

Shelia Young, **WMA President**
Oro Loma Sanitary District, WMA

Dianne Martinez, **WMA 1st Vice President**
City of Emeryville, WMA, EC

Bob Carling, **WMA 2nd Vice President**
City of Livermore, WMA, EC

Dan Kalb, **EC President**
City of Oakland, WMA, EC

Jack Balch, **EC 1st Vice President**
City of Pleasanton, WMA, EC

Preston Jordan, **EC 2nd Vice President**
City of Albany, WMA, EC

David Haubert, County of Alameda, WMA, EC

Trish Herrera Spencer, City of Alameda, WMA, EC

Susan Wengraf, City of Berkeley, WMA, EC

Dave Sadoff, Castro Valley Sanitary District, WMA

Melissa Hernandez, City of Dublin, WMA, EC

Jenny Kassan, City of Fremont, WMA, EC

Francisco Zermeño, City of Hayward, WMA, EC

Michael Hannon, City of Newark, WMA, EC

Jen Cavanaugh, City of Piedmont, WMA, EC

Deborah Cox, City of San Leandro, WMA, EC

Jaime Patiño, City of Union City, WMA, EC

Timothy Burroughs, Executive Director

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

Wednesday, January 26, 2022

3:00 P.M.

TELECONFERENCE MEETING

Teleconference/Public Participation Information to Mitigate the Spread of COVID-19

This meeting will be held entirely by teleconference. All Board members, staff, and the public will only participate via the Zoom platform using the process described below. The meeting is being conducted in compliance with the recent amendments to the Ralph M. Brown Act suspending certain teleconference rules due to the ongoing state of emergency and state and local health officials recommendations to maintain social distancing. The purpose of these amendments was to provide the safest environment for the public, elected officials, and staff while allowing for continued operation of the government and public participation during the COVID-19 pandemic. Board members will receive a separate unique email invite. Staff and members of the public may attend and participate in the meeting by:

1. Calling US: +1 669 900 6833 and using the Webinar ID 889 7088 3290
2. Using the [Zoom](#) website or App and entering meeting code 889 7088 3290

During the meeting the chair will explain the process for members of the public to be recognized to offer public comment. The process will be described on the StopWaste website at <http://www.stopwaste.org/virtual-meetings> no later than noon Wednesday, January 26, 2022. The public may also comment during the meeting by sending an e-mail to publiccomment@stopwaste.org prior to the close of public comment on the item being addressed. Each e-mail will be read into the record for up to three minutes.

In accordance with the Americans with Disabilities Act and the recent amendments to the Ralph M. Brown Act, if you need assistance to participate in this meeting due to a disability, please contact the Clerk of the Board at (510) 891-6517. Notification 24 hours prior to the meeting will enable the agency to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

I. CALL TO ORDER

II. ROLL CALL OF ATTENDANCE

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

IV. OPEN PUBLIC DISCUSSION FROM THE FLOOR

An opportunity is provided for any member of the public wishing to speak on any matter within the jurisdiction of the board or council, but not listed on the agenda. Total time limit of 30 minutes with each speaker limited to three minutes unless a shorter period of time is set by the President.

V. CONSENT CALENDAR - The Consent Calendar contains routine items of business. Items in this section will be acted on in one motion for both the WMA and EC, unless removed by a member of either Board. Members of the WMA who are not members of the EC will vote as part of the consent calendar vote, but their votes will not be considered in connection with any EC items. Any member of the public may speak on an item on the Consent Calendar at this time. Public Speakers are limited to three (3) minutes.

Page

1 **1. Approval of the Draft WMA & EC Minutes of December 15, 2021**

5 **2. Resolution regarding meeting via teleconference to promote social distancing, pursuant to AB 361**
Adopt Resolution WMA# 2022-01.

9 **3. Annual Audit for Fiscal Year 2020-21**
That the WMA Board and Energy Council review, accept and file the Fiscal Year 2020-21 Annual Comprehensive Financial Report.

11 **4. Resolution regarding meeting via teleconference to promote social distancing, pursuant to AB 361**
Adopt Resolution EC# 2022-01.

VI. REGULAR CALENDAR

15 **1. Altamont Property Overview and Carbon Farming Update (Kelly Schoonmaker)**
This item is for information only.

2. Interim appointment(s) to the Recycling Board for WMA appointee unable to attend future Board Meeting(s) (Arliss Dunn)
(Planning Committee and Recycling Board meeting, Thursday, February 10, 2022 at 7:00 p.m. Meeting will be held via teleconference)

17 **3. BayREN 2020-22 Contract Amendment #5 (Karen Kho) (EC only)**
Adopt the attached Resolution authorizing the Executive Director to enter into a contract amendment for Bay Area Regional Energy Network (BayREN) and other related actions.

VII. MEMBER COMMENTS AND COMMUNICATIONS FROM THE EXECUTIVE DIRECTOR

VIII. ADJOURNMENT

DRAFT

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

Wednesday, December 15, 2021

3:00 P.M.

TELECONFERENCE MEETING

I. CALL TO ORDER

President Young called the meeting to order at 3:02 p.m. Timothy Burroughs explained the process that would be utilized during the meeting. A link to the process is available here: [Virtual-Meetings- Instructions](#)

President Young notified the board that the agenda was amended to add Item# VI-1 of the regular calendar, to consider an immediate need for action. The amended agenda was provided to the board prior to the meeting.

