



**CALIFORNIA
ENERGY COMMISSION**



**California Energy Commission
May 8, 2025 Business Meeting
Backup Materials for Town of Discover Bay**

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 Details/Program Cost and Savings

[PROPOSED]

RESOLUTION NO: 25-0508-03b

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

RESOLUTION: Town of Discover Bay

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 009-24-ECI with the Town of Discovery Bay for a \$3,000,000 one-percent interest loan. The loan will finance a 327.8 kilowatt (kW) photovoltaic (PV) system, Light Emitting Diode (LED) lighting, and multiple heat pumps at the town-owned community center and district office in Contra Costa County. The project is estimated to reduce 463,872 kilowatt hours (kWh) of electricity consumption, saving \$187,081 in utility costs per year; 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 May 8, 2025.

AYE:

NAY:

ABSENT:

ABSTAIN:

Dated:

Kristine Banaag
Secretariat



LOAN REQUEST FORM (LRF)

A. New Agreement Number

IMPORTANT: New Agreement # to be completed by Contracts, Grants, and Loans Office.

B. **New Agreement Number:** 009-24-ECI

C. Division Information

1. Division Name: Reliability, Renewable Energy and Decarbonization Incentives

A. Agreement Manager: Stephen Banister

B. MS-:45

C. Phone Number: 1 279-250-8804

D. Recipient's Information

1. Recipient's Legal Name: Town of Discovery Bay

2. Federal ID Number: 68-0401578

E. Title of Project

Title of Project: Town of Discovery Bay ECAA Loan

F. Term and Amount

1. Start Date: 05/09/2025

2. End Date: 5/28/2027

3. Amount: \$3,000,000

G. Business Meeting Information

1. Are the ARFVTP agreements \$75K and under delegated to Executive Director? No

2. The Proposed Business Meeting Date: 5/8/2025

3. Consent or Discussion? Consent

4. Business Meeting Presenter Name: Stevie Banister

5. Time Needed for Business Meeting: N/A

6. The email subscription topic is: Energy Efficiency Financing, Efficiency Topics, Decarbonization Topics

Agenda Item Subject and Description:

Town of Discovery Bay: Proposed resolution approving agreement 009-24-ECI with the Town of Discovery Bay for a \$3,000,000 one-percent interest loan and adopting staff's recommendation that this action is exempt from CEQA. The loan will finance a 327.8 kW photovoltaic (PV) system, Light Emitting Diode (LED) lighting, and multiple heat pumps at two sites in Contra Costa County. The project is estimated to reduce 463,872 kWh of electricity consumption, saving \$187,081 in utility costs per year. (ECAA funding) Contact: Stephen Banister.

H. California Environmental Quality Act (CEQA) Compliance

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

Yes

If yes, skip to question 2.

If no, complete the following (PRC 21065 and 14 CCR 15378) and 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 skip to question 2. Otherwise, provide explanation.

2. If Agreement is considered a "Project" under CEQA answer the following questions.

a) Agreement **IS** exempt? Yes

Statutory Exemption? No

If yes, list PRC and/or CCR section number(s) and separate each with a comma. If no, enter "None" and go to the next question.

PRC section number:

CCR section number:

Categorical Exemption? Yes

If yes, list CCR section number(s) and separate each with a comma. If no, enter "None" and go to the next question.

CCR section number: Cal. Code Regs., tit. 14, §§ 15301, 15303, 15304, 15311

Common Sense Exemption? No

If yes, explain reason why Agreement is exempt under the above section. If no, enter "Not applicable" and go to the next section.

This project involves installation or replacement of a number of energy efficiency and renewable energy measures. Specifically, the project will (1) install a 328 kW solar photovoltaic ("PV") carport system; (2) install new high efficiency LED lighting; (3) replace a natural gas pool heater with heat pump water heaters; (4) replace existing AC and furnace units with heat pumps; and (5) replace an existing domestic water heater with a heat pump water heater.

All measures will be installed in existing Town-owned buildings or on existing Town-owned structures such as streetlights and involves no expansion of existing or former use. The project is therefore categorically exempt from environmental review pursuant to CEQA Guidelines section 15301 as the minor alteration of existing facilities, categorically exempt pursuant to CEQA Guidelines section 15303 as the construction and location of limited number of new, small structures and 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.



b) Agreement **IS NOT** exempt.

IMPORTANT: consult with the legal office to determine next steps.

