



California
ENERGY COMMISSION



**California Energy Commission
October 19, 2026 Business Meeting
Backup Materials for Los Angeles Cleantech Incubator**

The following backup materials for the above-referenced agenda item are available in this PDF packet as listed below:

1. Proposed Resolution
2. Grant Amendment Request Form
3. Novation Agreement
4. Scope of Work - see separate document

CALIFORNIA ENERGY COMMISSION

PROPOSED RESOLUTION: Los Angeles Cleantech Incubator

RESOLUTION NO: 26-1019-XX

RESOLVED, that the State Energy Resources Conservation and Development Commission (CEC) adopts the staff CEQA findings contained in the Agreement or Amendment Request Form (as applicable); and

RESOLVED, that the CEC approves amendment 1 to agreement ZVI-24-001 and ratifies a novation agreement changing the grant recipient from Prologis Mobility LLC to Los Angeles Cleantech Incubator. This \$11,003,014 grant supports the deployment of public medium- and heavy-duty zero-emission vehicle charging and refueling infrastructure in Southern California; and

FURTHER BE IT RESOLVED, that the Executive Director or their designee shall execute the same on behalf of the CEC.

APPROVED AND ADOPTED this 19 day of October 2026, by the following vote:

AYE:

NAY:

ABSENT:

ABSTAIN:

CERTIFICATION

The undersigned Secretariat to the CEC does hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly approved and adopted by affirmative vote of the CEC at a meeting held on October 19, 2026.

Kim Todd
Secretariat



STATE OF CALIFORNIA

GRANT AMENDMENT REQUEST FORM (GARF)

CEC-277 (Revised 01/2026)

CALIFORNIA ENERGY COMMISSION

Original Agreement # ZVI-24-001 Amendment # 1

Division	Agreement Manager:	MS-	Phone
Fuels and Transportation	Magdulin Dwedari	3	916-909-2539

Recipient's Legal Name
Prologis Mobility, LLC

Revisions: (check all that apply)	Additional Requirements
☐ Term Extension New End Date:	Include revised schedule and complete items A through G below (as applicable).
☐ Budget Augmentation Amendment Amount:	Include revised budget and complete items A through G below (as applicable)
☐ Budget Reallocation	Include revised budget and complete items A through G below (as applicable)
☐ Scope of Work Revision	Include revised scope of work and complete items A through G below (as applicable)
☐ Change in Project Location or Demonstration Site	Include revised scope of work and complete items A through G below (as applicable)
☒ Novation/Name Change of Prime Recipient	Include novation documentation and complete items A through G below (as applicable)
☒ Terms and Conditions Modification (Add Special Terms and Conditions for Insolvency, Bankruptcy or Receivership)	Include applicable exhibits with bold/underline/ strikeout and complete items A through G below (as applicable)

A) Business Meeting Information**Business Meeting approval is not required for the following types of Agreements:**☐ Minor amendments delegated to Executive Director per December 2013 ResolutionProposed Business Meeting Date 10 / 19 / 2026 ☒ Consent ☐ Discussion

Business Meeting Presenter N/A Time Needed: 0 minutes

Please select one list serve. Clean Transportation Program

Project Description:

Los Angeles Cleantech Incubator. Proposed resolution approving amendment 1 to agreement ZVI-24-001 for a novation changing the grant recipient from Prologis Mobility LLC to Los Angeles Cleantech Incubator, and adopting staff's recommendation that this action is exempt from CEQA. This \$11,003,014 grant supports the deployment of public medium- and heavy-duty zero-emission vehicle charging and refueling infrastructure in Southern California. (Clean Transportation Program and General Fund Funding) Contact: Magdulin Dwedari

B) List all subcontractors (major and minor) and equipment vendors: (attach additional sheets as necessary)



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Legal Company Name:	Budget
Momentum	\$ 46,577
TBD (Construction and Installation)	\$ 6,565,687
ChargerHelp	\$ 99,922
Breathe Southern California	\$ 65,208
WSP USA (Engineering, Procurement, Construction and Management)	\$ 1,311,967

