory or cardiovascular conditions, and outdoor workers. A single uncontrolled wildfire can release PM2.5, carbon dioxide, nitrogen dioxide, and aromatic hydrocarbons at levels that make the air unhealthy for days. The Wildfire Prevention and Readiness Program takes a comprehensive, coordinated approach across four activity areas.

Wildfire Fuel Modification Program: The City requires a full-scope, preemptive wildfire fuel modification program. This component fills that gap by managing hazardous vegetation and fuel loads in and around the community: inspecting and enforcing defensible space requirements, coordinating weed abatement and fuel reduction in high-risk areas, and educating property owners about ember-resistant landscaping and wildfire mitigation. Lower fuel loads mean less intense fires, less uncontrolled smoke, and a reduced likelihood of the large wildland fire events that can blanket the city in unhealthy air for days. The program also protects critical evacuation routes during peak fire weather.

Fire Prevention and Inspection: Staff will conduct fire and life safety inspections for commercial, industrial, and high-risk occupancies; issue and track operational permits (hazardous materials, hot work, high-piled storage); and follow up with corrective actions to ensure compliance. *Inspections at industrial facilities reduce the risk of chemical releases and vapor incidents that affect community air quality. A single structure fire can release VOCs, including benzene and styrene, into groundwater and the air — catching fire hazards before they ignite is the most effective intervention.*

Wildland Urban Interface Inspection Program: Building Inspectors will conduct systematic field evaluations of residential and commercial properties to identify fuel-to-structure pathways, enforce defensible space requirements, and ensure existing buildings meet ignition-resistant standards, including non-combustible siding and ember-resistant venting. Plan reviews for new construction and renovations will integrate fire-resistive design at the design phase, eliminating risk before construction begins. Preventing small WUI fires from escalating into mass urban ignitions protects residents from the smoke plumes that cause regional air quality non-attainment and trigger Spare the Air alerts.

Street Maintenance and Weed Abatement: Weed abatement across City rights-of-way (streets and major roadways) and approximately 30 creek and channel locations removes combustible organic

debris, reduces the frequency of fire dispatch calls, and prevents pollutant mobilization from overgrown vegetation that traps sediment and roadway-derived contaminants. Core activities include vegetation removal using hand tools, pre- and post-emergent herbicide applications using EPA-registered products, and removal of vegetation, weeds, silt, and debris within creeks, channels, stormwater outfalls, and culverts. All herbicide applications will be documented and reported monthly to the Solano County Agricultural Commissioner's Office. The City will maintain a Fish & Wildlife Routine Maintenance Agreement covering creek and channel work.

Sub-Project 3: Safety and Monitoring Equipment for Benicia Fire

The Benicia Fire Department's ability to protect both residents and first responders during air quality emergencies depends on two pieces of equipment that are currently at or beyond their service life.

Portable Air Monitors: In 2019, Valero funded the purchase of a cache of high-quality portable air monitors for the Fire Department, valued at \$48,342. Over the past seven years, these monitors have been deployed regularly — at industrial incidents, wildfire responses, and hazardous material calls — and have become a critical component of the department's emergency response capability. They are now at the end of their service life, and replacement parts and sensors are no longer available. Fixed fence-line and community monitors provide valuable information but cannot be rapidly repositioned during a dynamic incident. Portable monitors assigned to apparatus give fire personnel real-time, location-specific air quality data — including PM2.5, VOC, carbon dioxide, and hydrogen sulfide levels — that allow informed decisions about evacuation zones, shelter-in-place guidance, and responder safety. Replacing the existing cache restores a capability the department has relied on for years.

SCBA Compressors: Self-contained breathing apparatus (SCBA) compressors allow the Fire Department to refill air cylinders on-site, providing personnel with clean, breathable air during responses involving toxic chemicals, smoke, excess moisture, and oxygen-deficient environments. Without adequate compressor capacity, refill times increase and personnel must rotate out of hazardous environments more frequently, slowing response and increasing exposure. Additional compressor capacity directly supports the department's ability to sustain operations at extended incidents and rescue civilians in distress.

Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan

Benicia Fire operates fire engines, ladder trucks, brush trucks, rescue units, and command vehicles — a specialized fleet that must be ready to respond at any hour under the most demanding conditions. Deferred maintenance on emergency vehicles is not just a budget issue; it is an air quality issue. Worn engines, exhaust leaks, and failing emissions-control components on diesel apparatus generate PM2.5, NOx, CO, and VOCs in the neighborhoods and around the stations where these vehicles operate every day. Fluid leaks from poorly maintained equipment create additional groundwater contamination risks.

This program takes the same step-by-step approach used in the City's other fleet programs. Structured annual maintenance — scheduled and tracked by staff covering preventive service, safety inspections, repairs, engine and emissions-control work, and fluid leak prevention across all fire apparatus and specialty units — reduces emissions from degraded equipment now and keeps

the fleet mission-ready. Concurrently, in coordination with MTC and the Air District and building on the NV5 electric fleet study, the City will develop a formal fleet transition plan: an inventory of each vehicle's age, emissions profile, and replacement timeline, producing a phased roadmap for transitioning emergency vehicles toward lower-emission alternatives as technology, infrastructure, and funding allow. This roadmap positions the City to pursue state and federal clean fleet programs and makes the transition planned and systematic rather than reactive.

Sub-Project 5: Equitable Access to Parks and Recreation Facilities and Programs

Benicia's parks and open spaces — 28 city parks, the 577-acre Lake Herman Regional Park, and 68 open space access areas — are among the City's most significant public health assets. Green space encourages physical activity and reduces sedentary behavior, lowering rates of cardiovascular disease, obesity, and diabetes. Time in green space supports mental health *and reduces stress and parks and recreation facilities provide the space for social connections that buffer against isolation, which is itself a significant health risk. Urban trees and vegetation within park environments also improve local air quality by filtering particulates and providing shade that reduces heat exposure.*

These benefits are not equally distributed. Low-income residents - especially those living in multi-family housing without a backyard/private green space, seniors, children, and people with disabilities are the populations that benefit most from accessible, maintained parks — and they are the populations most likely to be deterred by deferred maintenance, broken equipment, inadequate lighting, overgrown trails, and failed irrigation that makes facilities feel unsafe or unwelcoming. When parks fall into disrepair, the people who have the fewest alternatives for recreation, social engagement, and outdoor air quality refuge lose access first.

Park landscape maintenance covers 211 acres of developed parks and landscaped areas: pruning of shrubs and ground covers, mulching, weed control, trash and litter removal, and servicing of 33 dog waste bag stations across the system. Open space management covers 68 access areas, keeping them clear of vegetation for emergency vehicle access, maintaining the Rollye Wiskerson Trail, Braito Trail, and Bay Area Ridge Trail, responding to citizen concerns about trees and vegetation, and removing debris from unauthorized dumping and homeless encampments. Irrigation maintenance covers the evapotranspiration-based central irrigation control system with 100 field controllers at over 60 sites, including testing and adjustment of turf and ornamental systems and repair and replacement of controllers, valves, flow sensors, backflow prevention devices, main and lateral lines, sprinkler heads, and drip emitters. Well-maintained irrigation directly supports tree and plant health, which is foundational to the air quality and heat reduction benefits parks provide.

Sub-Project 6: Emergency and Rapid Response to Hazardous Emissions and Community Alert System

Benicia's location adjacent to the Valero refinery means that hazardous emissions events are not hypothetical. They happen, and when they do, the speed and clarity of the City's response — both in the field and in communication to the public — directly affects how many residents are harmed. This program has two functions: operational response and community communication.

