

AGENDA

- Dan Kalb, **WMA, President**
City of Oakland, WMA, EC
- Michael Hannon, **WMA 1st Vice President**
City of Newark, WMA, EC
- Dave Sadoff, **WMA 2nd Vice President**
Castro Valley Sanitary District, WMA
- Lorin Ellis, **EC, President**
City of Union City, WMA, EC
- Dianne Martinez, **EC 1st Vice President**
City of Emeryville, WMA, EC
- Jim Oddie, **EC 2nd Vice President**
City of Alameda, WMA, EC
- Keith Carson, County of Alameda, WMA, EC
- Peter Maass, City of Albany, WMA, EC
- Jesse Arreguin, City of Berkeley, WMA, EC
- Don Biddle, City of Dublin, WMA, EC
- Al Mendall, City of Hayward, WMA, EC
- Bob Carling, City of Livermore, WMA, EC
- Shelia Young, Oro Loma Sanitary District, WMA
- Tim Rood, City of Piedmont, WMA, EC
- Jerry Pentin, City of Pleasanton, WMA, EC
- Deborah Cox, City of San Leandro, WMA, EC
- Vacant, City of Fremont, WMA, EC

Wendy Sommer, Executive Director

MEETING OF THE ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY (WMA) BOARD AND THE ENERGY COUNCIL (EC)

Wednesday, January 25, 2017

3:00 P.M.

**StopWaste Offices
1537 Webster Street
Oakland, CA 94612
510-891-6500**

Meeting is wheelchair accessible. Sign language interpreter may be available upon five (5) days notice by calling 510-891-6500. Members of the public wanting to add an item to a future agenda may contact 510-891-6500.

I. CALL TO ORDER

II. ROLL CALL

III. ANNOUNCEMENTS BY THE PRESIDENTS - *(Members are asked to please advise the board or the council if you might need to leave before action items are completed)*

IV. CONSENT CALENDAR

1. Approval of the Draft Minutes of December 21, 2016 (Wendy Sommer) Action

2. ACWMA Property: Grazing License Amendment (Brian Mathews) Action

The Programs & Administration Committee recommends that the Authority Board adopt Resolution #WMA 2017-01 to authorize the Executive Director to amend the Grazing License between the Authority and Joseph and Charlene Paulo to change the rent collection mechanism from "in-advance" rent payment to "in arrears" rent payment.

3. ACWMA Property Lease: Sprint, AT&T, T-Mobile, and Others (Brian Mathews) Action

The Programs & Administration Committee recommends that the Authority Board adopt Resolution #WMA 2017-02 to authorize the Executive Director to:

- Amend the Sprint electrical trench lease to reduce the rent by the terms described herein if and when new tenants sub-lease the electrical power-line trench; and
- Enter into a lease agreement based on the terms described herein with AT&T for use of the electrical power-line trench operated by Sprint; and
- Enter into a lease agreement based on the terms described herein with

- T-Mobile for use of the electrical power-line trench operated by Sprint; and
- Enter into a lease agreement(s) based on the terms described herein with tenant(s) as may be identified in the future for use of the electrical power-line trench operated by Sprint.

- 9 **4. Minutes of the January 18, 2017 Technical Advisory Group (Karen Kho)** **Information**
- V. OPEN PUBLIC DISCUSSION**
 An opportunity is provided for any member of the public wishing to speak on any matter within the jurisdiction of the boards or council, but not listed on the agenda. Total time limit of 30 minutes with each speaker limited to three minutes.
- VI. REGULAR CALENDAR**
- 13 **1. Second Reading and Consideration of Adoption for Ordinance 2017-01: Amendment to the Alameda County Integrated Waste Management Plan to include the Altamont Compost Facility in the unincorporated area of Livermore** **Action**
 It is recommended that the Waste Management Authority waive the requirement to read the full text of the Ordinance, read by title only, and adopt Ordinance 2017-01.
- 2. CLOSED SESSION (WMA only)**
CONFERENCE WITH LABOR NEGOTIATOR
 Pursuant to Government Code Section 54957.6(a)
 Agency Negotiator: Wendy Sommer
 Unrepresented Employees: (all Agency employees; position titles available upon request)
 Confidential materials mailed separately
- 3. Interim appointment(s) to the Recycling Board for WMA appointee unable to attend future Board Meeting(s) (Wendy Sommer)** **Action**
 (P&O and Recycling Board meeting, February 9, 2017 - 7:00 pm – San Leandro Public Library – Karp Room, 300 Estudillo Avenue, San Leandro, CA)
- 29 **4. 2017 BayREN Contract (Karen Kho) (EC only)** **Action**
 Adopt the attached Resolution authorizing the Executive Director to enter into a 2017 contract for Bay Area Regional Energy Network (BayREN) and other related actions.
- 5. CCA Status Report (Karen Kho) (EC only)** **Information**
 Staff will make an informational presentation.
- VII. COMMUNICATIONS/MEMBER COMMENTS**
- VIII. ADJOURNMENT**

DRAFT
MINUTES OF THE MEETING
OF THE
ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY (WMA)
And
THE ENERGY COUNCIL (EC)

Wednesday, December 21, 2016

3:00 P.M.

StopWaste Offices
1537 Webster Street
Oakland, CA 94612
510-891-6500

Teleconference:
Dianne Martinez
Hyatt Regency Long Beach
Business Center, Cove Lounge on the Lobby Level
200 South Pine Avenue
Long Beach, California, USA, 90802
562-491-1234

I. CALL TO ORDER

Dan Kalb, President, WMA, called the meeting to order at 3.01 p.m.

II. ROLL CALL

WMA & EC:

County of Alameda	Keith Carson, WMA, EC
City of Alameda	Jim Oddie, WMA, EC
City of Albany	Peter Maass, WMA, EC
City of Berkeley	Jesse Arreguin, WMA, EC
Castro Valley Sanitary District	Dave Sadoff, WMA
City of Dublin	Don Biddle, WMA, EC
City of Emeryville	Dianne Martinez, WMA, EC
City of Hayward	Al Mendall, WMA, EC
City of Newark	Mike Hannon, WMA, EC
City of Oakland	Dan Kalb, WMA, EC
Oro Loma Sanitary District	Shelia Young, WMA
City of Piedmont	Tim Rood, WMA, EC
City of Pleasanton	Jerry Pentin, WMA, EC
City of San Leandro	Deborah Cox, WMA, EC
City of Union City	Lorin Ellis, WMA, EC
City of Fremont	vacant
City of Livermore	vacant

Staff Participating:

Wendy Sommer, Executive Director
Tom Padia, Deputy Executive Director
Debra Kaufman, Senior Program Manager
Heather Larson, Program Manager

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Tamara Galanter, Legal Counsel, Authority Board
Arliss Dunn, Clerk of the Board

Others Present:

Ken Lewis, Waste Management, Inc.
Jessica Jones, Consultant, Waste Management, Inc.

III. ANNOUNCEMENTS BY THE PRESIDENTS

Wendy Sommer introduced Tamara Galanter, attending for Authority Counsel Richard Taylor.

IV. CONSENT CALENDAR

- | | |
|---|--------------------|
| 1. Approval of the Draft Minutes of November 16, 2016 (Wendy Sommer) | Action |
| 2. Minutes of the November 15, 2016 Technical Advisory Group (Karen Kho) | Information |

There was no public comment on the consent calendar.

Board member Oddie made the motion to approve the Consent calendar. Board member Mendall seconded and the motion carried 17-0.

(Ayes: Biddle, Carson, Cox, Ellis, Hannon, Kalb, Maass, Martinez, Mendall, Oddie, Pentin, Rood, Sadoff, Young. Nays: None. Abstain: None. Absent: Arreguin).

V. OPEN PUBLIC DISCUSSION

There was none.