II. ROLL CALL OF ATTENDANCE

WMA, EC & RB

County of Alameda	David Haubert, WMA, EC
City of Alameda	Trish Herrera Spencer, WMA, EC
City of Albany	Preston Jordan, WMA, EC
City of Berkeley	Susan Wengraf, WMA, EC
Castro Valley Sanitary District	Dave Sadoff, WMA
City of Dublin	Melissa Hernandez, WMA, EC
City of Emeryville	Dianne Martinez, WMA, EC
City of Fremont	Jenny Kassan, WMA, EC
City of Hayward	Francisco Zermeño, WMA, EC
City of Livermore	Bob Carling, WMA, EC
City of Newark	Mike Hannon, WMA, EC
City of Oakland	Dan Kalb, WMA, EC (EC President)
Oro Loma Sanitary District	Shelia Young, WMA (President)
City of Piedmont	Jen Cavanaugh, WMA, EC
City of Pleasanton	Jack Balch, WMA, EC
City of San Leandro	Deborah Cox, WMA, EC
City of Union City	Jaime Patiño, WMA, EC

Staff Participating

Timothy Burroughs, Executive Director
Pat Cabrera, Administrative Services Director
Jeff Becerra, Communications Manager
Justin Lehrer, Operations Manager
Karen Kho, Principal Program Manager
Emily Alvarez, Program Manager
Miya Kitahara, Program Manager
Robin Plutchok, Program Manager
Maricelle Cardenas, Program Services Specialist

Arliss Dunn, Clerk of the Board
Adrienne Ramirez, Assistant Clerk of the Board
Richard Taylor, WMA Legal Counsel

Others Participating

Kathleen Rousseau, RPR Architects
Johnny Duong, California Waste Solutions

III. ANNOUNCEMENTS BY PRESIDENTS

There were none.

IV. OPEN PUBLIC DISCUSSION FROM THE FLOOR

There were no public comments on the remote call and no public comments were received via the public comments email portal.

V. CONSENT CALENDAR - The Consent Calendar contains routine items of business. Items in this section will be acted on in one motion for both the WMA and EC, unless removed by a member of either Board. Members of the WMA who are not members of the EC will vote as part of the consent calendar vote, but their votes will not be considered in connection with any EC items. Any member of the public may speak on an item on the Consent Calendar at this time. Public Speakers are limited to three (3) minutes.

- 1. Approval of the Draft Joint WMA, EC & RB Minutes of November 17, 2021**
- 2. Resolution regarding meeting via teleconference to promote social distancing, pursuant to AB 361**
Adopt Resolution WMA# 2021-06.
- 3. 2022 WMA & EC Meeting Schedule**
Adopt the 2022 Meeting Schedule.
- 4. Contract/Vendor Authorization**
That the WMA Board approve the contracts, vendors and/or spending authority listed in the staff report, as recommended by the P&A Committee.
- 5. Resolution regarding meeting via teleconference to promote social distancing, pursuant to AB 361**
Adopt Resolution EC# 2021-08.

Board member Cox moved to approve the Consent Calendar and Board member Wengraf seconded. The motion carried 20-0: The Clerk called the roll:

(Ayes: Balch, Carling, Cavanaugh, Cox, Hannon, Haubert, Hernandez, Jordan, Kalb, Martinez, Sadoff, Spencer, Wengraf, Young, Zermeño. Nays: None. Abstained: None. Absent: Kassan, Patiño)

VI. REGULAR CALENDAR

- 1. Consider Need for Immediate Action and, if Approved, Consider Acceptance of U.S. Economic Development Agency Grant to Advance Construction Sector Innovation in the Bay Area (Karen Kho & Miya Kitahara)**

That the WMA Board add the consideration of this grant acceptance to the agenda for the December 15, 2021 meeting.

That the WMA Board adopt the attached Resolution authorizing the Executive Director to enter into all necessary contract agreements with EDA and project partners and make corresponding changes to the FY 21-22 budget.

Timothy Burroughs provided an explanation of the need for immediate action on this item. Staff was notified after the initial meeting agenda was distributed of the U.S. Economic Development Agency

(EDA) announcement that StopWaste is one of only 60 organizations nationwide selected as a Phase 1 finalist in the “Build Back Better Regional Challenge.” As a finalist, StopWaste will receive a \$500,000 grant to support a full Phase 2 submittal that is due on March 15, 2022, and if we waited to introduce the item at the January 26 WMA meeting, it would not allow time for staff to assemble our coalition and execute the work needed to submit the proposal for Phase 2. There were no objections from the Board in proceeding with the staff report. Karen Kho provided an overview of the staff report and presented a PowerPoint presentation. A link to the report and the presentation is available here: [EDA-Grant-Acceptance-Memo.pdf](#)

Board member Jordan recused himself from this item and left the meeting during discussion of this item. Additional time was provided to the board for discussion and clarifying questions. An audio link to the discussion is available here: [EDA-Grant--Discussion](#)

There were no public comments on the need for immediate action. Board member Kalb moved approval to accept the need for immediate action and Board member Wengraf seconded. The motion carried 19-0. The Clerk called the roll:

(Ayes: Balch, Carling, Cavanaugh, Cox, Hannon, Haubert, Hernandez, Kalb, Kassan, Martinez, Patiño, Sadoff, Spencer, Wengraf, Young, Zermeño. Nays: None. Abstained: None. Absent: None. Recused: Jordan)

Board member Patiño moved approval to adopt the attached Resolution authorizing the Executive Director to enter into all necessary contract agreements with EDA and project partners and make corresponding changes to the FY 21-22 budget. Board member Cavanaugh seconded and the motion carried 19-0 The Clerk called the roll:

(Ayes: Balch, Carling, Cavanaugh, Cox, Hannon, Haubert, Hernandez, Kalb, Kassan, Martinez, Patiño, Sadoff, Spencer, Wengraf, Young, Zermeño. Nays: None. Abstained: None. Absent: None. Recused: Jordan)

2. Amendment to the Alameda County Integrated Waste Management Plan (CoIWMP) for California Waste Solutions North Gateway facility located at 2308 Wake Avenue in Oakland (Emily Alvarez) (PC&RB only)

Amendment to the Alameda County Integrated Waste Management Plan (CoIWMP) for California Waste Solutions North Gateway facility located at 2308 Wake Avenue in Oakland (Emily Alvarez)

Staff, the Recycling Board (as the Local Task Force), and the Planning Committee of the WMA recommend to the WMA Board that it hold a public hearing at the December 15, 2021 meeting and adopt a resolution to:

- (1) Amend the CoIWMP (Exhibit 1) to include the CWS North Gateway Recycling facility in the City of Oakland;
- (2) Find that the North Gateway Recycling facility conforms to the CoIWMP as amended; and
- (3) Make the findings required by CEQA.