On the operational side, the program ensures that staff are trained and equipped with current protocols for rapidly assessing immediate dangers, establishing evacuation zones and safety perimeters, containing and decontaminating affected areas, and minimizing long-term community exposure to cardiovascular and respiratory hazards from chemical or toxic releases. Response protocols will be updated to reflect current refinery monitoring data, available portable air monitor readings, and coordination procedures with the Air District and other regulatory agencies.

On the communication side, the program supports a multi-channel emergency notification system integrated with the City's existing communications infrastructure and coordinated with Solano County OES's regional alert network. The platform will deliver push notifications to opted-in residents via SMS, email alerts to registered subscribers, and — for major incidents — Wireless Emergency Alerts (WEA) that reach all mobile devices in the affected area without prior registration.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

This suite of projects protects Benicia residents from the air quality and safety threats they face most directly — refinery and industrial emissions, wildfire smoke, vehicle exhaust, and extreme heat. Investments in urban greening, wildfire prevention, emergency response, park access, and fleet maintenance work together to reduce pollution, improve public health, and ensure that the City can respond quickly and communicate clearly when hazardous events occur. Seniors and children, who are biologically most vulnerable to particulate matter and toxic air contaminants,¹ will see the greatest public health benefit from cleaner facilities, reduced wildfire smoke exposure, and expanded emergency response capacity. Residents living in multi-family housing will experience the greatest health benefits from improved park and recreation facilities and a well-maintained urban forest.

Community and stakeholder engagement for Project 4 will include:

- Facilitate ongoing two-way engagement and report implementation progress at key milestones at City Council meetings in open public session.
- Post project updates and engagement opportunities on the Benicia Forward webpage.
- The City Manager will include Benicia Forward updates and engagement invitations in his weekly email newsletter as appropriate.
- During implementation, the project team will review SeeClickFix data — particularly park condition reports, tree hazard flags, and open space concerns — and incorporate it into maintenance prioritization under the Urban Forestry and Parks programs.
- The Grants Manager will work with the Fire Department and Parks Division to directly engage community stakeholders, especially seniors, people with disabilities, non-English speaking residents, and neighborhood groups in areas of highest wildfire exposure and lowest park access.
- Updates on construction timelines and facility disruptions will be communicated through the City's weekly email blast and social media channels, with particular attention to parks and open spaces where maintenance activity will temporarily affect access.
- A grant implementation progress report will be included in the City's annual letter from the City Manager that is mailed to every Benicia address.

The *Community Sustainability Commission* will receive regular updates on the Urban Forestry and Greening program, provide input on equity-based planting prioritization, and advise on alignment with the City's climate and air quality commitments.

The *Community Services Commission* will receive regular updates on the Wildfire Prevention and Readiness Program and the Parks and Recreation investments, provide oversight on program priorities and equity-based facility improvements, and advise on public noticing before major maintenance or construction activity at park facilities.

Some possible additional engagement by project may include activities such as (specific activities will be confirmed after grant approval):

Sub-Project 1: Urban Forestry and Greening

- Post information about and maps of tree canopy on social media

Sub-Project 2: Wildfire Prevention and Readiness

- Host one annual community "Fire Ready Benicia" information table at the farmers market or other community event before fire season
- Create a one-page defensible space checklist for properties in wildland-urban interface areas
- Post before/after photos of fuel modification work on social media to build awareness

Sub-Project 3: Safety and Monitoring Equipment

- Include a short plain-language explainer in the City Manager's newsletter when new monitors are deployed — what they measure, what the readings mean, and how residents can access real-time data
- Share air quality readings from portable monitors during incidents on the City's social media channels where safe and operationally feasible

Sub-Project 4: Legacy Fleet Maintenance and Transition

- Include an annual one-paragraph update on fleet electrification progress in the City Manager's annual letter
- Post the fleet transition roadmap on the Benicia Forward webpage once complete so residents can track progress

Sub-Project 5: Parks and Recreation

- Encourage residents to report park conditions and maintenance issues on SeeClickFix
- Celebrate completed park repairs with a brief social media post and photo — keeps residents informed and builds goodwill

Sub-Project 6: Emergency Alert System

- Engage stakeholders to provide feedback on the alert system (might be focus groups or attending other existing community meetings)
- Conduct a community information session (in-person or virtual) on how the alert system works, how to opt in, and what different alert levels mean
- Test the system publicly at least once per year and communicate the test in advance so residents know what to expect.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Sub-Project 1: Benicia Urban Forestry and Greening Program — \$3,396,143.50

The Urban Forestry program will be implemented over five years to maintain, enhance or expand

where needed Benicia's tree canopy with a focus on underserved neighborhoods. A comprehensive inventory will assess the condition and distribution of the City's 4,500+ existing trees and identify priority planting locations based on canopy gaps, heat exposure, and pollution burden. California native species — Quercus, Arbutus, Arctostaphylos, Sequoia, and Platanus — will be planted in priority areas. Ongoing activities include periodic inspection, pruning, and removal as needed, tree permit review, and initial care for new plantings. All work is performed by or under the supervision of City staff, including an ISA-certified arborist. Partners include the City's Parks staff and contractors procured through a competitive RFP process. Measurable targets: comprehensive inventory completed by the end of Year 1; a minimum of 200 new native trees planted in the highest-priority neighborhoods by the end of Year 5; 100% of existing trees inspected on the City's standard maintenance cycle throughout the grant term; documented reduction in dead and hazardous tree conditions relative to the Year 1 inventory baseline.

Sub-Project 2: Benicia Wildfire Prevention and Readiness Program — \$3,452,676.00

The Wildfire Prevention and Readiness Program will deliver four coordinated activities over the five-year grant term. The Fuel Modification Program manages hazardous vegetation in wildland open space and high-risk areas, enforcing defensible space requirements and educating property owners. Fire Prevention and Inspection staff will conduct regular inspections of commercial, industrial, and high-risk occupancies, issuing and tracking operational permits and following up on corrective actions. The WUI Inspection Program will conduct systematic field evaluations of residential and commercial properties, enforce ignition-resistant construction standards, and integrate fire-resistant design requirements into plan review. Street Maintenance and Weed Abatement will cover both city rights-of-way and approximately 30 creek and channel locations citywide, removing combustible vegetation and debris, applying EPA-registered herbicides under an existing Fish & Wildlife Routine Maintenance Agreement, and reporting all applications monthly to the Solano County Agricultural Commissioner's Office.

Sub-Project 3: Safety and Monitoring Equipment for Benicia Fire — \$261,158.40

Portable air monitors replace the 2019 Valero-funded cache (original value \$48,342), now at the end of their service life, restoring real-time, field-deployable air quality monitoring capability for PM2.5, VOCs, carbon dioxide, and hydrogen sulfide. SCBA compressors add refill capacity for breathable air cylinders, reducing rotation times and sustaining personnel during extended hazardous material and wildfire responses. Both are one-time capital purchases expected to remain in service well beyond the grant term. The Fire Department is the primary operator of both systems.

Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan — \$2,028,828.40

Annual preventive maintenance and repair across the Fire Department's full fleet — fire engines, ladder trucks, brush trucks, rescue units, command vehicles and fleet — covers scheduled service, safety inspections, engine and emissions-control repairs, and fluid leak prevention. Staff schedule and track all maintenance, manage vehicle lifecycle and upfitting, and coordinate with the Corp Yard for emissions compliance. Concurrently, the City develops a fleet transition plan in coordination with MTC and the Air District, building on the NV5 electric fleet study: a full inventory of vehicle ages, emissions profiles, and replacement timelines, producing a phased roadmap for transitioning to

lower-emission alternatives. The roadmap will identify applicable state and federal clean fleet grant programs and position the City to pursue them in subsequent grant cycles.

Sub-Project 5: Equitable Access to Parks and Recreation Facilities and Programs — \$4,720,933.40

Park landscape maintenance will cover 211 acres of developed parks and landscaped areas across 28 city parks: pruning, mulching, weed control, trash and litter removal, and maintenance of 33 dog waste bag stations. Open space management will cover 68 access areas, including the Rollye Wiskerson Trail, Braito Trail, and Bay Area Ridge Trail, maintaining clearance for emergency vehicle access and responding to citizen-reported tree and vegetation hazards. Irrigation maintenance will cover 100 field controllers at over 60 sites, keeping the evapotranspiration-based central irrigation control system functional through testing, adjustment, and repair of all components. Prioritization of repairs and improvements within this program will be guided by an equity lens: facilities serving the highest concentrations of low-income residents, seniors, children, and people with disabilities receive attention first. Partners include the Parks and Recreation Commission, PLLAD oversight structure, and contractors procured through competitive RFP.

This investment is explicitly additive — not a substitute for existing PLLAD (Prop 218) funding. PLLAD assessment revenues fund Benicia’s baseline park landscape maintenance operations: routine mowing, pruning, litter removal, and minor irrigation repairs. Those activities will continue to be funded through PLLAD throughout the grant term. This grant funds a categorically different set of investments that PLLAD cannot cover: a backlog of deferred capital repairs to park infrastructure (damaged pathways, failed lighting, deteriorated restroom facilities, aging play equipment); ADA accessibility improvements required by the City’s ADA Transition Plan obligations; capital upgrades to the evapotranspiration-based irrigation control system; and targeted programming designed to bring underserved populations into park spaces. Grant funds and PLLAD funds will be tracked in separate accounts with clear documentation of eligible activities under each funding source.

Sub-Project 6: Emergency and Rapid Response to Hazardous Emissions and Community Alert System — \$1,640,380.80

This component funds staff training, protocol development, and system implementation for both field response and community communication. On the response side, updated hazmat protocols, training exercises, and coordination procedures with BAAQMD, CalEPA, and regulatory partners will be documented and tested. On the communication side, a community alert system will be designed and deployed to reach residents, commuters, and visitors through multiple channels during air quality emergencies, wildfire smoke events, and industrial incidents — providing actionable guidance without requiring residents to seek out information on their own. System design will prioritize accessibility for seniors, non-English speakers, and people with disabilities.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this “Project Narrative” document.*
9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Total project cost: \$14,700,000. Sub-Project 1 (Urban Forestry, \$3,396,143.50) is fully programmatic — ongoing tree inventory, planting, maintenance, and inspection over five years. Sub-Project 2 (Wildfire Prevention, \$3,452,676) is primarily programmatic — annual fuel modification, inspections, and weed abatement, with one-time costs for program setup and equipment. Sub-Project 3 (Safety Equipment, \$261,158.40) consists of one-time capital purchases — portable air monitors and SCBA compressors — expected to remain in service past the grant term. Sub-Project 4 (Legacy Fleet, \$2,028,828.40) is primarily programmatic — annual fleet maintenance plus transition plan development. Sub-Project 5 (Parks, \$4,720,933.40) covers a mix of programmatic maintenance and targeted capital repairs and improvements. Sub-Project 6 (Emergency Response, \$1,640,380.80) funds protocol development, training, and alert system implementation. Ongoing programmatic costs will be sustained through the General Fund, PLLAD (Prop 218), and future state, federal, and private grant opportunities.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

This project advances the City's 2016 Climate Action Plan directly, particularly Evaluation Category 3: Increasing Resource Efficiency and Maintaining a Healthy Environment — including the CAP's strategies to improve air quality (pg. A-3), its identification of existing hazards to air quality (p. 16), its Existing Conditions Report discussion of air quality risks (p. 10), and its equity focus on air quality (p. 15). Urban forestry, wildfire prevention, fleet maintenance, and park improvements each operationalize CAP goals at the program level, moving the City from stated commitments to funded, executable work.

The project is consistent with the Community Air Protection Program (AB 617), which requires affected communities to monitor and reduce emissions of criteria air pollutants and toxic air contaminants. Benicia's fence-line position adjacent to the Valero refinery makes this alignment especially significant: portable air monitor replacement restores the City's field monitoring capability; wildfire prevention reduces smoke-related PM2.5 events; urban forestry expands natural particulate filtration; and the community alert system closes the information gap between hazardous emissions events and protective action by residents. All six programs directly support Benicia's AB 617 obligations.

The project also aligns with the Benicia Fire Safe Council's Community Wildfire Prevention Plan, the City's PLLAD maintenance structure, and the MTC-funded electric fleet transition study the City is pursuing with consultant NV5. Community support has been demonstrated through public engagement associated with the Parks Master Plan update, PLLAD proceedings, and City outreach at local farmers' markets and community events. This Project connects directly to Project 1: Clean Energy Initiative: the Community Center and Library that Project 4 designates as community resilience centers are the same buildings that Project 1 is equipping with reliable HVAC, backup power, and solar — investments that only fulfill their resilience function if the buildings are also well-maintained, accessible, and trusted by the communities they serve. The emergency fleet maintenance and transition work in this project runs in parallel with the EV infrastructure and active transportation investments in Project 2, together building a coordinated approach to reducing diesel emissions and improving emergency response across all city operations.

CAPACITY (10 points)

11. Describe the Project Lead's experience managing and implementing projects of similar scope and size.

This project will be led by [REDACTED], who has over 18 years of local government experience focused on utilities and public works. As [REDACTED], she oversees the design, bidding, and construction of capital projects for [REDACTED] and manages the [REDACTED] divisions responsible for parks, urban forestry, fleet operations, and facilities. [REDACTED] has managed major Capital Improvement Projects, including the 2024 and 2025 Citywide Pavement Rehabilitation and Bike and Pedestrian Safety Enhancement Projects, and has a track record of delivering complex, multi-department projects on time and under budget.

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

[REDACTED] will provide overall project leadership and inter-departmental coordination across all six project components. [REDACTED], will oversee day-to-day management of the Urban Forestry, Parks, and fleet maintenance components; [REDACTED] has over 27 years of local government experience spanning parks, facilities, fleet operations, and building maintenance, plus 20 years of military service with the U.S. Navy Seabees and Army Corps of Engineers. [REDACTED], will lead the Wildfire Prevention and Readiness Program and Safety Equipment components; [REDACTED] has over 28 years of experience with the [REDACTED], including service as Paramedic Firefighter, Captain, Division Chief, and the past eight years as [REDACTED]. [REDACTED], will support Fire Department program coordination, documentation, and reporting; [REDACTED] has over 10 years of public administration experience, including six years as the [REDACTED]. [REDACTED] and ISA-certified arborist ([REDACTED], Tree Risk Assessment Qualified), will lead field operations for the Urban Forestry and Parks programs. [REDACTED], will serve as administrative co-lead, coordinating grants management, reporting, and inter-departmental accountability across all six components; [REDACTED] has 10 years of experience in grants management, 10 years in project management, and 7 years [REDACTED].