VI. REGULAR CALENDAR

- | | |
|---|---------------|
| 1. First Reading and Public Hearing for Ordinance 2017-01: Amendment to the Alameda County Integrated Waste Management Plan to Include the Altamont Compost Facility in the Unincorporated Area of Livermore (Debra Kaufman) | Action |
|---|---------------|

Staff and the Recycling Board as LTF and the P&O committee, recommend that the WMA Board take the following actions:

Hold a public hearing and introduce and waive the first reading of the CoIWMP Amendment ordinance (Attachment A) at the December 21, 2016 meeting to:

1. Amend the CoIWMP (Exhibit 1) to include the Altamont Compost Facility at the Altamont Landfill and Resource Recovery Facility in the unincorporated Livermore area, and make additional changes for consistency
2. Find that the Altamont Compost Facility conforms to the CoIWMP as amended, and
3. Make the findings required by CEQA, and also recommend that the Authority Board direct staff to place the ordinance on the calendar for adoption at the January 25, 2017 meeting.

Debra Kaufman provided an overview of the staff report. The report is available here:

[Altamont-CoIWMP-Amendment-memo-12-21-16.pdf](#)

Board member Pentin stated that he had received an email from Donna Cabanne, a fellow member on the Community Monitor Committee, Altamont Landfill Settlement Agreement where she expressed concern that the residents on Dyer Road were not notified of the public hearing held today. Board member Pentin (as current President of the Community Monitor Committee) asked that the lead agency provide notice to the residents on Dyer Road prior to the second reading and adoption scheduled for January 25, 2017. President Kalb opened the public hearing for public comment. Jessica Jones, Consultant for Waste Management, stated that she has been working on the project for three years and Alameda County is the lead agency for the project and conducted the necessary CEQA requirements that require noticing the residents in the affected area including the residents on Dyer Road. Ms. Jones added the second phase of the project includes submitting the compost handling permit to CalRecycle which will provide additional opportunity for public comment.

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Board member Hannon inquired about the issues of odor impacts. Ken Lewis, Director of Operations for Waste Management, stated that the odors are mitigated through the type of process operated at the facility. The facility operates using covered aerated static piles as opposed to windrows. This process results in an 80-90% reduction in emissions. Mr. Lewis added Waste Management operates a similar facility in Novato and they have been successful with the issue of odor control. Board member Hannon inquired about the proximity of the nearest residence. Mr. Lewis stated that nearest residence for the proposed project is two miles up wind and includes Dyer Road. Board member Hannon inquired if a problem with odor does arise is there an opportunity to revisit the issue. Mr. Lewis stated that the project is regulated under a number of permits including the Alameda County Use Permit, the CalRecycle compost facility permit as enforced by the LEA (Alameda County Environmental Health), and the Air District permit. Board member Carson added the County had followed the customary CEQA guidelines with respect to properly noticing the public process. President Kalb inquired about new mitigations that were required for the project. Mr. Lewis stated that the mitigations were related to the processing operations i.e. covered composting versus windrow. Wendy Sommer asked Authority Counsel if there were any actions the agency could take with respect to Board member Pentin’s request to notify the Dyer Road residents. Ms. Galanter stated that the Authority can make such a request to another agency. President Kalb closed the public hearing.

Board member Maass made the motion to approve the staff recommendation and to request that the County notify the residents on Dyer Road of the January 25, 2017 public hearing and second reading. Board member Biddle seconded and the motion carried 18-0.

(Ayes: Arreguin, Biddle, Carson, Cox, Ellis, Hannon, Kalb, Maass, Martinez, Mendall, Oddie, Pentin, Rood, Sadoff, Young. Nays: None. Abstain: None. Absent: None).

2. Legislative Priorities for 2017 (Debra Kaufman)

Action

Staff recommends that the Boards confirm the priorities outlined in the staff report for the upcoming legislative year.

Debra Kaufman provided a brief overview of the staff report. The report is available here:

[2017-Legislative-Priorities-memo-12-21-16.pdf](#)

There was no public comment on this item. Board member Oddie inquired if the agency retained a lobbyist to assist with legislative priorities. Ms. Kaufman stated yes, Justin Malan of EcoConsult. Board member Maass inquired about the agency’s purpose for EPP as a legislative priority. Ms. Kaufman stated the idea is for the manufacturer to take full responsibility for the life cycle of products and that reduces local government/ratepayer cost for end-of-life disposal. Board member Sadoff inquired if there is consideration for influencing the behavior of manufacturers to modify products to make it easier to process at end of life. Ms. Kaufman stated the idea is to influence manufacturers to build in some of the cost for disposal and hopefully create an incentive to consider reducing the level of hazardous constituents in the product. President Kalb thanked Ms. Kaufman for her report and expressed appreciation for staff efforts.

Board member Ellis made the motion to approve the staff recommendation. Board member Sadoff seconded and the motion carried 18-0.

(Ayes: Arreguin, Biddle, Carson, Cox, Ellis, Hannon, Kalb, Maass, Martinez, Mendall, Oddie, Pentin, Rood, Sadoff, Young. Nays: None. Abstain: None. Absent: None).

3. 2017 Meeting Schedule (Wendy Sommer)

Action

It is recommended that the WMA/EC, P&A Committee, and the Recycling Board/P&O Committee, each adopt their respective regular meeting schedules for 2017.

Wendy Sommer provided an overview of the 2017 meeting schedule and highlighted the following meeting dates:

March 22nd – Business Recognition Event

April 26th – Joint Meeting with Recycling Board

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August 23rd – Recess, no meeting

November 15th and December 20th – 3rd Wednesday due to holiday scheduling

There was no public comment on this item. Board member Arreguin made a motion to approve the staff recommendation, Board member Pentin seconded and the motion carried 18-0.

(Ayes: Arreguin, Biddle, Carson, Cox, Ellis, Hannon, Kalb, Maass, Martinez, Mendall, Oddie, Pentin, Rood, Sadoff, Young. Nays: None. Abstain: None. Absent: None).

4. Interim appointment(s) to the Recycling Board for WMA appointee unable to attend future Board Meeting(s) (Wendy Sommer) Action

(P&O and Recycling Board meeting, January 12, 2017 at 4:00 pm – StopWaste, 1537 Webster St, Oakland, CA)

There were no requests for interim appointments.

**5. PG&E Local Government Partnership: Contract Amendment (EC only) Action
(Heather Larson)**

Adopt the Resolution in Attachment B authorizing the Executive Director to amend the existing agreement with PG&E by \$600,000 to include the administration of the East Bay Energy Watch Strategic Advisory Committee and programmatic coordination in 2017.

Heather Larson provided an overview of the staff report and presented a PowerPoint presentation. The report and presentation is available here: [PGE-LGP-2017-Contract-Presentation-12-22-16.pdf](#)

Board member Hannon inquired as to why the city of Newark was not listed as a participant. Ms. Larson stated that the list only provides those jurisdictions that are participating in the Civic Spark program and that requested fellows. Newark is eligible to participate on the Strategic Advisory Committee and she believes that they have participated a few times.

There was no public comment on this item. Board member Pentin made the motion to approve the staff recommendation. President Kalb seconded and the motion carried 17-0.

(Ayes: Arreguin, Biddle, Carson, Cox, Ellis, Hannon, Kalb, Maass, Martinez, Mendall, Oddie, Pentin, Rood. Nays: None. Abstain: None. Absent: None).

VII. COMMUNICATION/MEMBER COMMENTS Information

President Kalb welcomed Mayor Jesse Arreguin as the new Authority representative for the City of Berkeley.

VIII. ADJOURNMENT

The meeting adjourned at 3:45 p.m.

* **WMA 40th anniversary commemoration**



DATE: January 25, 2017
TO: Waste Management Authority
FROM: Wendy Sommer, Executive Director
BY: Brian Mathews, Senior Program Manager
SUBJECT: ACWMA Property: Grazing License Amendment

SUMMARY

At its January 12, 2017 meeting, the Programs and Administration Committee approved and forwarded to the Waste Management Authority for consideration changes to the Grazing License on Authority property near Altamont Pass. The change is to allow collection of rent in arrears. The change is now before the Authority for approval.

DISCUSSION

In 2015 the WMA approved renewal of the Grazing License which allows for the grazing of cattle on ACWMA property for the purpose of revenue and forage control. Details of the license modification are included in the Programs and Administration Committee memo, available here:

http://www.stopwaste.org/sites/default/files/meeting/Grazing%20Amendment-%20P%26A-1-12-17_0.pdf

RECOMMENDATION

Adopt Resolution #2017-01 to authorize the Executive Director to amend the Grazing License between the Authority and Joseph and Charlene Paulo to change the rent collection mechanism from “in-advance” rent payment to “in arrears” rent payment.

**ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY
RESOLUTION #WMA 2017 – 01
MOVED:
SECONDED:
AT THE MEETING HELD JANUARY 25, 2017**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE GRAZING LICENSE
APPROVED JUNE 25, 2015**

WHEREAS, the Alameda County Waste Management Authority (“Authority”), owns 1,600 acres of real property in eastern Alameda County; and

WHEREAS, the Authority put out to bid to license said real property for the purpose of Grazing Cattle; and

WHEREAS, the terms of the Grazing License has rent paid in advance for each six month grazing cycle; and

WHEREAS, the advance payment term results in an administrative burden both for the Authority and the Grazing Licensee due to changes in forage availability, carrying capacity, drought conditions, and other circumstances beyond the control of the Authority; and

WHEREAS, the Grazing Licensee has requested to change the rent term to payment in arrears based on actual usage and this change would not adversely affect Authority revenue or operations.

NOW THEREFORE, BE IT RESOLVED THAT:

The Authority authorizes the Executive Director to amend the Grazing License between the Authority and Joseph and Charlene Paulo to change the rent collection mechanism from “in-advance” rent payment to “in arrears” rent payment.

ADOPTED this 25th day of January 2017, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that under the penalty of perjury that the foregoing is a full, true and correct copy of Resolution #WMA 2017- 01

WENDY SOMMER
Executive Director



DATE: January 25, 2017
TO: Waste Management Authority
FROM: Wendy Sommer, Executive Director
BY: Brian Mathews, Senior Program Manager
SUBJECT: ACWMA Property Lease: Sprint, AT&T, T-Mobile, and Others

SUMMARY

At its January 12, 2017 meeting, the Programs and Administration Committee approved and forwarded to the Waste Management Authority for consideration changes to the Sprint electrical power-line trench lease on Authority property near Altamont Pass. The changes include modifications to allow for two or more sub-leases to be added to the lease. The changes are now before the Authority for approval.

DISCUSSION

In 2015 the WMA approved renewal of an electrical power-line trench lease, which services Sprint antenna facilities on property neighboring our own. Details of the lease modifications are detailed in the Programs and Administration Committee memo, available here:

http://www.stopwaste.org/sites/default/files/meeting/Property%20-Trench%20leases-P%26A-1-12-17_0.pdf

RECOMMENDATION

Adopt Resolution #2017-02 to authorize the Executive Director to:

- Amend the Sprint electrical trench lease to reduce the rent by the terms described herein if and when new tenants sub-lease the electrical power-line trench; and
- Enter into a lease agreement based on the terms described herein with AT&T for use of the electrical power-line trench operated by Sprint; and
- Enter into a lease agreement based on the terms described herein with T-Mobile for use of the electrical power-line trench operated by Sprint; and
- Enter into a lease agreement(s) based on the terms described herein with tenant(s) as may be identified in the future for use of the electrical power-line trench operated by Sprint.

**ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY
RESOLUTION #WMA 2017 – 02
MOVED:
SECONDED:
AT THE MEETING HELD JANUARY 25, 2017**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE ELECTRICAL POWER TRENCH
LEASE WITH SPRINT APPROVED JUNE 25, 2015**

WHEREAS, the Alameda County Waste Management Authority (“Authority”), owns 1,600 acres of real property in eastern Alameda County; and

WHEREAS, the Authority put out to bid to lease said real property for the purpose of establishing an electrical power-line trench to traverse Authority property to supply power to cellular sites on property neighboring the Authority’s property; and

WHEREAS, Sprint responded to said bid and entered into a lease agreement, signed September 2016, with the Authority; and

WHEREAS, subsequent to executing the lease agreement with Sprint, the Authority was approached by both AT&T and T-Mobile to sub-lease the electrical power-line trench;

NOW THEREFORE, BE IT RESOLVED THAT:

The Authority authorizes the Executive Director to amend the lease agreement with Sprint, such that:

- If one new tenant subleases the electrical trench, the Authority will reduce the original rent to Sprint (primary tenant) by 25%, and charge the new tenant 75% of the original lease;
- If two new tenants sublease the electrical trench, the Authority will reduce the original rent to Sprint by 33%, and charge each of the new tenants 66% of the original lease;
- Additional tenants would reduce the original rent to Sprint by 37.5%, and all subleasing tenants would pay 62.5% of the original rent; and,
- Authorize the Executive Director to enter into new lease(s) with AT&T and/or T-Mobile and/or other tenants as may be identified in the future for use of the electrical power-line trench according to the above terms and as approved to form by Authority Counsel.

ADOPTED this 25th day of January 2017, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

I certify that under the penalty of perjury that the foregoing is a full, true and correct copy of Resolution #WMA 2017 - 02

WENDY SOMMER
Executive Director

MEETING NOTES

Energy Council TECHNICAL ADVISORY GROUP (TAG)

Tuesday, January 18, 2017 – 1:00 pm to 3:00 pm

Attendance:

City of Alameda: Maria DiMeglio (phone)

City of Albany: Claire Griffing

City of Berkeley: Caytie Campbell-Orrrock

City of Dublin: Rebecca Parnes

City of Emeryville: Hoi Fei Mok

City of Fremont: Rachel DiFranco (phone)

City of Hayward: Mary Thomas

City of Livermore: Judy Erlandson (phone)

City of Oakland: Shayna Hirshfield-Gold

City of Piedmont: Emily Alvarez

City of San Leandro: Sally Barros

City of Union City: Avalon Schultz

StopWaste: Heather Larson, Karen Kho, Miya Kitahara, Candis Mary-Dauphin

Guests: Derick Lee, Zippower

Civic Spark: Fanny Yang, Christopher Sturken, Benjamin Davenport, Olivia Ashmoore, Jacob Strauss, Kranti Malik, Yoni Carnice

Meeting Notes

Energy Council Board Updates

- The LGP contract was taken to the board in December. It was accepted. PG&E and Energy Council fully executed the 2017 contract on January 13, 2017.
- In January The EC Board will be requested to accept the 2017 BayREN contract – which is essentially an extension of the 2016 contract
- Karen will be presenting an informational item about CCA coordination. She will address program duplication concerns, provide a background of EC activities and programs and a comparison of the way different CCA's have approached efficiency programs and distributed energy resources.

CCE Updates

- All have joined except Pleasanton and Newark. Both in wait and see mode. StopWaste met with Pleasanton, and they are waiting to see what comes out of the business plan, rates, and transparency of procurement. StopWaste is also planning to meet with Newark to discuss their position on EBCE.
- Staff planning on attending the next EBCE meeting – Fremont, Hayward, Berkeley, Livermore & Albany
- EBEW met with MCE, program implementers and jurisdictions who have joined MCE in Contra Costa County to discuss Small Medium Business program collaboration and splitting savings. EBEW and MCE are working on collaboration agreements which will be referenced in SMB contracts.
- Contra Costa County indicated that they are not currently looking to form their own CCE. Jurisdictions will either join MCE or EBCE.

San Leandro Advanced Energy Community Grant

Derrick Lee, ZipPower and Sally Barros, City of San Leandro

- San Leandro is looking to transition to a low carbon maker city, focusing on innovative cities coming into the city. Utilizing underutilized industrial rooftop assets and assessing for DER.
- ZipPower received a CEC grant to work with the city of San Leandro to help achieve this goal
- Ultimately wants to aggregate behind the meter data to better serve PG&E and CCA's
- Process:
 - Aggregate customers and property owners
 - Finance projects with partner funding. Finance options include: PPA, PACE, community solar, lease, purchase, EBCE
 - Manage data and monetize
- Benefits – increased property values, profits, workforce development, climate goals
- Goal – to power 30% of city by 2020
- City of San Leandro's Role in the project includes:
 - Identifying optimal sites
 - Waste-to-energy feasibility
 - Determining Planning and Permitting needs
 - Design of city incentive program
 - City is looking at roofs to include on their own municipal buildings as well – mostly parking lot and main library

Community Energy Data Reports Continued

- Issue - new data aggregation methodology is leading to data omissions. Industrial gas is frequently missing, also industrial electric and commercial gas.