Emily Alvarez provided an overview of the staff report and presented slides on the proposed facility.

A link to the staff report and presentation is available here: [CWS-CoIWMP-Amendment.pdf](#).

Johnny Duong, California Waste Solutions, and Kathleen Rousseau, RPR Architects, were available to answer any questions. Additional time was provided for board discussion and clarifying questions. An audio link to the discussion is available here: [CWS-CoIWMP-Discussion](#).

President Young opened the public hearing. There were no public comments on this item and the public hearing was closed. Board member Kalb moved to approve the staff recommendation and Board member Zermeño seconded. The motion carried 20-0. The Clerk called the roll:

(Ayes: Balch, Carling, Cavanaugh, Cox, Hannon, Haubert, Hernandez, Jordan, Kalb, Kassan, Martinez, Patiño, Sadoff, Spencer, Wengraf, Young, Zermeño. Nays: None. Abstained: None. Absent: None.)

3. StopWaste Food Campaign (Robin Plutchok)

This item is for information only.

Robin Plutchok and Maricelle Cardenas presented a summary of the staff report and an overview of the StopWaste Food Campaign and its evolution, including audiences, outreach materials, strategies, and the current winter campaign. A link to the report and the presentation is available here: [StopFoodWaste-Food-Campaign-Memo.pdf](#)

Additional time was provided for board discussion and clarifying questions. An audio link to the discussion is available here [StopWaste-Food-Campaign-Discussion](#)

President Young thanked staff for a very informative discussion.

4. Interim appointment(s) to the Recycling Board for WMA appointee unable to attend future Board Meeting(s) (Arliis Dunn) (WMA only)

(Planning Committee and Recycling Board meeting on January 13, 2022 at 4:00 p.m. The meeting will be held via teleconference)

There were no requests for an interim appointment.

VII. MEMBER COMMENTS AND COMMUNICATIONS FROM THE EXECUTIVE DIRECTOR

Timothy Burroughs announced the December topic brief highlighting energy efficiency projects in multifamily properties. A link to the topic brief is available here: [Dec-Topic-Brief.pdf](#). Mr. Burroughs informed the board that at the request of President Young, staff had prepared a list of repair and reuse organizations that offer retail opportunities and would provide the list to the Board for their use during the holiday season. Mr. Burroughs thanked the Board for their support and leadership during the past year and extended happy holidays to all.

VIII. ADJOURNMENT

The meeting adjourned at 4:28 p.m.



DATE: January 26, 2022

TO: Waste Management Authority Board

FROM: Timothy Burroughs, Executive Director

SUBJECT: Resolution regarding meeting via teleconference to promote social distancing, pursuant to AB 361

SUMMARY

On September 16, 2021, the Governor signed into law as an urgency measure, AB 361 (Rivas), which allows local legislative bodies to continue to meet by teleconference in order to promote public health and safety, subject to certain conditions, which must be reconsidered every 30 days. At its January 26, 2022, meeting, the Waste Management Authority (WMA) Board will consider a resolution to approve and direct the continued use of teleconferencing for its public meetings to enable social distancing, as long as the findings required by AB 361 are met and other provisions of the Brown Act are followed.

DISCUSSION

In light of the continued state of emergency declared by the Governor related to COVID-19, state and local officials have imposed or recommended measures to promote social distancing. This direction from state and local health officials is based on the increased safety protection that social distancing provides as one method to reduce the risk of COVID-19 transmission.

The state of emergency and associated direction from state and local health officials to promote social distancing continues to impact the ability for the WMA Board to meet safely in person. The direction from public health officials that informs the findings in the attached resolution has not changed. Therefore, staff recommends that the Board approve the attached resolution to direct the continued use of teleconferencing for its public meetings to enable social distancing, as long as the findings required by AB 361 are met and other provisions of the Brown Act are followed. The Board will need to revisit the need to conduct meetings remotely at least every 30 days.

RECOMMENDATION

Adopt resolution #WMA 2022-01.

Attachment: Waste Management Authority Board Resolution #WMA 2022-01

**ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY
RESOLUTION #WMA 2022- 01**

**MOVED:
SECONDED:**

AT THE MEETING HELD JANUARY 26, 2022

**RESOLUTION REGARDING MEETING VIA TELECONFERENCE TO PROMOTE SOCIAL DISTANCING,
PURSUANT TO AB 361**

WHEREAS, in response to the COVID-19 pandemic, the Governor adopted a series of Executive Orders allowing the legislative bodies of local governments to meet remotely via teleconference so long as other provisions of the Brown Act were followed; and

WHEREAS, on September 16, 2021, the Governor signed into law as an urgency measure, AB 361, which allows for the continued use of remote meetings by local legislative bodies subject to certain conditions, which must be reconsidered every 30 days; and

WHEREAS, on behalf of all legislative bodies for the Alameda County Waste Management Authority (WMA), the WMA Board has considered the current state of health guidance related to public meetings in Alameda County and finds it necessary to continue with remote meetings to promote public health and safety.

NOW THEREFORE BE IT RESOLVED, that the WMA Board approves and directs the continued use of teleconferencing for public meetings of the WMA's legislative bodies based on the following findings required by Government Code Section 54953(e), as amended by AB 361:

- The entire State of California remains under a proclaimed state of emergency as declared by the Governor of the State of California related to the COVID-19 pandemic.
- State and local officials have imposed or recommended measures to promote social distancing. For example, on September 23 the Alameda County Health Care Services Agency Director recommended social distancing at all meetings of the Board of Supervisors and its committees. This recommendation is consistent with the Division of Occupational Safety and Health of California's (Cal/OSHA) Emergency Temporary Standards, which require employers to train and instruct employees that the use of social distancing helps combat the spread of COVID-19 (8 Cal. Code Regs. 3205(c)(5)(D)).
- The state of emergency continues to directly impact the ability to meet safely in person. For example, given the constraints of the WMA's available meeting spaces, social distancing is difficult without severely limiting space for members of the public to attend.
- The Board anticipates this resolution will appear on its consent calendar for review and ratification or update at each regular Board meeting for as long as the Governor's proclaimed state of emergency related to the COVID-19 pandemic remains in effect, social distancing continues to be recommended, and the Board desires to continue remote public meetings.