Technical advisory services will be procured through competitive RFP for arborist services, wildfire fuel modification support, and alert system design and implementation. All consultant selection will comply with applicable procurement requirements. Public information and engagement will draw on both consultant support and City staff time throughout the grant term.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the

naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.

- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

N/A. All project activities take place on city-owned or city-controlled sites, in city rights-of-way, or involve equipment purchases and programmatic services that do not require external permits. The weed abatement program operates under an existing Fish & Wildlife Routine Maintenance Agreement and reports applications monthly to the Solano County Agricultural Commissioner’s Office — no new permits are required. Fire inspections are performed under existing municipal authority.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

The City will comply with CEQA for all proposed projects. Based on scope—primarily maintenance, minor facility upgrades, vegetation management and equipment installation— the City anticipates most activities will qualify for categorical or statutory exemptions. The City will confirm exemption eligibility and complete any required documentation as projects advance, ensuring compliance while maintaining an efficient delivery schedule.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

N/A. The City owns or controls all project sites. Parks, open spaces, fire stations, and rights-of-way are city-owned or under city jurisdiction. Fire inspections of private properties are conducted under existing municipal inspection authority. No property acquisition, easements, or third-party permissions are required to begin implementation.

16. Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.

Each department will submit reports and an annual review documenting costs, staff time, community feedback, and progress against grant milestones. One-time capital purchases from Project 3 (portable air monitors, SCBA compressors) are expected to remain in service for years past the grant term; post-grant maintenance will be funded through the Fire Department’s operating budget.

Programmatic components are designed to become part of standard departmental operations. Urban forestry activities will be incorporated into the Public Works maintenance program. Wildfire prevention and inspection functions are extensions of existing Fire Department and Building Inspection programs that will continue under their regular operating budgets. Park maintenance will continue to be funded through the General Fund and PLLAD (Prop 218). The fleet transition roadmap will identify state, federal, and Air District grant opportunities to fund the next phase of vehicle replacement. The community alert system, once implemented, will be maintained through the City's operating budget and supplemented by future emergency preparedness grant opportunities.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The breadth of this project — six programs across four departments — is its primary implementation risk. The City will manage this through a central coordination function led by [REDACTED], with quarterly cross-departmental progress reviews and clear assignment of each program to a named departmental lead. For the Urban Forestry program, a comprehensive tree inventory is a prerequisite for planting prioritization; the City will initiate the inventory in the first year to establish the baseline for all subsequent planting decisions. For the Wildfire Fuel Modification Program, securing access to private property for defensible space inspections and vegetation management requires landowner cooperation; the City will develop a written notification and engagement protocol in the first year to streamline this process. For the community alert system, technology selection and community testing take time; the City will pilot the system in the second year of the grant term and refine based on community feedback before full deployment. These projects were selected through close collaboration across departments, public comment, and City Council approval, building the institutional commitment needed to sustain a project of this scope through the full grant term.

Bay REPAIR

Local Community Benefits Fund – Round 1

Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Project 4: Promoting Community Health — Protects Benicia residents from the air quality threats they face most directly: wildfire smoke, industrial emissions, and vehicle emissions. Six coordinated sub-projects work together — Urban Forestry & Greening, Wildfire Prevention & Readiness (including fuel modification, fire prevention/inspection, and community engagement), Safety & Monitoring Equipment, Fire Department Fleet Maintenance, Equitable Access to Parks & Recreation, and Emergency Response & Community Alert (including ISO program management and hazardous materials response). Total Budget: \$15,500,120.50 over 5 years.
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Summary of Measurable Outcomes and Indicators

Sub-Project & Component	Measurable Outcome	Indicator(s)
SP-1: Urban Forestry & Greening (\$3,396,143.50)	Expand and maintain Benicia's tree canopy, prioritizing neighborhoods with the greatest heat and pollution exposure, to increase natural air filtration and reduce urban heat.	<ul style="list-style-type: none"> • Citywide tree inventory completed by end of Year 1; priority planting locations identified • ≥200 new native trees planted in priority neighborhoods by Year 5 • 100% of existing trees inspected on standard maintenance cycle each year • Soil stabilization, mulch, and groundcover applied to support tree health and reduce dust • Annual planting and maintenance activities documented
SP-2: Wildfire Prevention & Readiness (\$3,452,676.00)	Reduce wildfire smoke and community fire risk through targeted vegetation management and strategic fuel modification across high-risk areas.	<ul style="list-style-type: none"> • Acres of vegetation treated annually (goat grazing, discing, manual clearing) • Annual vegetation management schedule developed and followed • Priority access routes for firefighters cleared and maintained • Vegetation management integrated into emergency response planning and dispatch systems
	Prevent fires and reduce air pollution from hazardous conditions through regular fire prevention inspections and code enforcement.	<ul style="list-style-type: none"> • # inspections of commercial, industrial, and high-risk occupancies completed annually • # hazards identified and corrected; follow-up inspections confirm resolution • Violations tracked; compliance trends reported annually • Permit applications reviewed for fire and life safety compliance
	Increase community awareness of wildfire, smoke, and hazardous air risks through recurring public education and real-time protective messaging.	<ul style="list-style-type: none"> • # community education events held annually (station tours, school visits, open house, CPR/CERT) • # residents reached through in-person and social media outreach • Timely safety messaging issued during smoke, odor, and hazardous material incidents

Sub-Project & Component	Measurable Outcome	Indicator(s)
		<ul style="list-style-type: none"> • Outreach calendar adjusted annually based on seasonal risk and community feedback
SP-3: Safety & Monitoring Equipment (\$261,158.40)	Restore real-time field air quality monitoring capability and SCBA cylinder refill capacity to protect first responders and inform protective action during emergencies.	<ul style="list-style-type: none"> • Portable air monitors (MSA ALTAIR 5X and RKI units) purchased, deployed to apparatus, and operational • SCBA air compressor (BAUER UNICUS 4) installed; aging unit decommissioned • Air output meets Grade E breathing air standards • All equipment calibrated and maintained per manufacturer schedule • # incidents where air monitors deployed (tracked in incident reports)
SP-4: Fire Department Fleet Maintenance (\$2,028,828.40)	Maintain Fire Department fleet emissions compliance and operational readiness through structured preventive maintenance, reducing vehicle-related emissions and ensuring rapid emergency response.	<ul style="list-style-type: none"> • Routine preventive maintenance completed on all apparatus annually • All applicable units pass required smog and emissions inspections • Fleet available for simultaneous incident response; vehicle downtime tracked • Aging high-use vehicles identified for prioritized replacement
SP-5: Equitable Access to Parks & Recreation (\$4,720,933.40)	Maintain parks, open spaces, and irrigation infrastructure to support public health, reduce heat exposure, and ensure safe, accessible green space for residents who benefit most.	<ul style="list-style-type: none"> • 211 acres of park landscape maintained annually • 68 open space access areas managed with emergency vehicle clearance maintained • 100 irrigation field controllers tested and repaired annually; leaks addressed promptly • ADA improvements completed at priority parks; SeeClickFix hazard reports resolved
SP-6: Emergency Response & Community Alert (\$1,640,380.80)	Strengthen industrial safety oversight and ensure residents have timely, accurate information about industrial incidents and air quality conditions through active ISO program management.	<ul style="list-style-type: none"> • Annual facility reports received and reviewed; inspections and audits conducted following Level 2 and Level 3 incidents • ISO Citizen Oversight Commission meetings held; public hearings facilitated • Incident reports and notifications published to Public Information Bank • Annual ISO performance report produced and presented to City Council • Compliance tracking system maintained; coordination with CUPA and Air District documented