- Solutions – Green Community Special Request, signing NDA, but with lower thresholds, engaging the county to get aggregate information and piece it out using a multiplier such as jobs. Exports from Tableau report represents all non-residential. PG&E will stop providing that data in the future. EDRP (energy data request portal) also provides aggregate data.
- EBEW, EDAC, Energy Council, San Mateo County are also working on addressing this issue.
 - EDAC voted to create a subcommittee to address this issue. Subcommittee will include governments, ICLEI, IOUs, air boards and CARB. Subcommittee will define issues, create proposal, push to make data calculation more transparent, and improve quality of data. Subcommittee plans to submit proposal by March. Rachel and Chris would like to be directly involved when the subcommittee meets with jurisdictions.
 - Unless there's an immediate data need, jurisdictions should consider waiting until the proposal comes out of the EDAC subcommittee before attempting work-arounds
 - EBEW can/should develop a position/letter in parallel to the EDAC process

CEC Local Government Challenge Grant

- Funded through carryover ARRA funding ~ \$10 million
- Issued a grant solicitation. 2 groups – one for small cities – includes climate action activities. Also a larger cities pool – more for innovative implementation. Geared toward underserved cities, and those that do not have climate action plans.
- Will not fund incentives or revolving loan funds.
- Fremont and Piedmont are considering. Piedmont is interested in convening several small cities and encouraging single family residential energy upgrades. Fremont is looking at a topic that would have a regional implication – would like to partner. Every city would qualify for small city other than Fremont, Oakland, & Hayward. Considering the following ideas:
 - Multifamily disclosure policies
 - Disclosure at time of rental inspection- there's a precedent in Boulder
 - CAP 2.0 measures
 - Interest among TAG:
 - Fremont is considering putting in CAP 2.0. Would be interested in joining with other cities if interested. Also interest in incorporating resilience.
 - Interest in addressing transportation regionally.
 - Oakland is interested in Multifamily EV.

Program Status

- Municipal ZNE Engineering Assistance through Bay REN available in 2017. Initial budget will serve ~4 jurisdictions, if more demand we may access more funding. Website, interest forms and outreach launch by January 24th.
- Follow-up with Albany regarding Schools projects and San Leandro regarding Library
- Codes trainings sign ups are available for 2017 – offering the same trainings as last year
- Program Administrator Business Plans will be submitted next week, these include 10 year budgets starting in 2018. New single family focus will be on moderate income. Projects up to now seem to be serving higher income population – many of whom can afford to do projects without financial incentives
- 7 new Home Energy Score assessors as a result of boot camp that occurred at the end of 2016. Assessment will be sunset for HU this year, and will be replaced with HES incentive assessment.

Member Comments & Discussion

- Volkswagon settlement – Oakland/San Jose/San Francisco applied for green cities, Hayward applied for EV infrastructure, Energy Council applied for Multifamily Technical Assistance under education, ICLIE applied for education
- Items for future TAG meetings: Sunshares, Solar REACH codes, technical assistance/training that covers ICLEI's forecasting models, update on Circular Economy, Car Sharing – Fremont is looking at rolling out an RFP for a larger program. Hayward has funding as well. Hayward will have building OS up and going this year, will present when available.

NEXT TAG MEETING: February 21, 2017



DATE: January 25, 2017

TO: Waste Management Authority

FROM: Wendy Sommer, Executive Director

BY: Debra Kaufman, Senior Program Manager

SUBJECT: Second Reading and Consideration of Adoption for Ordinance 2017-01: Amendment to the Alameda County Integrated Waste Management Plan to include the Altamont Compost Facility in the unincorporated area of Livermore

SUMMARY

On December 21, 2016, the Waste Management Authority held a public hearing and first reading on Ordinance 2017-01.

The January 25, 2017 WMA meeting will serve as the second reading and consideration of adoption of the subject ordinance to add the Altamont Compost facility to the County Integrated Waste Management Plan.

DISCUSSION

On December 8, 2016, the Recycling Board, in its role as the Local Task Force (LTF) and the Planning and Organization Committee of the WMA, recommended (Martinez/Pentin, 8-1) that the WMA Board approve the subject County Integrated Waste Management Plan (CoIWMP) amendment and hold a public hearing at the December WMA meeting.

It is important to emphasize that the County of Alameda (Community Development Agency – Planning) is the lead agency for this project under CEQA. County Planning prepared a Draft Initial Study and Mitigated Negative Declaration in June 2011 to analyze potential impacts of the project.

On March 18, 2013 the Planning Commission of Alameda County *approved* the Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed Conditional Use Permit (CUP), PLN2010-00041 and issued the final CUP. The County did all the proper public noticing at the time, including notification of the public of the availability of the Draft IS/MND. The County accepted comments on the Draft IS/MND for more than thirty days and provided responses to the comments received. It held a public hearing on the compost facility. Prior to adopting the IS/MND and approving the compost facility, the County Planning Commission considered the IS/MND and all comments it received prior to and during the public hearing. No one appealed the Planning Commission approval of the CUP for the compost facility to the Board of Supervisors.

Our agency's role is to make a conformance finding and add the approved facility to our Countywide Integrated Waste Management Plan (CoIWMP). We do not process CoIWMP amendments *unless and until* the lead agency has approved and permitted the project, completed the environmental review, provided notice to the public, and received and considered any public input.

At the meeting of December 21, 2016, the WMA Board held a public hearing and considered proposed Ordinance 2017-01 to adopt changes to the Alameda County Integrated Waste Management Plan to add the Altamont Compost Facility in the unincorporated area of Livermore and took the following actions:

1. Opened and closed a public hearing on Ordinance 2017-01
2. Considered proposed Ordinance 2017-01 by title only, waiving the requirement to read the full text
3. Recommended introduction of the ordinance for consideration of adoption at the January 25, 2017 WMA Board meeting
4. Directed staff to request County staff (as the lead agency) to notify Dyer Road residents of the pending action to adopt this ordinance on January 25

The vote was 18-0 (Maas/Biddle) in support of the above.

County staff confirmed that a postcard was sent on December 29, 2016 to Dyer Road residents notifying them of the Authority's intent to consider adoption of the CoIWMP amendment to include the Altamont Compost facility into the County Integrated Waste Management Plan on January 25, 2017. County staff is resending the notice on Friday, January 20, 2017 to ensure that all residents on Dyer Road are notified.

RECOMMENDATION

It is recommended that the Waste Management Authority waive the requirement to read the full text of the Ordinance, read by title only, and adopt Ordinance 2017-01.

Attachments:

Attachment A – Ordinance WMA 2017-01 with Exhibits

Attachment B – Staff Memo to Planning & Organization Committee/Recycling Board, December 8, 2016

Attachment A

ORDINANCE 2017-01

AN ORDINANCE ADOPTING AMENDMENTS TO THE COUNTYWIDE INTEGRATED WASTE MANAGEMENT PLAN, AND FINDING PLAN CONFORMANCE FOR THE ALTAMONT COMPOST FACILITY AT 10840 ALTAMONT PASS ROAD, LIVERMORE, CA 94551

The Board of the Alameda County Waste Management Authority (“Authority”) ordains as follows:

SECTION 1 (Enactment)

The Board of the Authority does hereby enact this Ordinance in full consisting of Section 1 through Section 6.