Enter Yes or No

If yes, answer yes or no to all that applies. If no, list all as “no” and “None” as “yes”.

Additional Documents	Applies
Initial Study	No
Negative Declaration	No
Mitigated Negative Declaration	No
Environmental Impact Report	No
Statement of Overriding Considerations	No
Notice of Exemption	No

I. Subcontractors

List all Subcontractors listed in the Budget (s) (major and minor). Insert additional rows if needed. If no subcontractors to report, enter “No subcontractors to report” and “0” to funds.

Delete any unused rows from the table

Subcontractor Legal Company Name	Budget
Veolia Sustainable Buildings USA West, Inc.	\$ 3,000,000

J. Key Partners

List all key partner(s). Insert additional rows if needed. If no key partners to report, enter “No key partners to report.” **Delete** any unused rows from the table.

Key Partner Legal Company Name
No Key Partner Legal Company to report

K. Budget Information

Include all budget information. Insert additional rows if needed. If no budget information to report, enter “N/A” for “Not Applicable” and “0” to Amount. **Delete** any unused rows from the table.

Funding Source	Funding Year of Appropriation	Budget List Number	Amount
ECAA	2024-2025	401.007	\$3,000,000

ECAA Program Area: ECAA Regular



L. Recipient's Contact Information

1. Recipient's Administrator/Officer

Name: Dina Breitstein

Address: 1800 Willow Lake Road

City, State, Zip: Town of Discovery Bay CA 94505

Phone: 925 634-1131

E-Mail: dbreidttein@toddb.ca.gov

2. Recipient's Project Manager

Name: Ricardo Sfier

Address: Veolia North America

100 Montgomery St, Suite 600

City, State, Zip: San Francisco, CA 94104

Phone: 415 509 9379

E-Mail: ricardo.sfeir@veolia.com

M. Miscellaneous Agreement Information

Annual Energy Bill Dollar Savings: \$187,081

Number of Repay Periods: Leave Blank if Repay is Based on Energy Savings:

N. Selection Process Used

There are three types of selection process. List the one used for this GRF.

Selection Process	Additional Information
Competitive Solicitation #	N/A
First Come First Served Solicitation #	PON-22-002
Other	N/A

O. Attached Items

1. List all items that should be attached to this LRF by entering "Yes" or "No".

Item Number	Item Name	Attached
1	Loan Application	Yes
2	Budget Detail	Yes



STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION

Loan Request Form
CEC-271 (Revised 6/2024)

Item Number	Item Name	Attached
3	CEC 105, Questionnaire for Identifying Conflicts	Yes
4	Recipient Resolution	Yes
5	CEQA Documentation	Yes

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

This loan is made to the Town of Discovery Bay (“Borrower”) for an energy savings project. The project consists of the energy efficiency measures listed in Table 1 below to be installed at the Community Center and the District Office in the Town of Discovery Bay.

Table 1. below summarizes the estimated cost(s), saving(s), simple payback(s), and greenhouse gas emission reductions 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)	GHG Emission Reduction (Metric Tons)
Install a 328 kW PV Carport System at the Community Center and WLWTP	\$2,311,103	\$2,311,103	\$185,002	12.5	119.3
Install New LED Path-Lighting at the Community Center	\$44,664	\$44,664	(\$1,145)	-39.0	NA
Install new LED Pole Lighting in Parking Lots - Community Center	\$540,926	\$455,978	(\$1,145)	-472.4	NA
Replace Natural Gas Pool Heater with Heat Pump Water Heaters	\$89,968	\$89,968	\$2,794	32.2	40.9

at the Community Center					
Replace the AC and furnace with heat pumps at the Community Center	\$86,202	\$86,202	\$1,081	79.7	9.4
Replace the domestic water heater with a heat pump water heater at the Community Center	\$5,855	\$5,855	(\$88)	-66.5	NA
Install LEDs inside the booster pump room	\$1,901	\$1,901	\$582	3.3	0.4
TOTALS:	\$3,080,619	\$3,000,000	\$187,081	16.0	374.4

*The simple payback is based on the Loan amount.

The Borrower shall implement each measure listed in Table

If Borrower does not complete one or more of the measures or deviates from the quantities and specifications listed in Table 1, the Commission 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 20.0 years; 2) total Project costs; or 3) approved Loan amount.

Borrower shall notify the Commission Project Manager in writing if Borrower expects any information in Table 1 to change. Energy Commission staff will advise 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 Energy Commission within 30 days of notification.