Sub-Project & Component	Measurable Outcome	Indicator(s)
	Reduce community exposure to hazardous air pollutants through rapid hazardous materials response and timely, clear public emergency alerts.	<ul style="list-style-type: none"> • HazMat responders maintain required certifications; equipment and PPE ready for deployment • Emergency alert system operational; alerts issued with protective action guidance during incidents • # multi-agency drills or exercises completed annually • # hazmat incidents responded to; releases stabilized before off-site escalation where possible • Post-incident public follow-up provided; facility incident reports reviewed

Detailed Milestones and Task Plan by Sub-Project

Sub-Project 1: Urban Forestry & Greening — \$3,396,143.50

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Expand and maintain Benicia's tree canopy, prioritizing neighborhoods with the greatest heat and pollution exposure.	A. Tree Inventory & Planting Strategy (Year 1)	1. Conduct citywide tree inventory documenting condition, species, and canopy coverage for all 4,500+ existing trees; complete by end of Year 1	Public Works	ISA-Certified Arborist	Months 1–12
		2. Map canopy gaps, heat exposure, and pollution burden by neighborhood; use findings to establish equity-based planting priority areas	Public Works	Parks Staff; GIS Staff	Months 6–12
		3. Select California native species (Quercus, Arbutus, Arctostaphylos, Sequoia, Platanus); develop annual planting schedule for priority neighborhoods	Public Works	ISA-Certified Arborist	Months 6–12
	B. Annual Planting & Maintenance (Years 1–5)	1. Plant ≥40 new native trees annually in highest-priority neighborhoods (≥200 over 5 years); provide initial care (watering, staking) through first two growing seasons	Public Works	Parks Staff / Contractors	Months 6–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		2. Inspect and maintain all existing trees on standard cycle; remove hazardous trees; track improvement vs. Year 1 baseline	Public Works	ISA-Certified Arborist	Months 1–60
		3. Apply mulch and soil stabilization; install bioswales and green buffers where appropriate; conduct irrigation checks at tree sites	Public Works	Parks Staff	Months 6–60

Sub-Project 2: Wildfire Prevention & Readiness — \$3,452,676.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Reduce wildfire smoke and community fire risk through targeted vegetation management and strategic fuel modification.	A. Priority Areas Mapped & Schedule Developed	1. Map high-risk wildfire zones near residential areas and sensitive populations; identify priority treatment areas based on fuel load, slope, and proximity to structures	Benicia Fire Dept.	N/A	Months 1–12
		2. Develop annual vegetation management schedule aligned with peak fire season; adjust annually based on drought conditions and growth patterns	Benicia Fire Dept.	N/A	Months 1–12
		3. Identify and map priority firefighter access routes in high-risk areas; coordinate with Parks Dept. on clearance responsibilities	Benicia Fire Dept.	Benicia Parks Dept.	Months 3–12
	B. Vegetation Treatment Implemented (Annual)	1. Deploy goat grazing operations to reduce fine fuels and invasive vegetation; conduct discing to establish and maintain strategic firebreak lines	Benicia Fire Dept.	N/A	Months 3–60
		2. Perform manual vegetation removal (weed eating/hand crews) in high-risk and inaccessible areas; create and maintain defensible space buffers around residential areas	Benicia Fire Dept.	N/A	Months 3–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
	C. Tracking & Operational Integration	3. Clear vegetation along access roads, fire lanes, and emergency entry points; maintain routes annually for peak fire season usability	Benicia Fire Dept.	Benicia Parks Dept.	Months 3–60
		1. Track acreage treated annually by method (grazing, discing, manual); document vegetation reduction and defensible space created or maintained	Benicia Fire Dept.	N/A	Months 3–60
		2. Integrate vegetation management maps and treatment areas into emergency response planning and dispatch systems; align with evacuation planning	Benicia Fire Dept.	Dispatch; Solano County Fire	Months 6–60
		3. Conduct internal evaluations following wildfire incidents to assess access, response times, and suppression effectiveness; incorporate lessons into future planning	Benicia Fire Dept.	N/A	Months 6–60
Prevent fires and reduce air pollution from hazardous conditions through regular fire prevention inspections and code enforcement.	A. Routine Inspections & Enforcement (Ongoing)	1. Perform annual inspections of commercial, industrial, and high-risk occupancies; inspect hazardous material storage, handling, and fire protection systems	Benicia Fire Dept.	N/A	Months 1–60
		2. Issue notices of violation and corrective action requirements; conduct follow-up inspections to confirm corrections; ensure properties meet California Fire Code	Benicia Fire Dept.	N/A	Months 1–60
		3. Review fire permit applications for compliance; inspect fire protection systems and new construction; prioritize high-risk areas and vulnerable populations	Benicia Fire Dept.	N/A	Months 1–60
	B. Compliance Tracking & Annual Reporting	1. Maintain database of inspection findings, violations, and corrective actions; track compliance trends	Benicia Fire Dept.	N/A	Months 12–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		2. Analyze trends in hazards and incident causes; adjust inspection priorities based on risk data; report annual outcomes to City leadership	Benicia Fire Dept.	N/A	Months 12–60
Increase community awareness of wildfire, smoke, and hazardous air risks through recurring public education and real-time protective messaging.	A. Year-Round Public Safety Education	1. Develop and maintain seasonal messaging on wildfire preparedness, smoke exposure, carbon monoxide safety, and emergency readiness via social media and City channels	Benicia Fire Dept.	N/A	Months 1–60
		2. Conduct station tours, school and youth outreach, and community presentations; hold annual open house and fire prevention events; offer CPR and CERT training	Benicia Fire Dept.	N/A	Months 1–60
		3. Track attendance and social media engagement; adjust outreach priorities annually based on seasonal risk, incident trends, and community interest	Benicia Fire Dept.	N/A	Months 1–60
	B. Real-Time Protective Messaging During Incidents	1. Issue timely updates during smoke, odor, hazardous material, and vegetation fire incidents; provide shelter-in-place, avoidance, or evacuation guidance	Benicia Fire Dept.	N/A	Months 1–60
		2. Coordinate messages with City leadership and regional partners; provide follow-up information explaining hazards and protective actions after significant incidents	Benicia Fire Dept.	N/A	Months 1–60

Sub-Project 3: Safety & Monitoring Equipment — \$261,158.40

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Restore real-time field air quality monitoring capability and SCBA cylinder refill capacity to protect first	A. Equipment Procured, Installed & Staff Trained	1. Purchase replacement portable air monitors (MSA ALTAIR 5X multi-gas and RKI single-gas units); assign to frontline fire apparatus and medical response units	Benicia Fire Dept.	Equipment Vendors	Months 1–6