C) List all key partners: (attach additional sheets as necessary)

Legal Company Name:
Breathe Southern California
Chargerhelp

D) Budget Information (only include amendment amount information)

Funding Source	Funding Year of Appropriation	Budget List Number	Amount

R&D Program Area: N/A

Explanation for "Other" selection N/A

Federal Agreement #: N/A

E) California Environmental Quality Act (CEQA) Compliance

1. Is Agreement considered a "Project" under CEQA?

☒ Yes (skip to question 2) ☐ No (complete the following (PRC 21065 and 14 CCR 15378)):

Explain why Agreement is not considered a "Project":

Agreement will not cause direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment because .

2. If Agreement is considered a "Project" under CEQA:

a) ☒ Agreement **IS** exempt.☐ Statutory Exemption. List PRC and/or CCR section number:☒ Categorical Exemption. List CCR section number: 15303, 15304☐ Common Sense Exemption. 14 CCR 15061 (b) (3) Explain reason why Agreement is exempt under the above section:

Cal. Code Regs., tit. 14, Section 15303 provides that projects which consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor

**GRANT AMENDMENT REQUEST FORM (GARF)**

modifications are made in the exterior of the structure, are categorically exempt from the provisions of the California Environmental Quality Act (CEQA). This project involves the installation of publicly available electric vehicle charging infrastructure in an existing paved parking lot at the Port of Los Angeles, California. Therefore, this project is categorically exempt from the provisions of CEQA under section 15303 of the CEQA Guidelines as a project that consists of construction and location of limited numbers of new, small facilities or structures or the installation of small new equipment and facilities in small structures.

Cal. Code Regs., tit. 14, Section 15304 provides that projects which consist of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes are categorically exempt from CEQA. This project requires minimum grading on land with a slope of less than 10 percent and the grading is not in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist. Furthermore, the project will not affect any visual resources, such as protected trees or historic resources. Installation of the chargers will include installation of conduit, wiring, electrical connections, and mounting equipment. Minor trenching is required to bring power to the charging system. The project will not impact adjacent residential homes, traffic or right of way, or noise. The reconstruction and conversion of any small structures for this project will not impact any scenic resources. Therefore, this project is exempt under California Code of Regulations, title 14, Section 15304.

The project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies; does not involve any cumulative impacts of successive projects of the same type in the same place that might be considered significant; does not involve unusual circumstances that might have a significant effect on the environment; will not result in damage to any scenic resources within a highway officially designated as a state scenic highway; the project sites are not included on any list compiled pursuant to Government Code section 65962.5; and the project will not cause a substantial adverse change in the significance of a historical resource. Therefore, none of the exceptions to categorical exemptions listed in CEQA Guidelines section 15300.2 apply to this project, and this project will not have a significant effect on the environment.

- b) ☐ Agreement **IS NOT** exempt. (consult with the legal office to determine next steps)

Check all that apply

- ☐ Initial Study
☐ Negative Declaration
☐ Mitigated Negative Declaration
☐ Environmental Impact Report



GRANT AMENDMENT REQUEST FORM (GARF)

☐ Statement of Overriding Considerations

F) Is this project considered “Infrastructure”?

Yes

G) The following items should be attached to this GARF (as applicable)

- | | | |
|---|---|--|
| 1. Schedule of Products | ☒ N/A | ☐ Attached |
| 2. Exhibit A, Scope of Work | ☐ N/A | ☒ Attached |
| 3. Exhibit B, Budget Detail | ☐ N/A | ☒ Attached |
| 4. CEQA Documentation | ☒ N/A | ☐ Attached |
| 5. Novation Documentation | ☐ N/A | ☒ Attached |
| 6. CEC 105, Questionnaire for Identifying Conflicts | | ☒ Attached |
| 7. Terms and Conditions (CGL to add) | ☒ N/A | ☐ Attached |

