



**CALIFORNIA
ENERGY COMMISSION**



**California Energy Commission
August 09, 2023 Business Meeting
Backup Materials for Agenda Item No 03cii:
City of Clayton**

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

1. Proposed Resolution
2. Loan Request Form
3. Budget Detail

STATE OF CALIFORNIA
STATE ENERGY RESOURCES
CONSERVATION AND DEVELOPMENT COMMISSION

RESOLUTION: City of Clayton

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 agreement 002-23-ECI with City of Clayton for a \$1,902,113 loan at one-percent interest. The loan will finance a carport shade structure with a 119.1 kW PV array, a 60 kW EV fast-charging station, LED lighting upgrades, and HVAC and control system upgrades in Contra Costa County. Upon project completion, it is estimated to reduce 575,805 kWh of electricity consumption in the first year, saving approximately \$139,953 in utility costs per year. The simple payback period is 13.6 years; and

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

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 adopted at a meeting of the CEC held on August 09, 2023.

AYE:

NAY:

ABSENT:

ABSTAIN:

Dated:

Kristine Banaag
Secretariat



STATE OF CALIFORNIA

LOAN REQUEST FORM (LRF)

CEC-271 (Revised 12/2019)

CALIFORNIA ENERGY COMMISSION

A) New Agreement # 02-23-ECI (to be completed by CGL office)

B) Division	Agreement Manager:	MS-	Phone
Reliability, Renewable Energy & Decarbonization Incentives	Ron Yasny	45	916-931-9593

C) Recipient's Legal Name	Federal ID #
City of Clayton	94-1568979

D) Title of Project
City of Clayton Energy Savings Project

E) Term and Amount

Start Date	End Date	Amount
8 / 9 / 2023	8 / 9 / 2025	\$ 1,902,113

F) Business Meeting Information

ARFVTP agreements \$75K and under delegated to Executive Director
 Proposed Business Meeting Date 8 / 9 / 2023 Consent Discussion
 Business Meeting Presenter _____ Time Needed: _____ minutes
 Please select one list serve. Select

Agenda Item Subject and Description:

City of Clayton. Proposed resolution approving agreement 002-23-ECI with City of Clayton for a \$1,902,113 loan at one-percent interest and adopting staff's determination that this action is exempt from CEQA. The loan will finance a carport shade structure with a 119.1 kW PV array, a 60 kW EV fast-charging station, LED lighting upgrades, and HVAC and control system upgrades in Contra Costa County. Upon project completion, it is estimated to reduce 575,805 kWh of electricity consumption in the first year, saving approximately \$139,953 in utility costs per year. The simple payback period is 13.6 years. (ECAA funding) Contact: Ron Yasny

G) California Environmental Quality Act (CEQA) Compliance

- 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 _____.
- If Agreement is considered a "Project" under CEQA:
 - Agreement **IS** exempt.
 - Statutory Exemption. List PRC and/or CCR section number:
 - Categorical Exemption. List CCR section number: Cal. Code Regs., tit. 14, §§ 15301, 15303, 15304, 15311



LOAN REQUEST FORM (LRF)

(Explain reason why Agreement is exempt under the above section:)

This project consists of the installation or replacement of new small equipment at existing City of Clayton-owned sites. Specifically, the following energy efficiency and renewable energy measures will be installed: a carport solar photovoltaic (PV) system and associated infrastructure at City Hall’s maintenance shop, one electric vehicle charger and associated infrastructure at the City Library, a comprehensive upgrade of interior and exterior lighting to high efficiency LED lighting at multiple sites, upgrade of street lighting to high efficiency LED lighting throughout the City, replacement of existing HVAC units and heat pumps with high-efficiency HVAC units and heat pumps at multiple sites, and replacement of existing controls with control systems that will increase energy efficiency.

The carport solar PV array will be installed over an existing parking lot. Some trenching will be required to run conduit to the existing utility meter and to install structural posts for the solar PV systems. The EV charger will be installed in an existing parking lot and will also require some trenching to run conduit. The project involves no expansion of existing or former use at the sites.

The project as a whole is categorically exempt from environmental review pursuant to CEQA Guidelines section 15301 as minor alterations to existing public structures, facilities or mechanical equipment involving negligible or no expansion of existing or former use at the sites, categorically exempt pursuant to CEQA Guidelines section 15303 as the installation of small new equipment, categorically exempt pursuant to CEQA Guidelines section 15304 as minor alterations to land, and categorically exempt pursuant to CEQA Guidelines section 15311 as construction of structures accessory to existing institutional facilities. 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 scenic resources within a highway officially designated as a state scenic highway; the project site is 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.