SECTION 2 (Findings)

- (a) The Authority finds that the California Integrated Waste Management Act (California Public Resources Code §§ 40000 et seq.) requires the preparation and adoption of a Countywide Integrated Waste Management Plan (“CoIWMP”).
- (b) The Authority finds that the Alameda County Joint Exercise of Powers Agreement for Waste Management directs that the Authority prepare, adopt, revise, amend, administer, enforce, and implement the CoIWMP.
- (c) The Authority finds that it adopted a CoIWMP, dated February 26, 2003, and has adopted minor amendments since then. A five-year review of the CoIWMP was conducted in November 2009, a factual update was adopted in April 2010, and amendments were made in January 2011, December 2011, July 2013, April 2015 and July 27, 2016.
- (d) The Authority finds that on March 18, 2013, the County Planning Commission of Alameda County issued a conditional use permit for the Altamont Compost Facility (“Facility”) at 10840 Altamont Pass Road, Livermore, CA 94551 after preparing, considering, and adopting a mitigated negative declaration and initial study for a project that included the Facility as required by the California Environmental Quality Act (“CEQA”).
- (e) The Authority finds that on September 30, 2016, the Facility applicant submitted the required information to the Authority to amend the CoIWMP to site the Facility on an existing site at 10840 Altamont Pass Rd. in the unincorporated area of Livermore.
- (f) The Authority finds that the Recycling Board, acting as the Local Task Force, has reviewed and commented on the proposed amendment, and the Planning & Organization Committee of the Authority has considered the CoIWMP Amendment, including any comments by the Local Task Force, and has recommended approval of the CoIWMP Amendment and conformance finding.
- (g) The Authority finds that Authority staff provided all required notice and held a duly noticed public hearing on December 21, 2016 to consider the CoIWMP Amendment and conformance finding for the Facility.
- (h) The Authority finds that the Authority Board considered all materials and testimony presented by the public, Local Task Force, applicant for the Facility, and Authority staff.
- (i) The Authority finds that it is a Responsible Agency under CEQA, that this project underwent the required review under CEQA, and that the Authority’s action is within the scope of activities

addressed by the County of Alameda’s mitigated negative declaration and initial study (“MND/IS”).

- (j) The Authority finds that the Authority Board has independently reviewed and considered the County of Alameda’s MND/IS.
- (k) The Authority finds that since the County of Alameda’s adoption of the MND/IS, no substantial changes have occurred and no new information or changed circumstances exist that require revisions of the MND/IS due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (l) The Authority concurs with the County of Alameda that the Facility will not result in any significant environmental impacts.

SECTION 3 (CEQA Determinations)

- (a) The Authority’s approval of the CoIWMP amendment and conformance determination, as conditioned, will have a less than significant impact on the environment as documented in the MND/IS.
- (b) The Authority hereby adopts, and incorporates herein by reference, the County of Alameda’s Mitigation Monitoring and Reporting Program, to the extent applicable to the Facility.

SECTION 4 (Amendment of CoIWMP)

The Authority hereby amends the CoIWMP as set forth in the CoIWMP Amendment text attached hereto as Exhibit 1 and made a part of this Ordinance, subject to the Conditions of Approval attached hereto as Exhibit 3.

SECTION 5 (Conformance Determination)

The Authority does hereby determine that the proposed project is in conformance with the CoIWMP as amended, including the siting criteria as set forth in the siting criteria findings attached hereto as Exhibit 2 and made a part of this Ordinance, and that the Facility compost operations, as conditioned by the Conditions of Approval attached hereto as Exhibit 3, would be in conformance with the CoIWMP as amended.

SECTION 6 (Notice and Effective Date)

This ordinance shall be posted at the Authority Office for at least thirty (30) days after its second reading by the Board and shall become effective thirty (30) days after the second reading.

Passed and adopted this 25th day of January, 2017 by the following vote:

AYES:

NOES:

ABSTAINING:

ABSENT:

I certify that under penalty of perjury that the foregoing is a full, true and correct copy of ORDINANCE NO.WMA 2017 – 01.

WENDY SOMMER
EXECUTIVE DIRECTOR

Exhibits

Exhibit 1: CoIWMP Amendment Text

Exhibit 2: Siting Criteria Findings

Exhibit 3: Conditions of Approval

EXHIBIT 1: CoIWMP Amendment Text

Amendments to Alameda County Countywide Integrated Waste Management Plan for the Altamont Compost Facility at 10840 Altamont Pass Road in the Unincorporated Area of Livermore

The Alameda County Countywide Integrated Waste Management Plan, February 26, 2003 and last amended in July 2016 is hereby amended again as set forth below. In the sections that follow, text to be added to the Plan is shown in **underline bold** and text to be deleted is shown in ~~strikethrough~~.

1. In Chapter II under the heading of "Participants" section 6 "Private Companies," under the Waste Management of Alameda County section, modify the third sentence as follows:

WMAC owns and operates the Altamont Landfill and Resource Recovery Facility **and the Altamont Compost Facility** in unincorporated Alameda County, **and** the Tri-Cities Recycling and Disposal Facility in the city of Fremont (currently closed).

2. In Chapter II, in Section 3 on Compost Facilities, after the paragraph regarding the Vision Recycling Compost Facility, add the following text:

Altamont Compost Facility

In 2017, Alameda County's second compost facility will be located at 10840 Altamont Pass Road in the unincorporated area of Livermore on 90 acres dedicated to the organics facility. The facility will operate under a Compost Materials Handling Facility Permit enforced by the Alameda County LEA. The proposed project will consist of up to 90 acres of organics management facilities with a maximum total organic feedstock receipts of 750 tons per day. The facility includes covered aerated static pile composting, anaerobic digestion, potential pre-processing for the organic material feedstocks as necessary, and materials resale. The project will be constructed in phases, with the initial phase to allow 500 tpd of composting in a covered aerated static pile system. Organics feedstocks may include green and wood waste, commercial and residential food waste, agricultural materials, the organic fraction from mixed waste MRFs, and digestate from other anaerobic organics processing which requires further composting to mature into a stable compost product. These feedstocks will come from a variety of sources including direct haul from nearby cities; however the majority of feedstocks are anticipated to come from the Davis Street Transfer Station in San Leandro. Davis Street organics are primarily generated in Alameda County and consist of both commercial and residential organics, including residential curbside collection of comingled green and food waste.

The initial phase of the project will be a 500 tons per day Covered Aerated Static Pile ("CASP") system on an approximately 10-acre pad. The piles will be constructed with pipes and blowers which deliver air to the piles while in their active phase of composting (approximately first 4 weeks). The piles will be covered with materials such as stabilized compost to control potential air emissions from the piles. After the active stage of the composting is complete, the compost will be moved to curing piles for an additional 2-4 months minimum while the compost stabilizes and matures. The curing piles will utilize approximately 30 acres of organics management area. The final stage is screening of the compost to meet the size specifications of ALRRF's customers and to remove any remaining contaminants from the finished product. Finished compost storage and sales may occur in the curing area so that the

product need not be relocated prior to sale, on inactive areas of the landfill footprint, or in bunkers or piles alongside mulch and other products which are currently being sold at the site.

Construction of the initial phase of the proposed project is anticipated to begin in the spring of 2017, after all agency permits are obtained. The facility will operate 24 hours a day, 7 days a week, and will receive waste materials consistent with the landfill operating hours, which are typically Monday through Friday, however waste materials may be received 7 days per week as necessary.

The subsequent phase of the project will include up to another 250 tons per day of organics management, planned to be processed in an anaerobic digestion system, if the technology is proven effective and all applicable permits are received. Applications for this phase of the project have not yet been submitted to the required permitting agencies, and moving forward with this aspect of the project will be determined after the construction and operation of the initial phase is completed.

EXHIBIT 2

SITING CRITERIA FINDINGS FOR ALTAMONT COMPOST FACILITY AT 10840 ALTAMONT PASS ROAD IN THE UNINCORPORATED AREA OF LIVERMORE

The Alameda County Waste Management Authority (“Authority”) has reviewed the materials submitted in connection with the Altamont Compost Facility (“Facility”). Based on that review, the Authority hereby makes the following determinations pursuant to the relevant provisions of CoIWMP Section VI, Table 6-2:

A. Seismic

The proposed project is not within 200 feet of an active or recently active fault.

B. Floodplains

The proposed project is at an elevation of 1000 plus feet above sea level in active landfill operations areas, and is not located in a 100-year floodplain nor in an area subject to flooding.

C. Wetlands

The proposed project is located in active landfill operations areas and is not located in wetlands.

D. Endangered Species Habitat

A large section of the Altamont Landfill and Resource Recovery Facility (“ALRRF”) property was previously designated as a conservation easement for the protection of plant and animal species. The proposed project is located in active landfill operations areas at the property and is not located within these designated areas.