Magdulin Dwedari
Agreement Manager

08/10/2026
Date

Elizabeth John
Office Manager

8/10/26
Date

Melanie Vail
Deputy Director

8/31/2026
Date

NOVATION AGREEMENT
for GRANT AGREEMENT NUMBER ZVI-24-001

Prologis Mobility LLC (California Entity Number M23000015058, Transferor), Los Angeles Cleantech Incubator (California Entity Number 3466431, Transferee), and the California Energy Commission, hereinafter referred to as the Energy Commission, in consideration of the promises made herein, agree as follows:

1. On August 14, 2024, Transferor and the Energy Commission entered into grant agreement number ZVI-24-001 (Grant Agreement) under which Transferor was to build charging and hydrogen refueling infrastructure for medium- and heavy-duty zero-emission vehicles across two sites in Southern California.
2. The parties agree to substitute Transferee in place of Transferor with respect to all of the obligations described in the Grant Agreement. The total amount of the Grant Agreement is \$11,003,014.00 of which \$0 has already been paid.
3. Transferee agrees to be bound to the terms and conditions of the Grant Agreement as if Transferee was the original recipient of the Grant Agreement. The Transferee also assumes all obligations and liabilities of, and all claims against, the Transferor under the Grant Agreement as if the Transferee were the original party to the Grant Agreement.
4. The Energy Commission hereby discharges Transferor from its obligation to the Energy Commission under the Grant Agreement and that all of Transferor's rights and obligations thereunder are extinguished.
5. This Novation Agreement may be executed in counterparts, each of which shall be deemed an original and shall be deemed duly executed upon the signing of the counterparts by the parties hereto.
6. Any effort to enforce this Novation Agreement in court shall be venued in Sacramento County.
7. This Novation Agreement can only be modified in writing by the parties.
8. This Novation Agreement shall be interpreted in accordance with and governed in all respects by California law.
9. If any term, condition, or provision in this Novation Agreement is found to be invalid, unlawful or unenforceable to any extent, the invalid term, condition, or provision will be severed from the remaining terms, conditions and provisions, which will continue to be valid and enforceable to the fullest extent permitted by law.
10. All payments and reimbursements previously made by the Energy Commission to the Transferor, and all other previous actions taken by the Energy Commission under the Grant Agreement shall be considered to have discharged those parts of the Energy Commission's obligations under the Grant Agreement. All payments and reimbursements made by the Energy Commission after the date this Novation Agreement is executed by all parties (Effective Date) in the name of or to the Transferor shall have the same force and effect as if made to the Transferee, and shall constitute a complete discharge of the Energy Commission's obligations under the Grant Agreement to the extent of the amounts paid or reimbursed.

NOVATION AGREEMENT
for GRANT AGREEMENT NUMBER ZVI-24-001

11. The Transferor and the Transferee agree that the Energy Commission is not obligated to pay or reimburse either of them for, or otherwise give effect to, any costs, taxes, or other expenses, or any related increases, directly or indirectly arising out of or resulting from the transfer or this Novation Agreement, other than those that the Energy Commission in the absence of this transfer or Novation Agreement would have been obligated to pay or reimburse under the terms of the Grant Agreement.

Prologis Mobility LLC (California Entity Number M23000015058, Transferor)

Name: JT Steenkamp Title: VP Front-End Development & Technology

Address: 185 The West Mall, Ste 700, Toronto, ON, M9C 5L5, Canada

Signature: JT Steenkamp Date: 9/14/2026

Los Angeles CleanTech Incubator (California Entity Number 3466431, Transferee)

Name: Michelle Kinman Title: Chief Operating Officer

Address: 525 S Hewitt St., Los Angeles, CA 90013

Signature: Michelle Kinman Date: 10/5/2026

California Energy Commission

Name: Tatyana Yakshina Title: Contracts, Grants & Loans Manager

Address: 715 P Street, Sacramento, CA 95814

Signature: Tatyana Yakshina Date: 10/5/2026