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
responders and inform protective action during emergencies.		2. Procure and install new SCBA air compressor (BAUER UNICUS 4); decommission and safely remove aging unit; complete installation testing and operational verification	Benicia Fire Dept.	Equipment Vendor	Months 1–6
		3. Train all firefighters on portable monitor operation and SCBA compressor use; develop standard operating policy for air monitor deployment during incidents	Benicia Fire Dept.	Equipment Vendors; Air District	Months 1–6
	B. Equipment Integrated into Operations & Maintained	1. Deploy portable monitors during fire, hazmat, and medical incidents; use real-time readings to guide evacuation, isolation, or shelter-in-place decisions	Benicia Fire Dept.	Air District; CUPA	Months 3–60
		2. Operate SCBA compressor to maintain continuous cylinder availability; ensure air output meets Grade E breathing air standards; monitor system alerts	Benicia Fire Dept.	N/A	Months 6–60
		3. Conduct routine calibration and maintenance on monitors; replace sensors and filters as needed; document equipment performance	Benicia Fire Dept.	N/A	Months 6–60

Sub-Project 4: Fire Department Fleet Maintenance — \$2,028,828.40

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Maintain Fire Department fleet emissions compliance and operational readiness through structured preventive maintenance, reducing vehicle-related emissions and ensuring rapid emergency response.	A. Annual Preventive Maintenance Program	1. Conduct routine preventive maintenance on all apparatus (engines, ladder truck, water tender, rescue vehicles, specialty units); diagnose and correct engine performance issues that increase fuel use or emissions	Benicia Fire Dept.	N/A	Months 1–60
		2. Ensure all applicable fleet units pass required smog and emissions inspections;	Benicia Fire Dept.	N/A	Months 1–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		document results; minimize downtime through scheduled maintenance			
		3. Ensure adequate apparatus availability for simultaneous emergency incidents; keep specialty units (water tender, Type 3/Type 5) available for extended operations	Benicia Fire Dept.	N/A	Months 1–60
	B. Aging Vehicle Assessment & Replacement Planning	1. Identify older high-use vehicles with declining efficiency or repeated repair needs; track downtime and maintenance costs per vehicle	Benicia Fire Dept.	N/A	Months 12–60
		2. Prioritize replacement of aging units with cleaner, lower-emission apparatus when funding allows; report fleet readiness and utilization to fire leadership annually	Benicia Fire Dept.	N/A	Months 12–60

Sub-Project 5: Equitable Access to Parks & Recreation — \$4,720,933.40

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Maintain parks, open spaces, and irrigation infrastructure to support public health and ensure safe, accessible green space for residents who benefit most.	A. Park & Open Space Maintenance (Annual)	1. Maintain 211 acres of developed park and landscaped areas: pruning, mulching, weed control, litter removal, and dog waste station servicing (33 stations)	City of Benicia (Parks)	Contractors	Months 1–60
		2. Manage 68 open space access areas: maintain emergency vehicle clearance, trail maintenance, and debris/encampment removal; respond to SeeClickFix tree and vegetation hazard reports	City of Benicia (Parks)	N/A	Months 1–60
		3. Complete ADA accessibility improvements at priority parks; prioritize facilities serving highest concentrations of	City of Benicia (Parks)	ADA Coordinator; Contractors	Months 6–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		low-income residents, seniors, and people with disabilities			
	B. Irrigation System Maintenance (Annual)	1. Test, adjust, and repair evapotranspiration-based irrigation system: 100 field controllers at 60+ sites; document repair counts and system uptime	City of Benicia (Parks)	N/A	Months 1–60
		2. Repair deficient irrigation components (valves, flow sensors, backflow devices, sprinkler heads, drip emitters) promptly; upgrade to smart controllers where feasible	City of Benicia (Parks)	Contractors	Months 1–60

Sub-Project 6: Emergency Response & Community Alert — \$1,640,380.80

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Strengthen industrial safety oversight and ensure residents have timely, accurate information about industrial incidents and air quality conditions through active ISO program management.	A. ISO Program Operations & Compliance	1. Evaluate and improve ISO procedures, workflows, and enforcement mechanisms; refine data tracking systems for incidents, emissions, and compliance	Benicia Fire Dept.	CUPA; Air District; Facilities	Months 1–18; ongoing
		2. Receive and review annual facility reports; conduct inspections and audits following Level 2 and Level 3 incidents; review root cause analyses	Benicia Fire Dept.	CUPA	Months 1–60
		3. Enhance coordination with CUPA, Air District, and regulated facilities; coordinate air quality monitoring station siting; oversee data collection and reporting	Benicia Fire Dept.	CUPA; Air District	Months 1–60
	B. Public Information & Oversight Commission	1. Maintain updated Public Information Bank: publish incident reports, post notifications, and make facility data publicly accessible; facilitate public hearings	Benicia Fire Dept.	N/A	Months 1–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		2. Support quarterly ISO Citizen Oversight Commission meetings; facilitate community input; incorporate feedback into policy and program improvements	Benicia Fire Dept.	City of Benicia	Months 1–60
		3. Prepare annual ISO performance report tracking incident trends, compliance rates, and air quality outcomes; present to City Council	Benicia Fire Dept.	N/A	Annual
Reduce community exposure to hazardous air pollutants through rapid hazardous materials response and timely, clear public emergency alerts.	A. HazMat Readiness & Alert Systems Maintained	1. Maintain staffing, training, and HazMat Technician certification of hazmat responders; ensure equipment, PPE, monitoring tools, and decontamination resources are operational	Benicia Fire Dept.	Solano HazMat Team	Months 1–60
		2. Maintain emergency alert tools; update alert templates for industrial incidents, fires, and hazardous releases; conduct periodic system testing and staff training	Benicia Fire Dept.	Solano OES	Months 1–60
		3. Participate in countywide hazmat planning meetings; conduct joint exercises with fire, law enforcement, and county agencies; integrate lessons learned from incidents	Benicia Fire Dept.	Regional emergency response agencies	Months 1–60
	B. Rapid Response & Public Communication During Incidents	1. Deploy trained personnel for hazardous releases, spills, vapor events, and unknown substance investigations; identify chemicals, assess hazards, and implement containment	Benicia Fire Dept.	Solano HazMat Team; CUPA	Months 1–60
		2. Issue timely public alerts with clear protective instructions (shelter-in-place, avoid area, or evacuation); coordinate messaging with City and regional agencies; provide updates until hazard resolved	Benicia Fire Dept.	Solano OES; Regional agencies	Months 1–60
		3. Provide post-incident public follow-up; review facility 72-hour reports; use	Benicia Fire Dept.	N/A	Months 1–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		findings to improve future warning, response, and preparedness systems			



Local Community Benefits Fund: Benicia Catalyst Grant Awards

Community Equity, Health, and Justice Committee

July 8, 2026

Emi Wang

Officer

Community Investments Office

Recommended Action

None; the Committee will discuss this item, but no action is requested at this time. Air District staff will present Benicia Catalyst Grant award recommendations to the Board of Directors in September 2026 for the Board's consideration and adoption.