E. Unstable Soils

The proposed project is located on engineered cut and fill soils, active soil stockpile areas, and over the landfill footprint. These areas are engineered to be stable and not subject to liquefaction or subsidence other than anticipated landfill waste settlement.

F. Major Aquifer Recharge Areas

The proposed project is required to be designed in conformance with the State Water Resources Control Board Statewide General Permit for Compost Facilities (“General WDR”) which requires installation of infrastructure to ensure the waters of the state are protected. This includes conveyance and storage systems for stormwater that contacts the facility operations so as to avoid run-off of contact water, and a groundwater monitoring plan or working surfaces designed with an engineered, low-permeability pad. While ALRRF is not located over major aquifer recharge areas, these groundwater protection requirements are designed to adequately protect water quality from any potential impacts.

G. Depth to Groundwater

The minimum depth to groundwater is over 50 feet. Additionally, the proposed project will be engineered in accordance with the General WDR to ensure protection of groundwater quality (see F above).

H. Permeable Strata and Soils

The proposed project is not located on high-permeability soils and will be designed to meet the permeability requirements set forth in the General WDR.

I. Non-attainment Air Areas

The Initial Study/Mitigated Negative Declaration (“IS/MND”) provides mitigation measures for potential air impacts, specifically for construction related activities, and the Bay Area Air Quality Management District (“BAAQMD”) was a responsible agency under CEQA and provided comments incorporated in the IS/MND. Additionally, ALRRF has submitted an application for an Authority to Construct (“ATC”) and Permit to Operate to the BAAQMD for the covered aerated static pile system. The application is currently under review by the BAAQMD, including a determination of necessary air emissions offsets, if any, required to mitigate potential air impacts. Prior to issuance of the ATC, WMAC will surrender the necessary offset certificates to the BAAQMD, as required.

J. PSD Air Areas

See requirements of I. above.

K. Mineral Resources Area

The proposed project is located in active landfill operations areas including soil stockpiles and the landfill footprint. No mineral resources are available for extraction in these area.

L. Prime Agricultural Lands/Open Space

The Project site is zoned Agricultural which is compatible with waste management facilities such as landfilling and composting. Additionally, the proposed project is located in active landfill operation areas on the site which are not used for agricultural or open space at this time.

M. Military Lands

The proposed project is not located on nor adjacent to Military Lands.

N. Other Federal, State and Indian Lands

The proposed project is located on property wholly owned by WMAC and is not located on Federal, State, or Indian Lands.

O. Proximity to Major Transportation Routes

The proposed project is located on a landfill property which has appropriately sized infrastructure and major road access. These roads are currently accessed by waste hauling vehicles and no new roads are necessary for the proposed project.

P. Proximity to Development

The proposed project is not located near any public facilities such as schools, churches, hospitals, civic buildings, libraries, or residential neighborhoods, and the routes to the facility do not pass through any residential neighborhoods.

Q. Proximity to Public Services

The proposed project is located on an active landfill property which utilizes existing public services. Fire, police, and medical services area all readily available from the nearby city of Livermore, CA. The landfill operations have been ongoing for decades and these services have proven more than adequate for support of site operations and emergencies. The current water supply facilities on-site are adequate for the water needs of the proposed project, however ALRRF also proposes to minimize the use of these sources by obtaining wet food waste

feedstocks whenever possible, and reuse of the rainwater collected in the stormwater detention basins and compost contact water detention pond.

R. Proximity to Waste Stream

The proposed project will offer an in-county location for management of the organic waste stream, and is located close enough to residences and businesses in the east county for self-haul of materials to the site. Additionally, the location is significantly closer than the majority of facilities accepting this waste at this time.

S. Appropriate Zoning

The proposed project is located at a property with existing solid waste facilities permits and is appropriately zoned as agricultural for these activities.

T. Conformance with Approved Countywide Siting Element of the Integrated Waste Management Plan

The proposed project is noted in the current CoIWMP as a future facility and conforms to the needs as specified in the plan for an in-county organics management solution. At its proposed size of 750 tons per day of feedstock materials, the proposed project fulfills more than half the current needs of the county.

U. Recreational, Cultural, or Aesthetic Areas

The proposed project is located at an active landfill property and is not located in an area of any recreational, cultural, or aesthetic significance.

V. Airport Zones

The proposed project is not located on or adjacent to an airport zone.

W. Gas Migration / Emissions

The proposed project will be designed to operate in a manner which will minimize potential odor emissions in conformance with the California Code of Regulations, Title 14, Chapter 3.1 Compostable Materials Handling Operations and Facility Regulatory Requirements. The facility is required to maintain an Odor Impact Minimization Plan which includes tracking of odor complaints and best operations practices to minimize potential odor sources.

X. Contingency

The proposed project is located at an active landfill property which maintains an Emergency Management and Contingency Plan as a requirement of its solid waste facilities permit. The landfill currently maintains this plan, and the composting facilities will be added to the plan as required by the Alameda County Local Enforcement Agency.

EXHIBIT 3

Conditions of Approval for ColWMP Amendment and Conformity Determination for the Altamont Compost Facility

Pursuant to the Joint Powers Agreement establishing the Alameda County Waste Management Authority (“Authority”), the Alameda County Integrated Waste Management Plan, and state law, the ColWMP amendment and conformity determination enacted by the ordinance to which this exhibit is attached is subject to the conditions below:

1. Operations at the Altamont Compost Facility (“Facility”) shall comply with all requirements governing the design and operation of Compost operations under the Compost Materials Handling Facility permit as set forth in Title 14 of the California Code of Regulations.
2. The materials that may be processed through the Altamont Compost Facility may include green and wood waste, commercial and residential food waste, agricultural materials, the organic fraction from mixed waste MRFs, and digestate from other anaerobic organics processing .
3. The total tonnage of 500 tons of organics per day through the covered aerated static pile compost facility shall not be exceeded.
4. The total tonnage of 250 tons per day of organics through an anaerobic digestion system shall not be exceeded.
5. The Facility shall be constructed and operated in compliance with the assumptions made and mitigation measures included in the Initial Study and Mitigated Negative Declaration adopted by the County of Alameda for Conditional Use Permit PLN2010-00041, to the extent applicable to the Facility.
6. Any materials transferred from the compost facility, that are disposed, used for ADC or other Beneficial Reuse or used as cover at the Altamont landfill, shall be recorded with number of tons, type of material, and jurisdiction of origin. This information shall be made available to the Alameda County Waste Management Authority upon request.
7. The ordinance to which these Conditions of Approval is attached shall take effect only upon Waste Management’s acceptance of these conditions and its agreement to indemnify and hold harmless the Authority, its agents, officer, and employees according to the terms in paragraph 8 below.
8. Altamont Landfill shall defend (with counsel acceptable to the Authority), indemnify and hold harmless the Authority, its agents, officers and employees for any costs, including attorneys’ fees, incurred by the Authority, its agents, officers or employees in the defense of any action brought against the Authority, its agents, officers or employees, in connection with the approval or implementation of Authority Ordinance No. 2017-01. The Authority may elect, at its sole discretion, to participate in the defense of such action, and Waste Management shall reimburse the Authority, its agents, officers or employees for any costs, including attorneys’ fees, that the Authority, its agents, officers or employees incur as a result of such action. This indemnification shall be binding upon the Authority, Waste Management and all their successors and assigns.

9. Waste Management shall comply with the Alameda County Integrated Waste Management Plan, all applicable existing and future ordinances and resolutions of the Authority and all conditions imposed by the County of Alameda and other regulatory agencies.
10. These conditions of approval shall restrict the operation of the Facility.
11. Any activities beyond those provided for by Ordinance 2017-01 shall require a new CoIWMP amendment and conformance determination by the Authority.

Attachment B



DATE: December 8, 2016

TO: Planning & Organization Committee/Recycling Board

FROM: Tom Padia, Deputy Executive Director

BY: Debra Kaufman, Senior Program Manager

SUBJECT: Amendment to the Alameda County Integrated Waste Management Plan to include a Compost Facility at the Altamont Landfill and Resource Recovery Facility in the unincorporated area of Livermore

SUMMARY

On September 30, 2016, Jessica Jones, consultant for the Altamont Landfill and Resource Recovery Facility (Altamont), on behalf of Waste Management of Alameda County, submitted the required information to the Authority to amend the Alameda County Integrated Waste Management Plan (“CoIWMP”) to include the Altamont Compost Facility at the Altamont Landfill and Resource Recovery Facility (“Facility” or “project”) in the unincorporated Livermore area of Alameda County. This report sets forth the background of the proposed amendment, a description of the Facility, the process for considering the amendment, the environmental review for the Facility, and a staff recommendation. Staff recommends approval of the amendment and a finding of conformance with the CoIWMP.

