



Community Advisory Committee

Regular Meeting

March 12, 2026

Welcome and Call to Order

Roll Call



Land Acknowledgement

Special Presentations and Introductions

Welcome New CAC Member



Sorayda Santos

WELCOME NEW STAFF



Kaily Wakefield

Paralegal



Paige Spounias-Flynn

Procurement Analyst



Michelle Phillips

Senior Financial Analyst



Items to be Withdrawn or Reordered on the Agenda

Public Comment on non-Agenda Items

Consent Calendar

1. Approve February 12, 2026, CAC Regular Meeting Minutes
2. Receive and File Update on Marketing, Public Relations, and Local Government Affairs
3. Receive and File Update on Customer Operations
4. Receive and File Update on Programs
5. Receive and File Update on Power Services
6. Receive and File Regulatory and Legislative Affairs Update



Public Comment on Consent Calendar

Regular Agenda

- 7. Inclusive and Sustainable Workforce Policy
Amendments and Updates to Energy Proposal
Evaluation Criteria**
- 8. Community Benefits Framework**



Item No. 7

Inclusive and Sustainable Workforce Policy Amendments and Updates to Energy Proposal Evaluation Criteria



Recommendation:

Receive and file Inclusive and Sustainable Workforce Policy Amendments and Updates to Energy Proposal Evaluation Criteria

Board of Directors Workforce Commitment Directive

At the November 2025 Board of Directors meeting, staff were directed to analyze current policies and procedures and make recommendations that support stronger workforce commitments in solicitation of proposals and procurement contracts. To the extent feasible, these changes were to include:

1. A quantitative scoring system for workforce commitments
2. Prevailing wage or the federal Davis-Bacon wage in states without a prevailing wage law
3. Use of a skilled and trained workforce under California law, or joint labor-management partnerships or joint apprenticeship and training committees in states without skilled and trained workforce legislation
4. Local hire for projects based in San Diego County
5. Use of union maintenance agreements in operations
6. Additional or modified Project Labor Agreements (PLA) standards, including a PLA requirement on all utility-scale developments that are contracted by Community Power.
7. Staff will negotiate a PLA for all projects developed directly by Community Power to be returned to the Board for review and final approval
8. The use of best value procurement where appropriate



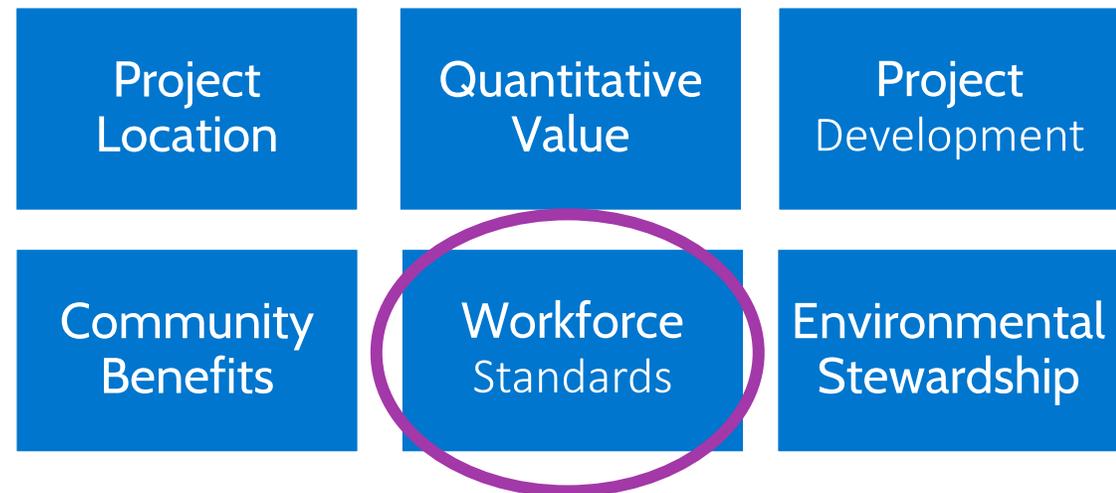
Board-Adopted Updates to the Inclusive and Sustainable Workforce Policy (ISWP)

- Enhance information on Community Power’s workforce commitments in **solicitations**
- Codify the utilization of the **Energy Proposal Evaluation Criteria (EPEC)** tool evaluate new-build long-term contracts with higher rankings given to proposals that meet or exceed targeted workforce standards, including commitments to:
 - Prevailing wages or the federal Davis-Bacon wage in states without a prevailing wage law;
 - Skilled and trained workforce, including graduates of San Diego and Imperial County pre-apprenticeship programs;
 - Local workforce
 - Union maintenance agreements in operations
- Require a **PLA for all Utility-Scale (10MW+)** solar, wind and battery storage project construction.
- For future **Community Power-owned solar or battery storage**, a commitment to engage San Diego Building & Construction Trades Council, California Unions for Reliable Energy, and stakeholders for input on workforce standards, including PLA commitments that may apply to the project.