Outline

- Local Community Benefits Fund Overview
- Application Scoring & Review Process
- Eligible Benicia Catalyst Grant Applications
- Considerations for Award & Proposed Next Steps

Program Goals

- The Local Community Benefits Fund reinvests penalties and mitigation funds in the specific communities affected by the air quality violations
- Goals:
 - **Reduce air pollution or mitigate air pollution impacts, improve public health outcomes, and build economic resilience** for a just transition away from the harmful effects of a fossil-fuel-based economy
 - Advance **integrated projects to holistically meet community needs**
 - Strengthen **community-led and collaborative** solutions

Core Strategies

Reduce Air
Pollution and
Improve
Health
Outcomes

Build
Economic
Resilience for
a Just
Transition

Benicia and Surrounding Communities: Available Funding

- The Local Community Benefits Fund for Benicia and Surrounding Communities has **\$63,246,081** in available funding
 - In October 2024, the Air District and the California Air Resources Board fined Valero Refining Company for air quality violations, resulting in \$60,011,061 in available funds
 - In April 2026, the Air District fined Valero Refining Company for air quality violations, resulting in an additional \$2,250,000 in available funds

Grant Awards

	Seed	Opportunity	Catalyst
Total Funding	\$63,246,081		
Anticipated Awards	1 - 5 grant awards anticipated	1 - 5 grant awards anticipated	1 – 3 grant awards anticipated
Grant Size	\$100,000 - \$200,000	\$500,000 - \$5 M	\$10 M - \$40 M
Grant Term	Up to 2 years	Up to 3 years	Up to 5 years
Eligible Applicants	Open to 501(c)(3) non-profit organizations, no Co-Applicants	Lead Applicant must partner with at least 1 Co-Applicant(s)	Exemption: no Co-Applicant required
Eligible Communities	Benicia and surrounding communities	Benicia and surrounding communities	Benicia

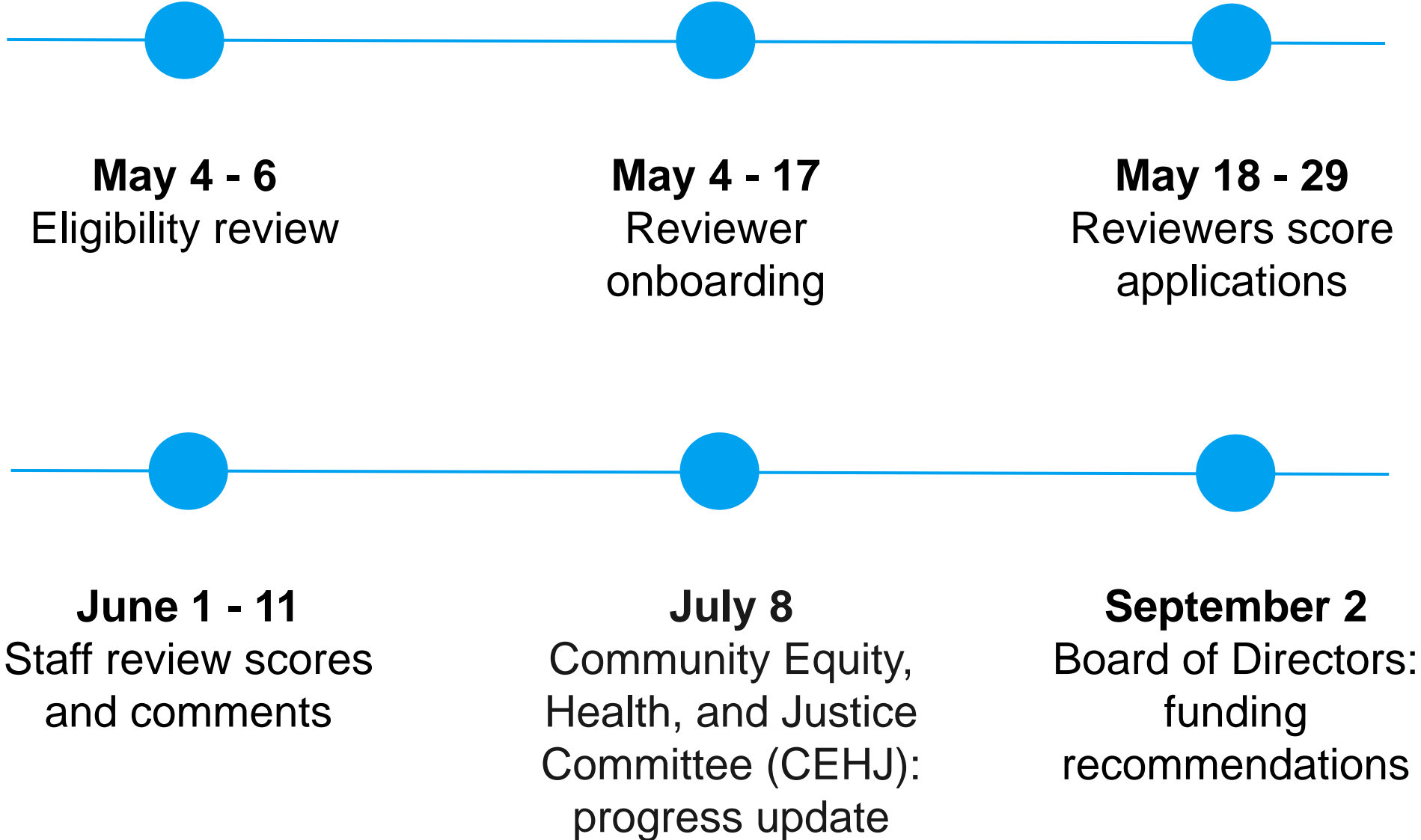
Catalyst Grant

- **Funds multi-stakeholder collaboration over multiple projects** that address diverse community needs
- Grant size ranges between **\$10 - \$40 M**
- Grant terms up to five years
- In recognition of the unique circumstances surrounding the refinery closure in Benicia, the Air District offered two exemptions for Benicia:
 - The partnership requirements in Section 4.1 of the Grant Guidelines are waived for the Catalyst Grant in Benicia
 - The Air District may expedite the review of Catalyst Grant applications

Applications Received

- The Air District received 3 total grant applications for the Benicia Catalyst Grant category
 - 1 application received did not meet eligibility review thresholds per the Guidelines, was deemed ineligible, and did not advance for review
- The 2 applications that advanced past eligibility review together submitted 7 project proposals, collectively totaling \$65,770,910 in funding requested

Review Timeline



Application Review Process

Both eligible applications were evaluated through a multi-stage review process by Air District staff, a consultant partner, and community and technical reviewers

- **Completeness Check:** Air District staff identify missing or incomplete items from applicants, applicants re-submit materials within 48 hours (two business days)
- **Eligibility Review:** Air District staff and consultant partner Ground Works Consulting reviewed materials for eligibility per Grant Guidelines
 - Applicant type eligibility
 - Geographic eligibility
 - Project eligibility
 - Documented financial capacity to manage grant funds

Community & Technical Reviewers

- Both eligible Benicia Catalyst Grant applications were scored by 6 Reviewers using the published scoring rubric
 - **Community Reviewers** (2): recruited through application process, using criteria such as relevant experience and expertise, community connection and rootedness, and community-focused vision for program impact
 - **Technical Reviewers** (4): recruited from Air District staff (3) and California Air Resources Board (1)

Application Scoring

- Reviewers completed confidentiality and conflict-of-interest forms
- Consultant Ground Works Consulting provided training on the scoring criteria and bias awareness
- Each Reviewer independently scored applications using the provided scoring criteria; Reviewers met twice for facilitated check-ins to surface clarifying questions, share perspectives, and listen to insights

NOTE: Alignment of Reviewers' scores and comments was neither required nor expected.