DISCUSSION

Since 1980, Waste Management has operated the Altamont landfill at 10840 Altamont Pass Road, Livermore. The 2063.6 acre site is located in unincorporated eastern Alameda County, east of the City of Livermore and north of the I-580 freeway. That site currently includes waste disposal, recycling and energy recovery activities. The property is zoned agricultural.

The proposed project will consist of up to 90 acres of organics management facilities with a maximum total organic feedstock of 750 tons per day (tpd). Waste Management would use the 90 acre site for a 500 tpd covered aerated static pile compost operation. After this first phase of the project, a 250 tpd anaerobic digestion system may be added. Waste Management has applied to the Alameda County Local Enforcement Agency to operate under a Compost Handling Facility Permit. The feedstock for the facility will include green and wood waste, commercial and residential food waste, agricultural materials, the organic fraction from mixed waste MRFs, and digestate from other anaerobic organics processing. Much of the feedstock will come from Alameda County.

The property is zoned as large parcel agriculture, which would allow such a use. Many of these materials are currently hauled by Waste Management to compost facilities in the Central Valley, and this Facility will allow for reduced vehicle emissions from a shorter haul. It will also make compost more readily

available to Alameda County residents and businesses. Waste Management expects to backhaul finished compost in empty long haul trucks to urban areas of the county, as well as to sell products directly from the facility. The in-county location will allow east county residences and businesses to purchase compost locally.

On March 18, 2013, the County of Alameda adopted an initial study/mitigated negative declaration (IS/MND) for the compost facility and issued a conditional use permit to the applicant for the compost facility.

Waste Management is an experienced compost operator with over 20 years of experience operating the Redwood compost facility in Novato.

Description of Facility and Permitting

The project site is located on a 90 acre parcel at 10840 Altamont Pass Road (the site of Waste Management's Altamont Landfill and Resource Recovery Facility "ALRRF"), in the unincorporated area of Livermore. The project site is zoned for agricultural uses, which allows for composting facilities as a conditional use. The nearest residences are located to the West along Dryer Road, over a mile away from ALRRF. Driving distance from the Facility to I-580 is four miles from the Altamont Pass Road freeway exit.

The feedstock for the Facility will include green and wood waste, commercial and residential food waste, agricultural materials, the organic fraction from mixed waste MRFs, and digestate from other anaerobic organics processing, which requires further composting to mature into a stable compost product. The feedstocks are expected to come from a variety of sources including direct haul from nearby cities, with the majority of feedstock anticipated to come from the Davis Street Transfer Station in San Leandro. Davis Street organics are primarily generated in Alameda County and include both commercial and residential organics, including residential curbside collection of commingled green and food waste.

The initial phase of the project will be designed as a 500 ton per day Covered Aerated Static Pile ("CASP") system on an approximately 10-acre pad. The piles will be constructed with pipes and blowers that deliver air to the piles while in their active phase of composting (approximately first four weeks). The piles will be covered with materials such as stabilized compost to control potential air emissions. After the active phase of the composting is complete, the compost will be moved to curing piles for an additional 2-4 months minimum while the compost stabilizes and matures. The curing piles will utilize approximately 30 acres of organics management area. The final phase is screening of the compost to meet the size specifications of ALRRF's customers and to remove any remaining contaminants from the finished product. Finished compost storage and sales may occur in the curing area (so as not to relocate the product prior to sale), on inactive areas of the landfill footprint, or in bunkers or piles alongside mulch and other products which are currently being sold at the site.

The subsequent phase will include up to another 250 tons per day of organics management via an anaerobic digestion system if the technology is proven effective, and potential preprocessing of the feedstock as necessary. Applications for this phase of the project have not yet been submitted to the required permitting agencies, and moving forward with this phase will be determined after the construction and operation of the initial phase is complete. Regardless, any subsequent phases of the facility will need to comply with the permitting requirements of the other multiple permitting agencies, including most current regulations and best available control technology ("BACT"), consistent with the current permitting efforts of the initial phase of the 500 ton per day CASP.

Construction of the initial phase of the proposed project is anticipated to begin in the spring of 2017, after all agency permits are obtained. The facility will operate 24 hours a day, seven days a week, and will receive waste materials consistent with the landfill operating hours, which typically occur Monday through Friday; however waste materials may be received seven days per week as necessary.

The Facility would operate under a Compost Materials Handling Facility Permit, which must be issued by the Alameda County Department of Environmental Health, the local permitting authority (LEA) for CalRecycle, prior to construction and operation. The Facility must also comply with State Water Resources Control Board waste discharge requirements for composting operations. It will also be subject to Bay Area Air Quality Management District air emission requirements and must meet Alameda County Fire Department and Alameda County Mosquito Control District requirements.

CoIWMP Amendment and Finding of Conformance

An amendment to the CoIWMP is needed to add the Facility to the CoIWMP. Under the criteria set forth in the CoIWMP, the Facility would be considered a composting facility, which is defined in the CoIWMP as serving individual jurisdictions or a sub-regional area. Activities typically include recovery (sorting) and processing for transportation (recycling) but may also include composting activities. If the amendment is approved, the Authority Board could then find the proposed project to be in conformance with the CoIWMP.

Before the Authority Board considers the CoIWMP Amendment, the proposed CoIWMP Amendment must be reviewed by the Recycling Board in its capacity as the Local Task Force and the Planning & Organization Committee of the Authority. If the Authority Board approves the amendment, the changes will be forwarded to CalRecycle for processing and approval.

Environmental Review

For purposes of CEQA, the Lead Agency for the proposed project was the County of Alameda Planning Department ("Planning"). County Planning prepared a Draft Initial Study and Mitigated Negative Declaration ("IS/MND") dated June 2011 to analyze the potential impact of the project.

The project analyzed in the IS/MND consisted of multiple site improvements including both materials recovery and organics materials management facilities. The purpose of all of the proposed project facilities is to increase the rate of waste diversion and recycling in the region and reduce the volume to waste that would otherwise be landfilled at ALRRF or elsewhere. The IS/MND determined that the project, which included the proposed project considered here, would not have a significant effect on the environment because of the project design features incorporated into the project improvements and the mitigation measures identified in the IS/MND.

On March 18, 2013, the Planning Commission of Alameda County approved the IS/MND for the proposed CUP, PLN2010-00041 and issued the final CUP. The findings included adoption of a mitigation monitoring and reporting program.

The Authority is a Responsible Agency under CEQA. As a Responsible Agency, the Authority must independently evaluate the environmental review prepared by the County of Alameda, consider the environmental impacts identified in such review, and make the findings required by CEQA.

Authority staff has reviewed the County of Alameda's documents for the IS/MND. Authority staff finds that, based on the whole record before it, the facility underwent the review required under CEQA and that the CoIWMP amendment is within the scope of activities addressed by the County of Alameda's IS/MND. Since preparation and adoption of the IS/MND, the only change to the project has been a relocation of the active and curing areas of the composting facility off of the landfill footprint to an adjacent active landfill soil borrow and stockpile area at the request of the Central Valley Regional Water Quality Control Board. This is a minor change that would decrease potential impacts to water quality and would not result in an increase in any other environmental impacts considered in the IS/MND. In addition, the conditions at the project site have not changed since preparation of the IS/MND, nor are there any other changed circumstances, or new information that has become available that would result in any new significant impacts or a substantial increase in impacts considered in the IS/MND.

Local Task Force and Planning and Organization Committee Review

The Recycling Board, as the Local Task Force, and the Planning & Organization Committee of the Authority will consider the proposed CoIWMP at its meeting on December 8, 2016 at 4 p.m. in Oakland. In its advisory capacity, the Local Task Force will review and provide comments on the proposed CoIWMP (which can include a comment recommending adoption). The Planning & Organization Committee will receive the staff report and consider whether to recommend approval of the proposed CoIWMP Amendment and conformance finding to the full WMA.