Energy Proposal Evaluation Criteria (EPEC)

- The EPEC is used to assess proposals for long-term, wholesale energy contracts,
- Assessments may reflect specific goals of targeted procurement, regulatory or program requirements,
- Evaluation within the following six areas, each of which are rated **high (A)**, **medium+ (B)**, **medium- (C)**, **neutral (D)** or **low (F)** and aggregated for holistic review by staff before Board review and approval.



Board-Approved Updates to the EPEC

LEVEL	CURRENT
HIGH (A)	The project will meet all objectives of SDCP's Inclusive and Sustainable Workforce Policy with respect to PPAs and commits to executing a Project Labor Agreement (PLA).
MEDIUM + (B)	The project will meet most objectives of SDCP's Inclusive and Sustainable Workforce Policy with respect to PPAs, but will not have a PLA. Project commits to local hire commitments near the site of the project and 50% or more union labor.
MEDIUM - (C)	The project does not meet all objectives of SDCP's ISWF Policy but can demonstrate prevailing wage, skilled and trained workforce, and local hire commitments or demonstrates it meets the requirements of the Inflation Reduction Act ("IRA")
NEUTRAL (D)	The project has not yet determined its plan for workforce development
LOW (F)	The project is not pursuing one or all of the following: prevailing wage, skilled and trained workforce, and local hire commitments



Proposed Adjustments

- Breakout criteria between Utility-Scale vs Community Scale
- Incorporate a PLA requirement for 10+ MW solar, wind and battery storage
- Allow Community-Scale projects to receive high ranks by committing to a PLA or to prevailing wage and apprenticeship programs + minimum thresholds for union labor and/or local labor.



Board-Approved Updates to the EPEC

LEVEL	PROPOSED: UTILITY-SCALE (10MW +)	PROPOSED: COMMUNITY-SCALE (<10 MW)
HIGH (A)	The proposal will meet key objectives of SDCP's Inclusive and Sustainable Workforce Policy with respect to PPAs and commit to executing a Project Labor Agreement (PLA) . Proposals that additionally commit to the use of union maintenance agreements during operations will rank highest. Note: a PLA is a requirement for Utility-Scale solar, wind and battery storage facilities.²	The proposal will meet key objectives of SDCP's Inclusive and Sustainable Workforce Policy with respect to PPAs and commits to either a) executing a PLA or b) prevailing wages and hiring a skilled and trained workforce³ and at least 2 of the following: i) hiring at least 80% local labor, ii) hiring at least 50% union labor, and iii) use of union maintenance agreements during operations.
MEDIUM + (B)	The proposal does not commit to a PLA, but will meet most objectives of SDCP's Inclusive and Sustainable Workforce Policy, including, prevailing wages, hiring a skilled and trained workforce³ and at least 2 of the following: i) hiring at least 80% local labor and ii) hiring at least 50% union labor, and iii) use of union maintenance agreements during operations.	The proposal does not meet the criteria for A, but will meet other objectives of SDCP's Inclusive and Sustainable Workforce Policy including commitments to prevailing wage, hiring a skilled and trained workforce and at least 1 of the following: i) hiring at least 80% local labor, ii) hiring at least 50% union labor, and iii) use of union maintenance agreements during operations.
MEDIUM - (C)	The proposal does not meet the criteria for A or B above, but the proposal will meet most objectives of SDCP's Inclusive and Sustainable Workforce Policy, including prevailing wages, hiring a skilled and trained workforce and at least 1 of the following: i) hiring at least 80% local labor and ii) hiring at least 50% union labor, and iii) use of union maintenance agreements during operations.	The proposal does not meet the criteria for A or B, but will meet other objectives of SDCP's Inclusive and Sustainable Workforce Policy including commitments to prevailing wage and apprenticeship programs.
NEUTRAL (D)	The proposal does not meet the criteria for A, B or C above, but will meet many objectives of SDCP's Inclusive and Sustainable Workforce Policy including commitments to prevailing wage and apprenticeship programs.	The proposal does not make any of the above commitments, however the offeror is a company with an office sited in San Diego County.
LOW (F)	The proposal does not make any of the above commitments.	The proposal does not make any of the above commitments, and the offeror is a company with no staff presence in San Diego County.



Public Comment on Item No. 7

Item No. 7

Committee Members Comments or Questions

Inclusive and Sustainable
Workforce Policy Amendments
and Updates to Energy Proposal
Evaluation Criteria



Recommendation:

Receive and file Inclusive and Sustainable
Workforce Policy Amendments and
Updates to Energy Proposal Evaluation
Criteria

Item No. 8

Community Benefits Framework



Recommendation:

Receive and File this informational item regarding the Community Benefits Framework

Community Benefits Funding Overview

- Community benefits are legally binding provisions of Power Purchase Agreements (PPAs) between developers and Community Power, meant to address a broad range of community needs and ensure that local residents share in the benefits of major developments in their communities
- Community Power anticipates approximately \$2.8 million through 2028 tied to negotiated PPAs
- General allowable uses:
 - Housing
 - Education
 - Workforce
 - Environmental stewardship
 - Habitat improvement
 - Initiatives of mutual interest (between "Buyer" and "Seller")
- Some developer scope review requirements
- General Counsel interpretation may be required project-by-project