Scoring Rubric

Project Narrative (<i>Seed, Opportunity and Catalyst Grants</i>)		
Strategy Alignment	Clear and compelling alignment with one of the Local Community Benefit Fund's strategies	10
Community Need	Identification of specific community needs rooted in community engagement	10
Community Impact	Feasible project approach to addressing identified community needs and challenges	10
Community Engagement	Specific community engagement strategies during project implementation	10
Measurable Outcomes	Specific, feasible, meaningful, and measurable outcomes tied to Local Community Benefits Fund Program Goals with clear indicators	10
Workplan	Detailed Measurable Outcomes Plan linking measurable outcomes to project tasks and milestones	10
Budget	Reasonable and justified budget sufficient to achieve identified measurable outcomes	10
Project Lead Capacity	Demonstrated management capacity, dedicated staffing/resources and experience necessary to complete the proposed project	10
Alignment with Local, Regional or State Priorities	Demonstrated support from and alignment with existing community, local, regional or statewide priorities or initiatives	10
Project Readiness	Identification of necessary permits, approvals, and site control with concrete steps to obtain them, where applicable	10
		<u>100</u>

Overall Narrative (<i>Opportunity and Catalyst Grants</i>)		
Proposal Vision	Overall vision aligned with the Local Community Benefits Fund Program Goals and community needs	10
Partnership Composition	Multi-stakeholder partnerships rooted in community priorities and leadership with demonstrated organizational connections to the community	10
Partnership Co-Management Structure	Meaningful co-management structures with clear roles, responsibilities, and decision-making processes that outline how partners will collaborate	10
Lead Applicant Management Capacity	Demonstrated ability and dedicated resources to oversee overall implementation	10
Lead Applicant Financial Capacity	Demonstrated ability to manage public funds efficiently with clear financial management and tracking practices	10
		<u>50</u>

NOTE: Benicia Catalyst Grant applications are exempt from the Co-Applicant requirement for Catalyst Grants. Therefore, Benicia Catalyst Grant applications are scored out of 130 points total, rather than the 150 points total.

Detailed Scoring Rubric

1. Strategy Alignment	
<p>Does the project demonstrate a clear and compelling alignment tied to one of the Local Community Benefit Fund's strategies?</p> <ul style="list-style-type: none"> • Reduce air pollution and improve health outcomes • Build economic resilience for a just transition <p>Source:</p> <ul style="list-style-type: none"> • Project Narrative - Q1 (Project Summary) • Project Narrative - Q2 (Strategy Alignment) 	
Score range	Description
9-10 (Excellent)	Clear and compelling overall vision aligned to one of the Local Community Benefits Fund's core strategies. The connection between the project and the strategy is specific, direct, and well-articulated – no ambiguity about which strategy is being advanced or how.
7-8 (Good)	Good alignment with one of the Fund's strategies. The project vision is clear but may lack some specificity in how the project activities directly advance the strategy.
5-6 (Adequate)	Some alignment with a Fund strategy is present but the connection is vague or generic, or the project description does not make a strong case for why this strategy fits.
3-4 (Insufficient)	The project claims alignment with a strategy but the connection is weak, unclear, or superficial. The strategy feels tacked on rather than central to the project design.
0-2 (Poor)	Little to no demonstrated alignment with either Fund strategy. Project vision is absent, unclear, or entirely disconnected from the program's goals.

Eligible Applications

- Two applications advanced past eligibility review, collectively totaling \$65,770,910 in funding requested:
 - Benicia Unified School District
 - City of Benicia
- Both applicants engaged with the technical assistance provider, Environmental Protection Network (EPN), to understand program requirements and strengthen their applications:
 - An Environmental Protection Agency alumni in EPN's network reviewed an applicant draft proposal and provided feedback
 - EPN discussed scope eligibility and strategy alignment with an applicant

Benicia Unified School District (BUSD)

Project	Summary	Funding Request	Average Score
Healthy Campuses	“BUSD proposes a comprehensive suite of facility transformations designed to eliminate fossil fuel dependency while creating a "safety shield" for student and staff health.”	\$15,515,869	81 / 100
Student Wellness	“The project will implement coordinated outreach, early identification, and care navigation for students experiencing illness—particularly those affected by respiratory conditions such as asthma and allergies”	\$6,304,400	66 / 100
Career Pathways	"Expand its current Career Technical Education Pathways program by adding an Environmental Resources Pathway and a Biotechnology Pathway as part of the BUSD Clean Future Initiative.”	\$3,950,641	75 / 100
<i>Overall Narrative</i>			28 / 30
Total Score			102 / 130
\$ Request		\$25,770,910	

City of Benicia

Project	Summary	Funding Request	Average Score
Clean Energy	"The City Center Community Resilience Campus (Phase 1) brings Heating, Ventilation, and Air Conditioning (HVAC) electrification, solar system modernization, and consolidated backup power."	\$7,182,512.5	61 / 100
Clean Mobility	"The Clean Mobility Project advances two parallel goals: transitioning city-owned vehicles and infrastructure toward clean energy and making it safer and more practical for Benicia residents to get around without a car."	\$5,886,442.5	57 / 100
Just Economic Transition	"Four outcomes define success for this project: the Industrial Park stays economically active during the transition; the City's land use policy is updated in time to shape what comes next; the refinery site's decommissioning follows a structured, public process; and the Industrial Safety Ordinance program keeps protecting residents throughout."	\$11,430,924.5	59 / 100
Promoting Community Health	"The project supports energy transition by replacing reactive spending — emergency wildfire response, deferred park maintenance, crisis-driven fleet repair — with planned, preventive investment that lowers long-term costs and protects the health of Benicia's workforce and families."	\$15,500,120.5	57 / 100
<i>Overall Narrative</i>			23 / 30
Total Score			81.5 / 130
\$ Request		\$40,000,000	

Application Submissions: Strengths

Reduce Air Pollution and Improve Health Outcomes

- Project proposals to reduce exposure to indoor air pollution by increasing filtration and reducing emissions, such as envelope air sealing and zero NOx (nitrogen oxide) heat pumps
- Project proposals to reduce the emissions of criteria pollutants or air toxics through activities such as the installation of electric vehicle charging infrastructure, bicycle and pedestrian safety improvements, and tree planting

Build Economic Resilience for a Just Transition

- Environmental student career pathways and training
- Redevelopment coordination for industrial and polluted properties
- Economic development planning to advance economic diversification and attract clean and green businesses

Application Submissions: Weaknesses

- Acquisition and/or maintenance of fossil-fuel powered appliances, building systems, and infrastructure (e.g., diesel generators, gas-powered vehicles, gas-powered Heating, Ventilation, and Air Conditioning (HVAC))
- Deferred maintenance activities with indirect and unclear impact to air quality improvements
- Activities lacking concrete, tangible, and measurable outcomes aligned with the program strategies and the proposed budget
- Overreliance on consultants and subcontractors

Considerations for Award

- Fund activities with **concrete, tangible, and measurable outcomes** aligned with the program goals and the proposed budget
- Prioritize funding that **remains within the community** (e.g., reduce consultant costs)
- Ensure **no duplicative funding** and establish clear associated documentation
- Do **not fund the acquisition and/or maintenance of fossil-fuel** powered appliances, building systems, and infrastructure (e.g., diesel generators, gas-powered appliances and vehicles)

Proposed Next Steps

- Air District staff proposes working with both applicants to refine project scopes, workplans, and budgets to maximize community impact to Benicia residents; ensure successful, timely project outcomes; and steward fiscally responsible usage of funds
- Applicants will be asked to re-submit abridged application materials for Air District consideration
- Staff proposes to present grant award recommendations, based on the revised application scopes, at the September Board of Directors meeting

Recommended Action

None; the Committee will discuss this item, but no action is requested at this time. Air District staff will present Benicia Catalyst Grant award recommendations to the Board of Directors in September 2026 for the Board's consideration and adoption.

Questions & Discussion

For more information:

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