RECOMMENDATION

Staff recommends that the Planning & Organization Committee and the Recycling Board (in its role as Local Task Force) recommend to the Authority Board that it hold a public hearing and introduce and waive the first reading of the CoIWMP Amendment ordinance (Attachment A) at the December 21, 2016 meeting to (1) amend the CoIWMP (Exhibit 1) to include the Altamont Compost Facility at the Altamont Landfill and Resource Recovery Facility in the unincorporated Livermore area, and make additional changes for consistency, (2) find that the Altamont Compost Facility conforms to the CoIWMP as amended, and (3) make the findings required by CEQA, and also recommend that the Authority Board direct staff to place the ordinance on the calendar for adoption at the January 25, 2017 meeting.

Attachments

Attachment A: Ordinance 2017-01

Exhibit 1: CoIWMP Amendment Text

Exhibit 2: Siting Criteria Findings

Exhibit 3: Conditions of Approval

859429.1



DATE: January 25, 2017
TO: Energy Council
FROM: Wendy Sommer, Executive Director
BY: Karen Kho, Senior Program Manager
SUBJECT: 2017 BayREN Contract

SUMMARY

Since 2013, StopWaste has represented Alameda County jurisdictions in the Bay Area Regional Energy Network (BayREN) regional partnership and has implemented its programs. In order to ensure continuity of BayREN services in 2017, the Energy Council needs to authorize the Executive Director to enter into a contract with ABAG to accept up to \$6 million.

DISCUSSION

On October 28, 2015 the California Public Utilities Commission issued a Decision authorizing the continuation of energy efficiency programs, including an annualized \$13.3 million budget for BayREN. The 2017 portfolio will continue to include three programs (single-family, multifamily, codes and standards) and three financing pilots. The initial 2017 budget and scope for the Energy Council is described in Attachment A and extends implementation roles from 2016. The largest portion of the budget is \$5.6 million for implementing the successful BayREN multifamily program, which has served 42,000 units since its inception and incentivizes 5,000 units annually in the Bay Area. In addition to the multifamily rebate program, the Energy Council leads three pilot programs offering multifamily financing, residential policy assistance, and municipal Zero Net Energy technical assistance. The scope of work also includes local outreach for other BayREN programs within Alameda County.

RECOMMENDATION

Adopt the attached Resolution authorizing the Executive Director to enter into a 2017 contract for Bay Area Regional Energy Network (BayREN) and other related actions.

Attachment A: Draft Energy Council Scope of Work

**ENERGY COUNCIL
RESOLUTION #EC 2017 – 01**

**MOVED:
SECONDED:**

AT THE MEETING HELD JANUARY 25, 2017

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO 2017 CONTRACT FOR BAY
AREA REGIONAL ENERGY NETWORK (BayREN) AND OTHER RELATED ACTIONS**

WHEREAS, the Energy Council recognizes that it is in the interest of the local, regional, state, and federal agencies to stimulate the economy; create and retain jobs; reduce fossil fuel emissions; and reduce total energy usage and improve energy efficiency; and

WHEREAS, the Energy Council was formed to seek funding to develop and implement programs and policies that reduce energy demand, increase energy efficiency, advance the use of clean, efficient and renewable resources, and help create climate resilient communities; and

WHEREAS, the California Public Utilities Commission (CPUC) has recognized the need for expanded collaboration with and participation by local governments to achieve market transformation toward energy efficiency as part of its Long Term Energy Efficiency Strategic Plan; and

WHEREAS, in its Decision 15-10-028, the CPUC authorized funding for Regional Energy Networks (RENs) to continue their existing programs with an annualized budget; and

WHEREAS, the Energy Council partnered with the Association of Bay Area Governments (ABAG) and 8 other county representatives to implement the Bay Area Regional Energy Network (BayREN); and

WHEREAS, with ongoing input from the Energy Council Technical Advisory Group (TAG), the Energy Council represents Alameda County jurisdictions within BayREN; and

WHEREAS, the Energy Council has been designated as the lead regional implementer for the multifamily program and multifamily financing pilot, and to conduct local outreach for other programs, and

WHEREAS, ABAG intends to provide the Energy Council with a budget not to exceed \$6,000,000 for services related to the BayREN as described in Attachment A;

NOW THEREFORE, BE IT RESOLVED, that the Energy Council hereby authorizes the Executive Director to:

1. Enter into all necessary contracts and agreements with ABAG in order to accept additional funds up to \$6 million, and make any necessary changes to the FY 2016/17 budget for Project 1347: BayREN.
2. Approve any required time extensions, modifications, or amendments thereto.
3. Allocate the necessary resources to implement and carry out the amended scope of work.

ADOPTED this 25th day of January 2017, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAINED:

I certify that under the penalty of perjury that the foregoing is a full, true and correct copy of Resolution #EC 2017 – 01

WENDY SOMMER
Executive Director

Attachment A
Draft Energy Council Scope of Work
2017 BayREN Program

Multifamily – Regional Lead (\$5,652,800)

Energy Council will lead the Regional BayREN Multifamily program, including the Capital Advance Financing Pilot, and conduct the following activities:

- Administer and manage program to ensure that total unit goals and energy savings metrics are met or exceeded
- Oversee technical consultants and partners responsible for implementation
- Convene BayREN members to participate in the multifamily committee
- Verify and approve eligible scopes of work and process rebates for property owners
- Coordinate reporting and Evaluation, Measurement & Verification (EM&V) activities
- Conduct regional marketing activities and coordinate local outreach activities

Single Family – Local Outreach (\$121,966)

Energy Council will conduct local outreach for the Single-family program, including the following activities:

- Organize workshop and other outreach events
- Refer property owners to the regional Home Upgrade Advisor service
- Serve as a liaison for local contractors and facilitate their participation in Home Upgrade
- Collaborate with real estate professionals
- Administer Home Energy Score rebates

Codes and Standards – Technical Advisor, Residential Policy Pilot and Local Outreach (\$116,700)

Energy Council will conduct local outreach for the Codes and Standards program, including the following activities:

- Serve as a technical and policy advisor to the program
- Lead Residential Energy Policy and Municipal Zero Net Energy pilot projects
- Conduct outreach to building departments and promote participation in BayREN activities
- Assist in prioritization and development of new BayREN trainings based on local needs
- Provide input on content of regional forums and promote participation to local governments

Multifamily Financing Pilot– Regional Lead (\$70,000)

Energy Council will manage the Bay Area Multifamily Capital Advance Pilot (BAMCAP), including the following:

- Recruiting lenders to participate in the program
- Promoting the financing product to property owners and multifamily brokers

Pay As You Save (PAYS) - Local Outreach (\$5,800)

Energy Council will conduct local outreach for the PAYS financing pilot, including the following:

- Serve as a local contact for PAYS water utilities in the County for questions about BayREN
- Provide support to the regional lead and promote the program to local stakeholders

Commercial PACE - Local Outreach (\$700)

Energy Council will conduct local outreach for the Commercial PACE program, including the following activities:

- Coordinate local Commercial PACE promotional activities with BayREN Commercial PACE outreach

February 2017 Meetings Schedule

Alameda County Waste Management Authority, The Energy Council, & Source Reduction and Recycling Board

(Meetings are held at StopWaste Offices unless otherwise noted)

SUN	MON	TUES	WED	THURS	FRI	SAT
			1	2	3	4
5	6	7	8	9 9:00 AM Programs & Administration Committee Key Items: 1. Waste Characterization Study – Contract 2. WELO update <hr/> 7:00 PM Planning & Organization Committee /Recycling Board San Leandro Key Items: 1. Davis St. CoIWMP Amendment	10	11
12	13	14	15	16	17	18
19	20 AGENCY HOLIDAY	21	22 3:00 PM Waste Management Authority & Energy Council Key Items: 1. Revenue projections update 2. HHW Update 3. Waste Characterization Study – Contract 4. Davis St. CoIWMP Amendment- 1st Reading	23	24	25
26	27	28				