BE IT FURTHER RESOLVED, that this determination by the WMA Board shall apply to all of the WMA's legislative bodies, as defined by the Ralph M. Brown Act. Those legislative bodies include:

Programs & Administration Committee
Planning Committee

BE IT FURTHER RESOLVED, that:

1. WMA Board and Committee meetings will continue to be conducted remotely for the next 30 days in compliance with AB 361, to better ensure the health and safety of the public.
2. The WMA Board will revisit the need to conduct meetings remotely at least every 30 days following adoption of this resolution.
3. If the Board determines the need still exists at each 30-day review, this resolution will be ratified by a vote of the Board documented in the minutes of that meeting.

Passed and adopted this 26th day of January 2022 by the following vote:

AYES:

NOES:

ABTAIN:

ABSENT:

Arliss Dunn, Clerk of the Board

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DATE: January 26, 2022

TO: Waste Management Authority Board
Energy Council

FROM: Pat Cabrera, Administrative Services Manager
Jennifer Luong, Financial Services Manager

SUBJECT: Annual Audit for Fiscal Year 2020-21

SUMMARY

On January 13, 2021, the Programs and Administration Committee and the Planning Committee/Recycling Board heard a presentation of the Fiscal Year 2020-21 Annual Comprehensive Financial Report (normally referred to as the annual audit), which now comes to the Waste Management Authority Board and Energy Council for acceptance and filing.

DISCUSSION

The Agency received an unmodified (clean) audit opinion for FY 2020-21 from the external auditors, Badawi & Associates. There were no audit exceptions or material deficiency findings. Additionally, there were no recommendations for improvements in internal controls. The Agency continues to be in a solid financial position. The report submitted to the P&A and the Planning Committee/Recycling Board can be found at: [Fiscal-Year-2020-21 Audit Report.pdf](#)

Committee Action

By a vote of 10-0 (Balch and Haubert, absent), the P&A Committee reviewed and recommended forwarding the Fiscal Year 2020-21 Annual Comprehensive Financial Report to the Waste Management Authority Board for review, acceptance and filing. By a vote of 11-0, the Planning Committee/Recycling Board reviewed and accepted for filing this audit report.

RECOMMENDATION

That the WMA Board and Energy Council review, accept and file the Fiscal Year 2020-21 Annual Comprehensive Financial Report.

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DATE: January 26, 2022

TO: Energy Council

FROM: Timothy Burroughs, Executive Director

SUBJECT: Resolution regarding meeting via teleconference to promote social distancing, pursuant to AB 361

SUMMARY

On September 16, 2021, the Governor signed into law as an urgency measure, AB 361 (Rivas), which allows local legislative bodies to continue to meet by teleconference in order to promote public health and safety, subject to certain conditions, which must be reconsidered every 30 days. At its January 26, 2022, meeting, the Energy Council (EC) will consider a resolution to approve and direct the continued use of teleconferencing for its public meetings to enable social distancing, as long as the findings required by AB 361 are met and other provisions of the Brown Act are followed.

DISCUSSION

In light of the continued state of emergency declared by the Governor related to COVID-19, state and local officials have imposed or recommended measures to promote social distancing. This direction from state and local health officials is based on the increased safety protection that social distancing provides as one method to reduce the risk of COVID-19 transmission.

The state of emergency and associated direction from state and local health officials to promote social distancing continues to impact the ability for the Energy Council to meet safely in person. The direction from public health officials that informs the findings in the attached resolution has not changed. Therefore, staff recommends that the Energy Council approve the attached resolution to direct the continued use of teleconferencing for its public meetings to enable social distancing, as long as the findings required by AB 361 are met and other provisions of the Brown Act are followed. The Energy Council will need to revisit the need to conduct meetings remotely at least every 30 days.

RECOMMENDATION

Adopt resolution #EC 2022-01.

Attachment: Energy Council Resolution #EC 2022-01

**ENERGY COUNCIL
RESOLUTION #EC 2022 – 01
MOVED:
SECONDED:**

AT THE MEETING HELD JANUARY 26, 2022

WHEREAS, in response to the COVID-19 pandemic, the Governor adopted a series of Executive Orders allowing the legislative bodies of local governments to meet remotely via teleconference so long as other provisions of the Brown Act were followed; and

WHEREAS, on September 16, 2021, the Governor signed into law as an urgency measure, AB 361, which allows for the continued use of remote meetings by local legislative bodies subject to certain conditions, which must be reconsidered every 30 days; and

WHEREAS, the Energy Council has considered the current state of health guidance related to public meetings in Alameda County and finds it necessary to continue with remote meetings to promote public health and safety.

NOW THEREFORE BE IT RESOLVED, that the Energy Council approves and directs the continued use of teleconferencing for its public meetings based on the following findings required by Government Code Section 54953(e), as amended by AB 361:

- The entire State of California remains under a proclaimed state of emergency as declared by the Governor of the State of California related to the COVID-19 pandemic.
- State and local officials have imposed or recommended measures to promote social distancing. For example, on September 23 the Alameda County Health Care Services Agency Director recommended social distancing at all meetings of the Board of Supervisors and its committees. This recommendation is consistent with the Division of Occupational Safety and Health of California's (Cal/OSHA) Emergency Temporary Standards, which require employers to train and instruct employees that the use of social distancing helps combat the spread of COVID-19 (8 Cal. Code Regs. 3205(c)(5)(D).).
- The state of emergency continues to directly impact the ability to meet safely in person. For example, given the constraints of the Energy Council's available meeting spaces, social distancing is difficult without severely limiting space for members of the public to attend.
- The Energy Council anticipates this resolution will appear on its consent calendar for review and ratification or update at each regular Board meeting for as long as the Governor's proclaimed state of emergency related to the COVID-19 pandemic remains in effect and the Board desires to continue remote public meetings.