Anticipated Community Benefits Funding per Project

Vendor	Project	County	Contractual Cash-on-Delivery	Expected Cash-on-Delivery	Amount	Estimated Funding Availability Date
Middle River Power	Enterprise	San Diego	1/1/2026	N/A	\$125,000	3/2/2026
Aypa	Vidal	San Bernardino	3/1/2026	12/31/2026	\$500,000	1/30/2027
SB Energy	Athos	Riverside	1/1/2027	1/1/2027	\$200,000*	3/1/2027
Middle River Power	Border	San Diego	1/1/2026	N/A	\$125,000	3/1/2026
NextEra	YellowPine III	Riverside	6/1/2027	9/1/2027	\$250,000	6/1/2027
Noble Solar	Purple Sage	Clark	6/1/2028	6/30/2027	\$1,000,000**	See footnote.
Aypa	Euismod	Kern	6/1/2028	N/A	\$100,000	7/31/2028
SB Energy	Pelican's Jaw	Kern	4/1/2027	N/A	\$500,000	9/1/2025
Intersect Power	Darden	Fresno	6/1/2028	6/1/2028	\$100,000	Within first 5 contract years.

* Seller shall make this payment within sixty (60) days of the Commercial Operation Date upon Seller's review of the scope of the initiatives to be funded by Buyer.

** Seller shall make this payment in two parts: (a) Five Hundred Thousand Dollars (\$500,000.00) within sixty (60) days of the commencement of Contract Year 2, and (b) Five Hundred Thousand Dollars (\$500,000.00) within sixty (60) days of the commencement of Contract Year 3



Community Benefits Funding Considerations

- **Strategic Alignment:** Funding use should remain consistent with the agency's strategic goals and, whenever possible, leverage existing programming.
- **One-Time Funding and Fiscal Responsibility:** This funding is tied to a limited number of Power Purchase Agreements (PPAs), without a commitment for future funding.
- **Permissible Uses and Stakeholder Review:** Some provisions require developer review of expected use of funds before their release, and General Counsel will interpret the legal uses of anticipated funding through the development of the framework.
- **Governance and Approval Authority:** The Board may choose to delegate authority to staff and/or seek to hire a program administrator.
- **Community Engagement:** The CAC and the Board may recommend additional outreach .



Staff Recommendation

- Staff recommends prioritizing a **community grantmaking program** centered on Distributed Energy Resources and consistent with Community Power's FY25-28 Strategic Goals.
- **Eligible Partners:** Nonprofits, member agencies, small businesses, community facilities
- **Strategic Alignment:**
 - Lowering energy costs for local organizations
 - Providing backup power/resilience during grid outages
 - Advancing our 150 MW local development goal
- Compliant with contractual allowable uses, feasibility within available funding levels and administrative capacity, and potential for measurable impact
- **Benchmarking:** Community Power considered uses of similar funds locally and nationally, as well as existing (and potentially new) Community Power programming, such as Equitable Building Decarbonization Direct Install Program, sponsorships and partnerships, and direct bill credits.



Community Clean Energy Grants Policy (Feb. 22, 2024)

- **Funding Priorities:**
 - Increased overall energy literacy
 - Energy-focused educational programming that encourages clean energy use, particularly for youth
 - Indoor and/or outdoor air quality improvement related to electrification
 - Clean energy workforce development
 - Improved energy resilience to ensure communities can avoid, prepare for, minimize, adapt to and recover from energy disruptions
- **Eligibility:** Tax-exempt nonprofits
- **Evaluation Committee:** Community Power representatives and program partners adhering to Conflict of Interest Policy
- **Evaluation Criteria:**
 - Funding Priority Alignment and Project Design
 - Feasibility
 - Communities Served
 - Impact and Growth
- **Reporting Requirements:** Final reports summarizing project outcomes and metrics as defined in an executed grant agreement. Staff required to inform the Board of program-related disbursements.
- **Compliance with Applicable Laws:** Contractors and grantees required to comply with all applicable federal, state, and local laws, rules, and regulations, which may include provisions of the California Labor Code related to the payment of prevailing wages.
- **Authority Delegation:** CEO or designee approves guidelines, implements the program, develops and executes agreements and makes minor modifications to guidelines, where necessary.



Next Steps

- **March 12, 2026:** Community Advisory Committee Feedback
- **March 26, 2026:** Board of Directors Direction
- **April – June 2026:** Developer Review/Involvement; Additional community engagement
- **August 2026:** Community Benefits Framework for Board of Directors approval
- **September 2026:** Request for Proposal for Program Administrator issued



Public Comment on Item No. 8

Item No. 8

**Committee Members
Comments or
Questions**

**Community Benefits
Framework**



Recommendation:

Receive and File this informational item regarding the Community Benefits Framework

Chief Operating Officer Report

Committee Member Announcements

Adjournment



Next Regular Community Advisory Committee Meeting April 9, 2026

CustomerService@SDCommunityPower.org