

Legislation Text

File #: #19-397, Version: 2

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DATE OF MEETING: 09/03/19

SUBJECT:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO ACCEPTING AND APPROPRIATING THE MARIN CLEAN ENERGY GRANT IN THE AMOUNT OF \$38,500, AND ACCEPTING AND APPROPRIATING THE WEST CONTRA COSTA TRANSPORTATION ADVISORY COMMITTEE GRANT IN THE AMOUNT OF \$6,000, TO PARTIALLY FUND THE INSTALLATION OF 11 ELECTRIC VEHICLE CHARGING PORTS AT THE NEW CITY OF SAN PABLO CITY HALL

CITY MANAGER RECOMMENDATION

Adopt Resolution

COMPLIANCE STATEMENTS

Enhance Community Resilience - 202. Develop Long-Term Environmental Stewardship Goals is an adopted policy item contained in the FY 2019-21 City Council Priority Workplan, effective March 1, 2019.

CEQA Compliance Statement

The proposed action involves the installation of 11 electric vehicle charging ports as part of the New City Hall Project (the Project). The physical impacts of construction and operation of this Project were determined to be consistent with the San Pablo General Plan and the San Pablo Avenue Specific Plan (SCH#2010112062) on June 7, 2017; thus, additional environmental review was not required. The San Pablo Avenue Specific Plan Environmental Impact Report (EIR) is a program EIR, pursuant to CEQA Guidelines Section 15168. No substantive changes have occurred with the design of the Project; therefore, no further environmental review is required.

BACKGROUND

The New City Hall Project (the Project) is designed to have 120 parking spaces. California's 2016 Green Building Standards (CALGreen) Code requires parking lots with between 101 and 150 spaces to have 11 dedicated "clean air" vehicle parking spaces-to serve low-emitting, fuel-efficient or carpool/van pool vehicles-and seven "EV-ready" parking spaces to facilitate future installation of electric vehicle supply equipment (EVSE), i.e. EV charging stations. EV-ready parking spots are required to have the conduit and wire necessary for EVSE and a dedicated electrical circuit with sufficient capacity for EVSE.

In the Request for Proposals released on October 30, 2017 for the Project, the City included the purchase and installation of two dual-port charging stations to serve four of the EV-ready parking spaces as part of the required design elements.

To accommodate the increased number and usage of City fleet and staff EVs (11 fleet or staff EVs currently use the charging stations), and capitalize on available outside EVSE funding opportunities,

the EVSE programmed to be installed at the new City Hall was increased to serve all 11 of the dedicated clean air vehicle parking spaces. The EVSE will be provided through five dual-port charging stations and one single-port charging station.

The installation of EVSE beyond what is required by CALGreen Code supports the greenhouse gas reduction strategies and goals outlined in the City's Climate Action Plan (Strategies B1: "Integrate energy efficiency and other green building practices into new City facilities," T1: "Establish energy efficiency fleet management and operation practices," T2: "Provide for alternative transportation options for all City employees").

Of the 11 ports, it is anticipated that two will serve City fleet EVs only, one will serve handicapped EVs only, and the remainder will serve City staff EVs and general public EVs.

Marin Clean Energy (MCE) Funding Program

MCE funds rebates to support the electrification of the transportation sector through both the installation of EVSE and subsidization of new or used EV purchases, particularly in low-income and disadvantaged communities. Funding from the MCEv Program will cover a portion of the costs for the purchase and installation of 11 EV charging ports. Key City requirements include:

- Metering all installed EVSE through an MCE account for a period of no less than five years.
- Maintaining "Deep Green" service, which supplies 100% renewable energy to participating accounts, for its EVSE meter for a period of no less than five years, in order to keep the \$500 per port Deep Green Bonus rebate. The current City Hall is on a "Deep Green" service contract, which is expected to continue when the service is transferred to the new City Hall.
- Following the pricing guidelines outlined in the "Terms and Conditions" (attached).
- Acknowledging MCE as a funding source of the installed EVSE, both through signage at the site of the EVSE as well as in any media or promotional materials regarding the EVSE.