BE IT FURTHER RESOLVED, that:

1. Energy Council meetings will continue to be conducted remotely for the next 30 days in compliance with AB 361, to better ensure the health and safety of the public.
2. The Energy Council will reconsider the circumstances of the state of emergency and the need to conduct meetings remotely at least every 30 days following adoption of this resolution.
3. If the Energy Council determines the need still exists at each 30-day mark, the determination will be ratified by a vote of the Board documented in the minutes of that meeting.

Passed and adopted this 26th day of January 2022 by the following vote:

AYES:

NOES:

ABTAIN:

ABSENT:

Arliss Dunn, Clerk of the Board

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DATE: January 26, 2022

TO: Waste Management Authority Board

FROM: Kelly Schoonmaker, Program Manager

SUBJECT: Altamont Property Overview and Carbon Farming Update

SUMMARY

The Waste Management Authority owns 1,600 acres of rangeland in the Altamont Hills in unincorporated Alameda County ("Property"). At the January 26 WMA meeting, staff will provide some background on the Property followed by an update on the carbon farming activities there. Professor Rebecca Ryals of UC Merced will discuss the science of soil carbon sequestration and present initial results of the research currently being conducted on the Property. Staff will also address the role the Agency's carbon farming work plays in assisting member agencies to meet their SB 1383 organics procurement requirements and climate action plan goals.

DISCUSSION

In 1993-94, the WMA purchased several parcels of land through voluntary agreements with property owners, using funds from the Import Mitigation Fee account for the purpose of reserve landfill capacity. The county's waste prevention, recycling, and composting efforts are expected to continue reducing the amount of waste going to landfill, which, along with other factors, has postponed the need for additional landfill capacity. Until reserve capacity is needed, the Property serves as an ongoing source of passive revenue, which supports the Agency's Energy Council and waste reduction efforts and provides opportunities to undertake a range of activities that advance the Agency's mission. Current tenants and activities include a wind power operation, a conservation easement, grazing, and carbon farming. Annual net revenue associated with the property ranges from \$600,000-\$700,000.

In 2017, the WMA began working with the Alameda County Resource Conservation District (ACRCD) to develop a carbon farming project on the Property. Funded by a grant from the Department of Water Resources, the ACRCD developed a carbon farming plan for the Property, and, in partnership with the WMA, has received additional state grants to implement the plan. In 2018, the ACRCD (with UC Merced, the Natural Resource Conservation Service (NRCS), and the WMA) was awarded a Healthy Soils Demonstration grant from the California Department of Food and Agriculture's Healthy Soils Program (HSP), which funded the application of 420 cubic yards of compost on 12 acres in December 2019. The HSP grant also includes a research component to study the feasibility

and effects of compost application on steep slopes. Over the past two years, the ACRC, NRCS, and UC Merced have been collecting and analyzing data on soil carbon sequestration, greenhouse gas fluxes, changes in plant community composition and above-ground biomass, water infiltration, and water quality. Professor Rebecca Ryals from UC Merced will present the initial findings of this research and explain how compost helps facilitate carbon sequestration in the soil.

Staff will provide an update on the work conducted to date, including the application of an additional 3,100 cubic yards of compost on 90 acres in fall 2021, funded by a grant from the California State Coastal Conservancy (SCC). While the SCC grant does not include a research component, the Agency and ACRC continue to add to the body of knowledge on carbon farming by using different composts from different feedstocks and producers, employing a different compost application method from the 2019 application, and partnering with the ACRC and NRCS to monitor soil carbon and plant community composition and above-ground biomass.

Over the past two years over 3,500 cubic yards of compost have been applied to over 100 acres, increasing soil carbon by an estimated 120 tons/year. In addition to the research on the effects of the compost application, the lessons learned regarding materials selection, costs, and feasibility will help ranchers, land managers, and other stakeholders plan and implement future carbon farming projects. The carbon farming work is also designed to assist jurisdictions in meeting climate action goals, while working toward SB 1383 procurement targets.

RECOMMENDATION

This item is for information only.



DATE: January 26, 2022
TO: Energy Council
FROM: Karen Kho, Principal Program Manager
SUBJECT: BayREN 2020-22 Contract Amendment #5

SUMMARY

Staff is requesting Energy Council approval to enter into a contract amendment with the Association of Bay Area Governments for a true-up 2021 and 2022 budget for the Bay Area Regional Energy Network (BayREN).

DISCUSSION

On December 18, 2019 the Energy Council approved a resolution authorizing the Executive Director to enter into a three-year contract of up to \$20,342,976 for BayREN services. Proposed contract amendment #5 will reconcile the 2021 and 2022 annual budgets with the most recent BayREN program activities and plans. A summary of prior contract history is listed in the table below:

Contracts	Date	Description
Initial Contract	January 1, 2020	Initial budget of up to \$6,780,992 for each calendar year.
Amendment #1	September 17, 2020	Increase Green Labeling budget. Net increase of \$100,000 to 2020 budget.
Amendment #2	November 19, 2020	Annual budget true-up for 2020. Net decrease of \$305,500 to 2021 budget in multifamily technical assistance.
Amendment #3	July 1, 2021	Increase budget to support Heat Pump Water Heater program, Green Labeling incentives and BayREN regulatory. Net increase of \$79,500 to 2021 budget
Amendment #4	October 1, 2021	Transfer \$200,000 from Multifamily incentives to Green Labeling incentives. No net change to 2021 budget.
Amendment #5	Proposed	Annual budget true up for 2021. Net increase of \$54,600 to 2022 budget for continuation of HPWH program and regulatory support.