Common Sense Exemption. 14 CCR 15061 (b) (3) Explain reason why Agreement is exempt under the above section:

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

Check all that apply

Initial Study



LOAN REQUEST FORM (LRF)

- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Statement of Overriding Considerations

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

Legal Company Name:	Budget
Climatec	\$ 1,902,113
	\$ 0.00
	\$ 0.00

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

Legal Company Name:

J) Budget Information

Funding Source	Funding Year of Appropriation	Budget List Number	Amount
ECAA			\$ 1,902,113
Funding Source			\$
Funding Source			\$
Funding Source			\$
Funding Source			\$

R&D Program Area: TOTAL: \$

Explanation for "Other" selection

Reimbursement Contract #: Federal Agreement #:

K) Recipient's Contact Information

1. Recipient's Administrator/Officer

Name: Angeline Loeffler
 Address: 6000 Heritage Trail
 Clayton, CA 94517
 Phone: 925-673-7309
 e-mail: angelinel@claytonca.gov

2. Recipient's Project Manager

Name: Manuel Aguirre
 Address: 1651 Response Rd
 City, State, Zip: Sacramento, CA 95815
 Phone: 916-642-6470
 E-Mail: manuel.aguirre@sitelogiq.com

L) Miscellaneous Agreement Information

- Annual Energy Savings 575,805 kwh
- Number of Repay Periods Leave blank if repay is based on energy savings

M) Selection Process Used



STATE OF CALIFORNIA

LOAN REQUEST FORM (LRF)

CEC-271 (Revised 12/2019)

CALIFORNIA ENERGY COMMISSION

Competitive Solicitation Solicitation #: - -

First Come First Served Solicitation Solicitation #: - -

N) The following items should be attached to this LRF

- | | | |
|-----------------------------------------------------|-------------------------------------|----------|
| 1. Loan Application | <input checked="" type="checkbox"/> | Attached |
| 2. Budget Detail | <input checked="" type="checkbox"/> | Attached |
| 3. CEC 105, Questionnaire for Identifying Conflicts | <input checked="" type="checkbox"/> | Attached |
| 4. Recipient Resolution | <input type="checkbox"/> | N/A |
| 5. CEQA Documentation | <input type="checkbox"/> | N/A |

_____ Ron Yasny _____
Agreement Manager

___6/1/2023___
Date

Office Manager

Date

Deputy Director

Date

**EXHIBIT A
ATTACHMENT 1
BUDGET DETAIL/PROJECT COST AND SAVINGS**

This loan is made to the City of Clayton (Borrower) for an energy savings project. The project consists of the energy saving and generation measures listed in Table 1 below to be installed at seven locations in Contra Costa County, California.

The table below summarizes the estimated project cost(s), saving(s), and simple payback(s) for the project.

TABLE 1: Summary of Project Cost and Savings:

Energy Efficiency Measures	Estimated Total Project Cost	Energy Commission Loan	Estimated Annual Energy Cost Savings	Simple Payback* (Years)
Controls - City Hall - Retro-commission existing JCI BAS	\$29,004	\$29,004	5,341	15.0
Controls - Library - Install new JCI BAS	\$183,710	\$183,710	7,413	15.0
Controls - Maintenance Shop - Install New JCI BAS	\$8,791	\$8,791	217	15.0
HVAC - Library - Install (1) New Air Handling Unit	\$80,564	\$80,564	517	15.0
HVAC - Library - Install (1) New Package Heat Pump	\$25,923	\$25,923	284	15.0
HVAC - Endeavor Hall - Install (2) New Split System Heat Pumps	\$87,184	\$87,184	-1,409	15.0
HVAC - Maintenance Shop - Install (1) New High Efficiency Furnace	\$14,629	\$14,629	33	15.0
Lighting - City Hall - Interior & Exterior	\$39,985	\$39,985	17,315	15.0
Lighting - City Hall - Occupancy Sensors	\$11,198	\$11,198	693	8.0
Lighting - Library - Interior & Exterior	\$95,175	\$95,175	39,854	15.0
Lighting - Library - Occupancy Sensors	\$7,173	\$7,173	478	8.0
Lighting - Endeavor Hall - Interior & Exterior	\$8,358	\$8,358	1,429	15.0
Lighting - Maintenance Shop - Interior & Exterior	\$23,807	\$23,807	7,437	15.0
Lighting - Maintenance Shop - Occupancy Sensors	\$709	\$709	650	8.0

Energy Efficiency Measures	Estimated Total Project Cost	Energy Commission Loan	Estimated Annual Energy Cost Savings	Simple Payback* (Years)
Lighting - Clayton Community Park - Interior	\$2,341	\$2,341	228	15.0
Lighting - Grove Park - Interior & Exterior	\$11,763	\$11,763	10,889	15.0
Lighting - Outdoor/ Street Lighting - Exterior	\$267,998	\$267,998	278,251	15.0
EV Charging - Library - Install (1) Level III EV Charger	\$155,147	\$155,147	-5,220	15.0
Solar PV - Maintenance Shop - Install (1) Carport Shade Structure	\$848,654	\$848,654	211,404	17.0
TOTAL	\$1,902,113	\$1,902,113	575,805	13.6

*The simple payback is based on the loan amount.

The Borrower shall implement each measure listed in Table 1.

If the Borrower does not complete one or more of the measures or deviates from the quantities and specifications listed in Table 1, the California Energy Commission (CEC) project manager will calculate the maximum loan amount supported by the project. The loan amount will be determined by the lesser of: 1) multiplying the annual energy cost savings by 20; 2) total project costs; or 3) approved loan amount.

The Borrower shall notify the CEC project manager in writing if the Borrower expects any information in Table 1 to change. CEC staff will advise the Borrower of the procedure to approve any changes. Written documentation is required for any changes to the information included in this attachment.

If the Borrower has received disbursements exceeding the maximum loan amount supported by the project, the Borrower shall refund the difference to the CEC within 30 days of notification.