West Contra Costa Transportation Advisory Committee (WCCTAC) Funding Program

The Bay Area Air Quality Management District (BAAQMD) levies a fee on motor vehicles registered within its jurisdiction and uses those fees to implement mobile source and transportation control projects that result in surplus emission reductions, in part through the Transportation Fund for Clean Air ("TFCA") grant fund. WCCTAC is authorized by BAAQMD to identify projects that are eligible for funding from the TFCA Program and to disburse TFCA funds to such projects. Grant funding from WCCTAC through TFCA, will defray a portion of the costs for the purchase of two EV charging stations that are accessible to the general public. Key City requirements include:

- Operating and maintaining the charging stations for at least three years after the charging stations have been placed into public service (see attached Funding Agreement).
- Ensuring that usage requirements (14,400 kilowatt hours per dual-port station per year) are met.
- Acknowledging WCCTAC for the funded EVSE, both through signage at the site of the EVSE as well as in any media or promotional materials regarding the EVSE.

FISCAL IMPACT

The fiscal impact of this item is to accept and appropriate a total of \$44,500 in grant funding from MCE and WCCTAC to the New City Hall Project (CIH-CON). Staff anticipates the total cost of the EV

charging station materials and installation to be approximately \$90,000. The remaining costs for the new EV charging station purchase and installation will be addressed as part of the New City Hall Project, rather than as an additional funding request from the General Fund.

ACTION	FROM: Fund / Account Code	AMOUNT	TO: Fund / Account Code	AMOUNT
Accept	Marin Clean Energy	\$38,500	General Fund 100-0000-33403	\$38,500
Appropriate	General Fund 100-0000-49999	\$38,500	320-3200-43600-CIH-CON	\$38,500
Accept	West Contra Costa Transportation Advisory Committee	\$6,000	General Fund 100-0000-33403	\$6,000
Appropriate	General Fund 100-0000-49999	\$6,000	320-3200-43600-CIH-CON	\$6,000

Additional Fiscal Impacts

The EVSE will incur ongoing network service fee costs of approximately \$280 per year per charging port. Networked EVSE allow the City to track the quantity of electricity disbursed through the EVSE, basic information regarding the drivers using the EVSE, and to customize the charging schedules and price of electricity disbursed through the EVSE. Furthermore, networked EVSE allows users to identify City charging stations on the ChargePoint phone application. The 11 charging ports that will be installed as part of the New City Hall Project will cost the City approximately \$3,080 per year in network service fees.

The City will be responsible for ongoing maintenance for the EVSE, in order to comply with funding terms. The four charging ports that are installed at the current City Hall location at 13831 San Pablo Avenue have required minimal maintenance over their lifetime, with the only major damage being reimbursed by a driver's insurance.

The cost of electricity is an ongoing fiscal consideration, which ultimately depends on the amount of electricity disbursed through the EVSE and the price for electricity disbursed by the EVSE. Staff is investigating possible pricing structures and will return to Council at a later date to present about electricity pricing structures and their tradeoffs. The provision of "Deep Green" electricity, which is a requirement in order to receive \$5,500 of the \$38,500 from MCE, will cost an additional \$0.01/kWh beyond standard MCE energy rates. The existing City Hall at 13831 San Pablo Avenue receives Deep Green service, which supports the greenhouse gas reduction goals and strategies of the City's Climate Action Plan (Strategy E3: "Increase renewable energy use by 15% by 2020"). Based on current usage, providing Deep Green electricity will cost approximately \$500 beyond the cost for standard MCE energy.

Additionally, staff time will be required to comply with funding requirements and manage the ongoing operation of the EVSE.

ATTACHMENTS:

1. ATT MCEv Terms and Conditions 2019
2. AGR WCCTAC EVSE Funding 1118
3. AGR WCCTAC EVSE Funding Attachments 1118