The Energy Council is the regional lead for the multifamily and green labeling programs and provides local outreach for the other programs. This scope of work remains the same as in 2021, as described in Attachment B.

RECOMMENDATION

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

Attachment A: Budget Allocation for 2020-2022

Attachment B: Summary of Energy Council Scope of Work

**ENERGY COUNCIL
RESOLUTION #EC 2022 –**

**MOVED:
SECONDED:**

AT THE MEETING HELD JANUARY 26, 2022

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE 2020-2022 CONTRACT FOR BAY AREA REGIONAL ENERGY NETWORK (BayREN) SERVICES AND OTHER RELATED ACTIONS

WHEREAS, the Energy Council recognizes that it is in the interest of 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, on December 5, 2019 the California Public Utilities Commission (CPUC) recognized the unique role of Regional Energy Networks in filling gaps in the Investor Owned Utility programs and helping the state to achieve its Long Term Energy Efficiency Strategic Plan; and

WHEREAS, in its Decision 17-01-013, the CPUC approved a 10-year Business Plan for the Bay Area Regional Energy Network including an annualized budget of \$22,739,000; and

WHEREAS, the Energy Council partnered with the Association of Bay Area Governments (ABAG) and eight 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 and green labeling programs, and to conduct local outreach for other programs, and

WHEREAS, the ABAG Executive Board authorized a scope of work for Energy Council with a budget not to exceed \$20,342,976 for services related to BayREN as described in Attachments A and B; and

WHEREAS, the Energy Council authorized the Executive Director to enter into a three-year contract with ABAG in order to accept funds in the amount of \$20,342,976.

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 and make any necessary changes to the FY 21-22 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.

BE IT FURTHER RESOLVED, that the Executive Director as the Board President's designee, is hereby authorized to execute on behalf of the Energy Council all contract-related documents, including, but not limited to, applications, payment requests, agreements (including the hiring of temporary staff), and amendments necessary to secure contract funds and to implement the approved contract projects;

ADOPTED this 26th day of January 2022, 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 2022 –

ARLISS DUNN
Clerk of the Board

Attachment A
Budget Allocation for 2020-2022

Subprogram	Budget Category	2020	2021	2022
Single Family	Administration	14,000	14,000	14,000
	Implementation	0	17,500	35,000
	Marketing	210,492	189,892	215,492
	Incentives	0	0	0
	Total:	224,492	246,992	264,492
Green Labeling	Administration	1,000	1,000	1,000
	Implementation	580,000	570,000	585,000
	Marketing	70,000	20,000	40,000
	Incentives	0	200,000	0
	Total:	651,000	791,000	626,000
Multifamily	Administration	12,000	44,000	24,000
	Implementation	2,020,000	1,645,000	1,885,000
	Marketing	67,000	180,000	187,000
	Incentives	3,825,000	3,550,000	3,750,000
	Total:	5,924,000	5,429,585	5,846,000
Water Bill Savings	Administration	1,500	1,500	1,500
	Implementation	5,000	5,000	5,000
	Marketing	0	0	0
	Total:	6,500	6,500	6,500
Commercial	Administration	5,000	5,000	5,000
	Implementation	0	0	0
	Marketing	9,000	9,000	9,900
	Total:	14,000	14,000	14,900
Codes & Standards	Administration	2,500	2,500	2,500
	Implementation	58,500	90,015	75,200
	Marketing	0	0	0
	Total:	61,000	92,515	77,700
Contract Total		\$6,880,992	\$6,554,992	\$6,835,592

Attachment B

Summary of Energy Council Scope of Work

Single Family – Local Outreach

The Single Family program targets moderate income households and offers flexible incentives to homeowners for conducting upgrades over time. It continues to offer the Home Upgrade Advisor services and incorporates the Community Youth Energy Services (CYES) green house calls.

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

- Serve as a liaison for local contractors and facilitate their participation
- Organize homeowner workshops and other outreach events
- Refer property owners to the regional Home Upgrade Advisor service
- Conduct direct mail campaigns
- Establish partnerships with community based organizations and East Bay Community Energy
- Coordinate with Rising Sun on underserved communities within the County
- Coordinate with other energy programs operating in Alameda County
- Provide continued administration of the regional Heat Pump Water Heater Program

Green Labeling – Regional Lead and Local Outreach

The Green Labeling program enables market recognition of the value of a green home during real estate transactions. It offers Department of Energy's Home Energy Score program, assessment incentives, and real estate sector education.

Energy Council will lead the regional Green Labeling program, and conduct the following activities:

- Promote and screen Home Energy Score incentives
- Recruit and mentor Home Energy Score assessors
- Provide quality assurance in compliance with Department of Energy requirements
- Provide continuing education opportunities for realtors, appraisers and lenders to increase their ability to understand, market and evaluate energy efficient homes
- Coordinate with local governments for promotional activities
- Maintain and develop relationships with local real estate stakeholders

Multifamily – Regional Lead and Local Outreach

The Multifamily program offers cash rebates and no-cost energy consulting for multifamily properties that undertake energy and water upgrades. The program assists in planning energy savings improvements designed to save 15% or more of a building's energy and water usage and provides \$750 per unit in rebates to help pay for the upgrade.

Energy Council will lead the Regional BayREN Multifamily program and conduct the following activities:

- Ensure that total unit goals and energy savings metrics are met or exceeded
- Oversee technical consultants and partners responsible for implementation
- Verify and approve eligible scopes of work and process rebates for property owners
- Review program performance and develop program enhancements or modifications
- Monitor regulatory activities that impact program and represent Program in relevant stakeholder groups, committees and advisory groups
- Process property owner rebates totaling \$3,750,000
- Coordinate with other multifamily programs in the region

- Coordinate reporting and Evaluation, Measurement & Verification (EM&V) activities
- Convene BayREN members to participate in the multifamily committee
- Conduct regional marketing activities and coordinate local outreach activities

Water Upgrade Saves - Local Outreach

The BayREN Water Upgrade \$aves Program (WU\$) is a unique on-bill program that allows municipal water utility customers to pay for efficiency improvements through a monthly charge attached to their meter with no up-front costs and the assurance that their utility bill savings will exceed the program charge. The City of Hayward and East Bay Municipal Utility District (EBMUD) participated in the pilot leading up to this program.

