

Recommendations for Tidelands Non- Interim Regulations



Presentation for the Infrastructure, Planning, and
Sustainability Committee by

Erin Dilworth, Policy & Technical Program Manager
Citizens for a Healthy Bay

edilworth@healthybay.org
253-383-2429 ext. 3

1

Citizens for a Healthy Bay's Vision for the Tidelands

- Protect Human Health and Safety
 - Regulate high-risk industry
 - Clean air to breathe
 - Clean water for recreating, fishing, and ceremonial purposes
- Protect the Environment
 - Meet GHG reduction goals
 - Clean-up and restore contaminated sites
- Foster a vibrant, diverse economy
 - More jobs in the renewable energy industry
 - Adaptable workforce prepared for a just transition to renewables
 - Smart utilization of rare industrial lands

2

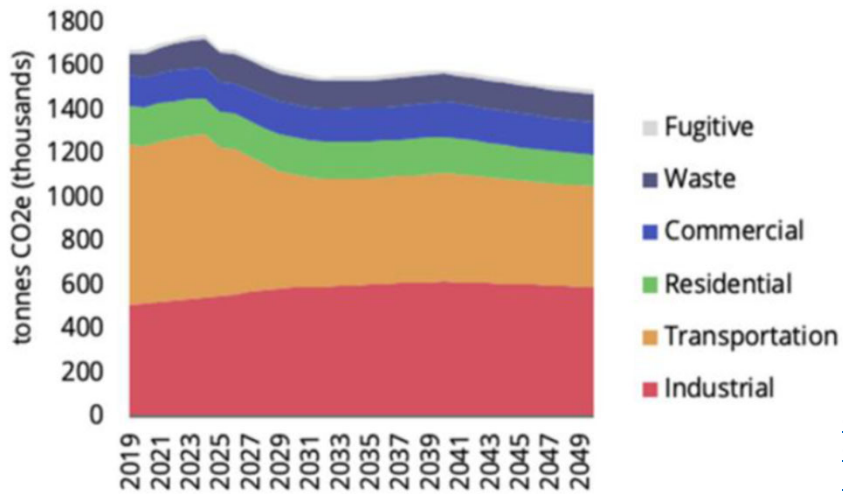
2019-2050 BAU Emissions Projections



[City of Tacoma Greenhouse Gas Inventory \(2019\)](#)

3


2019-2050 Emissions Projections: By Sector





[City of Tacoma Greenhouse Gas Inventory \(2019\)](#)

4

Draft Recommendations from Planning Commission



New major fossil fuel facilities are prohibited 

- Major vs. minor fossil fuel facilities 
Threat is the same
- Exclusion of railyards and marine fueling facilities 

5

Draft Recommendations from Planning Commission

Existing, legally permitted major fossil fuel facilities, shall be considered permitted uses, subject to the following limitations

- Existing uses may conduct repairs, improvements, maintenance, modifications, remodeling or other changes **that do not demonstrably increase facility capacity** 
- Maintenance and repair: A Conditional Use Permit is required in the following circumstances:
 - Replacement of any storage tank in excess of 1428 barrels **provided that the new tank has equal or lesser storage capacity than the tank it is replacing** 
 - Modification of any storage tank to change the type of fossil fuel stored
 - Replacement or other modification of any transshipment or transportation facility.

6

Draft Recommendations from Planning Commission

Existing, legally permitted major fossil fuel facilities, shall be considered permitted uses, subject to the following limitations

- Prohibited improvements:
 - New driveways, private rail sidings, docks, piers, wharves and floats, or storage tanks.
 - Site or facility improvements that would increase the capacity of a driveway, private rail siding, dock, pier, **storage tank**, wharf **and/**or float.
 - New refining or processing equipment and facilities, except for normal maintenance.



7

Draft Recommendations from Planning Commission



Clarifications Needed.... Definitions of:

- Marine fueling facility
- Transshipment facility
- Transportation facility
- Capacity
 - Number of trucks in a driveway? Number of vessels at a pier?
Volume of product being transferred over a pier?
 - Risks to Consider:
 - Spills from a vessel
 - Train derailment
 - Air emissions

8

Draft Recommendations from Planning Commission



Change of Use

- Fossil Fuels → Renewable Fuels 
- Renewable Fuels → Fossil Fuels 

9







Draft Recommendations from Planning Commission

Definitions of Renewables

- **Planning Commission Recommendation:** EPA Renewable Fuels Standard Program → State Clean Fuel Standard 
- **Proposed Definition:** “Fuels that meet requirements under federal or state programs for reduction of greenhouse gas emissions, including fuels that generate credits in Cap-and-Trade Programs, and fuels which meet current and future definitions in State law for low carbon fuels, renewable fuels or renewable resources, and fuels which meet the definitions State law for alternative energy resources. Such facilities may include shared infrastructure with other permitted facilities that meet the requirements of this Title.” 

10

City Council Amendment Themes

1. Allow limited fossil fuel facility expansion without a CUP. 
2. Allow fossil fuel facility non-capacity expansion related to maintenance, improving safety and security, and required regulatory modifications without a CUP. 
3. Allow expansion of national security fossil fuel facilities without a CUP. 
4. Allow expansion of fossil fuel facilities which fuel marine vessels without a CUP. 
5. Allow fossil fuel projects which have undergone environmental review and mitigated impacts without a CUP. 
6. Allow new and expanded renewable fuel facilities without a CUP. 

11

References

Slide 2: Just Transition to Jobs in the Renewable Fuels Industry

[American Council for an Energy-Efficient Economy \(ACEEE\), "Job and Climate Impacts from Energy Efficiency Investments" \(August 2020\).](#)

[Clean Jobs Washington, E2 \(2020\)](#)

[Robert Pollin, Heidi Garret-Peltier, and Jeannette Wicks-Lim, "A Green New Deal For Washington State" \(December 2017\)](#)

[City of Seattle Office of Economic Development. *Fossil Fuel Workforce Transition Study*. February 2021.](#)

Slide 2: Grays Harbor Renewable Energy Facilities

[Existing Facility](#)

[Approved finances for new second facility producing renewable jet fuel](#)

12