



**CALIFORNIA  
ENERGY COMMISSION**



**California Energy Commission  
March 13, 2024 Business Meeting  
Backup Materials for City of Indian Wells**

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

1. Proposed Resolution
2. Loan Amendment Request Form
3. Budget Detail/Project Cost and Savings

**[PROPOSED]**

**RESOLUTION NO: 24-0313-03ai**

**STATE OF CALIFORNIA**  
**STATE ENERGY RESOURCES**  
**CONSERVATION AND DEVELOPMENT COMMISSION**

**RESOLUTION: City of Indian Wells**

**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 2 to agreement 002-22-ECI with the City of Indian Wells to add three battery storage systems to the original solar photovoltaic (PV) array project in Riverside County. This amendment does not increase the loan amount; 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 March 13, 2024.

AYE:  
NAY:  
ABSENT:  
ABSTAIN:

Dated:

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Kristine Banaag  
Secretariat



STATE OF CALIFORNIA

**LOAN AMENDMENT REQUEST FORM (LARF)**

CEC-278 (Revised 12/2019)

CALIFORNIA ENERGY COMMISSION

Original Agreement # 002-22-ECI Amendment # 2

Division	Agreement Manager:	MS-	Phone
RREDI	Monica Rudman	45	916-707-9787

Recipient's Legal Name	Federal ID #
City of Indian Wells	95-2489139

Revisions: (check all that apply)	Additional Requirements
<input type="checkbox"/> Term Extension New End Date:	Include revised schedule and complete items A, B, C, & F below.
<input type="checkbox"/> Budget Augmentation Amendment Amount: \$ 0	Include revised budget and complete items A, B, C, D, & F below.
<input type="checkbox"/> Budget Reallocation	Include revised budget and complete items A, B, C, & F below.
<input checked="" type="checkbox"/> Scope of Work Revision	Include revised scope of work and complete items A, B, C, E, & F below.
<input type="checkbox"/> Change in Project Location or Demonstration Site	Include revised scope of work and complete items A, B, C, E, & F below.
<input type="checkbox"/> Novation/Name Change of Prime Recipient	Include novation documentation and complete items A, B, C, & F below.
<input type="checkbox"/> Terms and Conditions Modification	Include applicable exhibits with bold/underline/ strikeout and complete items A, B, C, & F below.

**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 3/ 13 / 2024 ☒ Consent ☐ Discussion

Business Meeting Presenter N/A Time Needed: minutes

Please select one list serve. Efficiency

**Agenda Item Subject and Description:**

City of Indian Wells. Proposed resolution approving amendment 2 to agreement 002-22-ECI with the City of Indian Wells to add three battery storage systems to the original solar photovoltaic (PV) array project in Riverside County and adopting staff's determination that this action is exempt from CEQA. This amendment does not increase the loan amount.

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



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Legal Company Name:	Budget
SiteLogiq	\$ 2,276,184
	\$ 0.00
	\$ 0.00

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

Legal Company Name:

**D) Budget Information** (only include amendment amount information)

Funding Source	Funding Year of Appropriation	Budget List Number	Amount
Funding Source			\$
Funding Source			\$
Funding Source			\$
Funding Source			\$
Funding Source			\$

R&amp;D Program Area: Select Program Area TOTAL: \$

Explanation for "Other" selection

Reimbursement Contract #:

Federal Agreement #:

**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.: Cal. Code Regs., tit. 14, § 15303, 15304, 15311☐ Common Sense Exemption. 14 CCR 15061 (b)

(3) Explain reason why Agreement is exempt under the above section: This amendment consists of an addition to a project that was previously approved by the Energy Commission at its July 2022 business meeting. Specifically, this amendment adds installation of battery energy storage systems at three existing, City-owned sites- City Hall, a City maintenance yard, and a City Golf clubhouse.



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All three battery storage systems will be installed over already disturbed land. At the City Hall site and the City maintenance facility the systems will be installed in maintenance yards, and at the Golf clubhouse site the system will be installed over an existing parking lot. A concrete slab will be poured at each site for the respective battery storage systems. The project will require some trenching and concrete slabs will be poured at each site to hold the battery storage systems.

The project is categorically exempt from environmental review 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 minor structures accessory to existing commercial, industrial, or 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.

- 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  
☐ Statement of Overriding Considerations

### F) The following items should be attached to this LARF (as applicable)

- |                                                     |                                         |                                              |
|-----------------------------------------------------|-----------------------------------------|----------------------------------------------|
| 1. Exhibit A, Scope of Work                         | <input type="checkbox"/> N/A            | <input checked="" type="checkbox"/> Attached |
| 2. Exhibit B, Budget Detail                         | <input type="checkbox"/> N/A            | <input checked="" type="checkbox"/> Attached |
| 3. CEQA Documentation                               | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Attached            |
| 4. Novation Documentation                           | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Attached            |
| 5. CEC 105, Questionnaire for Identifying Conflicts |                                         | <input checked="" type="checkbox"/> Attached |



STATE OF CALIFORNIA

**LOAN AMENDMENT REQUEST FORM (LARF)**

CEC-278 (Revised 12/2019)

CALIFORNIA ENERGY COMMISSION

**Monica Rudman**  
**Agreement Manager**

**12/11/2023**  
**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 Indian Wells (Borrower) for an energy savings project. The project consists of the energy generation measure listed in Table 1 below to be installed at three sites at the City of Indian Wells. The energy efficiency measures will be funded using ECAA loan funds, local funds and bond funds.

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:**

<b>Energy Efficiency Measures</b>	<b>Estimated Total Project Cost</b>	<b>Energy Commission Loan</b>	<b>Estimated Annual Energy Cost Savings</b>	<b>Simple Payback* (Years)</b>
Golf Resort Clubhouse: 647kW-DC solar PV Array	\$1,669,130		\$163,585	16.7
BESS - City Hall	\$259,226			
BESS - Maintenance Yard	\$612,709			
BESS- Golf Resort Clubhouse	789,148			
<b>TOTALS:</b>	<b>\$3,330,213</b>	<b>\$2,276,184</b>	<b>\$163,585</b>	<b>16.7</b>

\*The simple payback is based on the Loan amount.

The Borrower shall implement each measure listed in Table

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 17; 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.