Energy Council will conduct local outreach for the WU\$ financing pilot, including the following:

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

Commercial - Local Outreach

The Commercial program targets small to medium size commercial businesses. Energy Council will conduct local outreach for the program, including the following activities:

- Obtain market targeting data from East Bay Community Energy and promote program
- Coordinate and partner with local jurisdictions and other programs offered locally

Codes and Standards –Local Outreach and Energy Efficiency and Electrification Pilot

The Codes and Standards program promotes an integrated, measurement-driven management process for enhancing energy code compliance. Its goals include increasing compliance rates with the Energy Code and Green Building standards, developing trainings for Bay Area building professionals, and promoting “reach codes” for local jurisdictions.

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

- Conduct outreach to building departments and promote participation in BayREN activities
- Assist in prioritization and development of new BayREN trainings based on local needs
- Support Alameda County jurisdiction in adopting a reach code or energy policy
- Provide input on content of regional forums and promote participation to local governments
- Host and organize one regional Codes and Standards forum
- Serve as liaison to East Bay ICC chapter
- Lead a pilot project on tools for evaluating energy efficiency and electrification policies
- Serve as a technical advisor to BayREN on electrification and heat pump water heater industry

Administration

Energy Council will perform administrative tasks to support the overall implementation of BayREN and its programs, including the following activities:

- Participating in the Coordinating Circle, which is the decision-making body for BayREN.
- Representing Alameda County jurisdictions and their interests within BayREN
- Communicating with Alameda County stakeholders about BayREN programs and activities
- Coordinating with East Bay Clean Energy, other Alameda County programs and initiatives
- Preparing and submitting monthly invoices in a timely manner

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**February 2022
Meetings Schedule**

**Alameda County Waste Management Authority, the Energy Council, Source Reduction &
Recycling Board, and Programs and Administration Committee**

(Meetings will be held **via teleconference** unless otherwise noted)

SUN	MON	TUES	WED	THURS	FRI	SAT
		1	2	3	4	5
6	7	8	9	10 9:00 A.M. Programs & Administration Committee Key Items 1. Update on reusable foodware <hr/> 7:00 P.M. Planning Committee & Recycling Board Key Items 1. Update on reusable foodware	11	12
13	14	15	16	17	18	19
20	21 AGENCY HOLIDAY	22	23 3:00 P.M. Waste Management Authority & Energy Council Key Items: TBD	24	25	26
27	28					

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Energy Council
TECHNICAL ADVISORY GROUP (TAG)
Wednesday, December 15, 2021 – 1:00 pm to 3:00 pm

Attendance (all via phone):

Alameda County: Ali Abbors, Sophie McGuinness
City of Alameda: Danielle Mieler, Yushi Chen (Fellow)
City of Albany: Michelle Plouse
City of Berkeley: Katie Van Dyke
City of Dublin: Emily Groth (Fellow)
City of Emeryville: Nancy Humphrey
City of Hayward: Erik Pearson
City of Livermore: Tricia Pontau
City of Oakland: Shayna Hirshfield-Gold, Sam Cadigan, Carmen Lopez (Fellow)
City of Piedmont: Alyssa Dykman, Annie Wensley (Fellow)
City of Pleasanton: ZeeLaura Page
City of San Leandro: Hoi-Fei Mok
StopWaste: Jennifer West, Emily Alvarez, Chris Hunter, Miya Kitahara, Candis Mary-Dauphin, Ben Cooper, Sarah Day (Fellow)

BayREN Existing Single Family Decarbonization Policy Calculator exercise

- Emily Alvarez presented on the calculator tool developed by StopWaste/BayREN to show the emissions reductions associated with different policies designed to bring decarbonization to the building stock of single-family homes in each jurisdiction.
- Three jurisdictions walked through the policy calculator to apply possible policies:
 - Permit Enforcement (code compliance)
 - Energy Assessment and Disclosure
 - Replace on Burnout
 - Time of Major Renovation Reach Code
 - Building Performance Standards
 - Also includes “New Home Reach Code” and “End of Flow”
- The tool can help answer questions like when to pass a policy
- TAG members express value in the tool and are interested in using it to develop CAP and reach code policies, but need more time to play around with it

Housing & Sustainability Discussion

- To support jurisdictions in their Housing Element work, we are hosting a discussion in January with both planners/housing staff and sustainability staff to integrate their work more.
- ABAG/BayREN is also hosting county conversations on this topic.
- Our survey of jurisdictions showed that most Housing Elements are underway, and that most are being done by consultants. Many would like a template to use for the Energy Conservation section.
- Concerns about the cost of housing production/construction and wanting data to show that green building requirements will not negatively affect construction. Land use and transit are considerations as well as the materials used in the building.

Multifamily BAMBE update (BayREN)

- The program provides \$750/unit, energy upgrade program for the entire Bay Area, with Technical Assistance provided as well
- Won an ACEEE exemplary award (2019)
- Looking for new ways to engage smaller unit buildings, and naturally occurring affordable housing (underserved sector).
- The Clean Heating Pathway (2020) offers electrification of appliances with higher rebates, and eligibility based on emission/carbon reductions.
- With COVID challenges, the program has offered a phased incentive (some upfront), remote inspections and other field practices
- Pilots:
 - NOAH roundtable and listening sessions. Unsubsidized but below market rentals, typically before 1980, deferred maintenance, looking at unincorporated Ashland and Cherryland areas
 - BAAQMD funded EV charging in MF buildings
 - Integration with the Health Dept
 - Asthma Start collaboration to improve indoor air quality, funds from VW settlement
- Redesigning program to incorporate housing stability, improved health, resilience, and community building at each site.

Ask TAG

- Who else is submitting a letter of support for BayAdapt?
- USDN storytelling exercise – Berkeley shared.
- NEM 3.0 – future conversation for TAG to plan in 2022 re CPUC proceeding
- Help with Google Environmental Insights data and ICLEI US community protocol – discussion

Announcements:

- Board meeting 12/15
- Grant proposal was accepted – thank you for letters of support, Phase 2 is next
- BayREN induction cooking demo 12/15 at 5:30 pm
- TECH update: new incentives are now in place
- Switch Is On campaign re-launched statewide on 12/16
- High DER Future CPUC proceeding – we are following (R. 21-06-017)

MEETING NOTES
Energy Council Technical Advisory Group (TAG)
& WMA Technical Advisory Committee (TAC)
Joint Meeting

Tuesday January 18, 2022 – 1:00 pm to 3:00 pm

Attendance (all via phone):

County of Alameda: Ali Abbors, Emily Sadigh
City of Alameda: Angela Vincent, Marc Green, Danielle Mieler, Yushi Chen (Fellow)
City of Albany: Elizabeth Carrade, Michelle Plouse, Johnny Menhennet (Fellow)
City of Berkeley: Billi Romain, Heidi Obermeit, Kerry Rivers, Shayla Elliott, Elena Mejia
City of Dublin: Michelle Sung, Emily Growth
City of Emeryville: Nancy Humphrey, Matt Anderson
City of Fremont: Rachel DiFranco, Ken Pianin
City of Hayward: Nicole Grucky, Erik Pearson, Jeff Krump, Carolyn Weisman (Fellow)
City of Livermore: Marisa Gan, Tricia Pontau, Judy Erlandson
City of Newark: Soren Fajeau
City of Oakland: Julia Heath, Shayna Hirshfield-Gold, Rebecca Parnes, Jeffery Wong, Carmen Lopez (Fellow)
City of Piedmont: Alyssa Dykman, Annie Wensley (Fellow)
City of Pleasanton: ZeeLaura Page
City of San Leandro: Hoi-Fei Mok, Tonya Richardson, Joyce Mok (Fellow)
City of Union City: Cliff Feldman, Uyen Mai
Oro Loma Sanitary District: Natasha Browne
StopWaste: Jennifer West, Meghan Starkey, Emily Alvarez, Chris Hunter, Alma Freeman, Michelle Fay, Miya Kitahara, Robin Plutchok, Cassie Bartholomew, Rachel Balsley, Timothy Burroughs

Meeting Summary:

Welcome & Introductions

Overview of Aims and Principles – Timothy Burroughs, StopWaste

- StopWaste roles:
 - Provide a space for connection and convening across jurisdictions: strategize, share resources, peer sharing/learning
 - Support regional programs, such as BayREN
 - County-scale outreach: Spread the word on upstream waste reduction work in ways that are more efficient at scale
 - Interaction with schools
 - Regulatory and compliance monitoring role (e.g., SB 1383)
- Planning for next FY budget and need to identify priorities
 - Advancing circular economic solutions (market development, grant on building materials/construction sector)
 - Upstream waste prevention, optimize work through legislation and reusables
 - Work that leads to regenerative outcomes → contributes to community health and economic/environmental health, connects people and organizations to one another

Updates on TAG/TAC Work in Past Year – Jennifer West, StopWaste; Marc Green, City of Alameda; Erik Pearson, City of Hayward

- SB 1383 is a common connector in our work, it must succeed to meet state climate goals
 - Modeled GHG reductions from electrification alone will not get us there (per CEC), but layered with successful SB 1383 implementation, it can

- Understand better how we can work together to meet important and lofty goals
- TAC focus areas:
 - SB 1383 passed in 2016 to address short-lived climate pollutants (methane)
 - Sets statewide emissions reductions and diversion of organics from landfill
 - Regulations effective 1/1/2022
 - Jurisdictions must procure minimum amount of compost/mulch/biomass fuel/RNG based on population
 - Procurement requirements for recycled content paper
 - Lots of reporting!
- TAG focus areas:
 - BayREN promotion and coordination (rebates, reports/research/case studies, codes)
 - EBCE coordination
 - CAP updates, GHG inventories: sharing tools/methodologies/best practices, building electrification (reach codes, HPWH, air district rules)
 - Facilitated meetings with economic development staff, housing staff → explore coordination on climate across city departments

Breakout groups on how TAG/TAC can work together to meet common goals in jurisdiction groups

Federal Grant Opportunity Update – Miya Kitahara, StopWaste

- Build Back Better Regional Challenge Grant: transforming the bay area construction sector to influence affordable, carbon neutral, and circular housing
 - Partnership between StopWaste, UC Berkeley, LBNL, RMI, BIG, SFE, and more
 - Initial round: 529 applicants reduced to 60 finalists
 - Second round application due March 15: 20-30 proposals will be funded with up to \$100M (mostly \$30-40M) to create economic growth clusters that create jobs and spur private investment
- Bay Area's Construction Challenge:
 - Housing crisis: supply shortage and affordability
 - Economic bifurcation: Bay Area has large income gap
 - Supply chain disruptions made worse during COVID
 - Material and labor shortages/cost increases
- Need to understand what will work on the ground in the Bay Area
 - What do innovators need to bring product/tech to market and succeed?
 - What would spur investment?
 - What would allow the market to adopt these innovations?
 - What skills do workers need to learn?
 - How to advance equity within the building sector through cluster activities?
- Who should SW be talking to in the following stakeholder groups?
 - Key innovators and startups
 - Developers and housing non-profits
 - Investors and funders, COCs or econ development departments
 - Equity groups and CBOs
- 20% match is required (in-kind labor/resources or private sector cash)

Announcements

- Current StopWaste grant solicitation cycle for waste prevention projects is open
 - \$700k available due Feb 25 <https://www.stopwaste.org/at-work/stopwaste-grants>