



**CITY of CALABASAS**

**CITY COUNCIL AGENDA REPORT**

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**DATE: JUNE 9, 2022**

**TO: HONORABLE MAYOR AND COUNCILMEMBERS**

**FROM: MICHAEL MCCONVILLE, SENIOR MANAGEMENT ANALYST**

**SUBJECT: CONSIDERATION OF ENTERING A MEMORANDUM OF UNDERSTANDING WITH CLEAN POWER ALLIANCE TO PARTICIPATE IN THE POWER READY PROGRAM TO INSTALL SOLAR AND BATTERY STORAGE AT THE CALABASAS CIVIC CENTER**

**MEETING DATE: JUNE 22, 2022**

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**SUMMARY RECOMMENDATION:**

Staff recommends that the City Council consider entering into a Memorandum of Understanding (MOU) with Clean Power Alliance (CPA) to participate in the Power Ready Program to install solar and battery storage at the Calabasas Civic Center.

**BACKGROUND:**

Clean Power Alliance (CPA) is a community choice energy (CCE) program composed of 32 communities across Los Angeles and Ventura Counties. As a CCE, CPA purchases electricity on behalf of its customers, while Southern California Edison (SCE) continues service delivery, billing, and infrastructure responsibilities. CPA is run by a Board of Directors that's comprised of an elected official from each member agency, including one Councilmember from the City of Calabasas.

Calabasas constituents have been enrolled in CPA since 2019. As of June 2022, 98% of Calabasas residents and 94% of businesses were enrolled in CPA service. Customers are offered three Renewable Energy Rates, each representing the amount of electricity generated by renewable sources. CPA's Lean Power tier provides 40%

renewable power, while the Clean Power tier provides power from 50% renewable sources. Customers enrolled in the 100% Green Power tier will have 100% of their household energy generated from renewable sources.

In January 2020, CPA conducted a Request for Information (RFI) to member agencies to gauge interest in a program that would provide a solar-paired battery energy storage system or standalone energy storage system to an essential facility in each of CPA's 32-member jurisdictions. After receiving the results of the RFI, CPA staff designed the Power Ready to meet member agency needs for resiliency.

## **DISCUSSION:**

### Power Ready Program Overview

In response to the increasing risk of weather, disaster, and Public Safety Power Shutoff (PSPS) events, CPA implemented the Power Ready Program to assist member cities in meeting their energy resiliency needs. CPA helps cities achieve this goal through the installation of solar storage systems at public facilities that serve a critical community purpose, ensuring that there is a back-up source of energy during power outages. In the event of a grid or power outage, Power Ready will enable a critical community facility to remain open with partial lighting and plug loads, as well as continued internet access. The system is built, owned, and operated by a third-party solar developer selected by CPA for 20 years and is provided at no cost to the City.

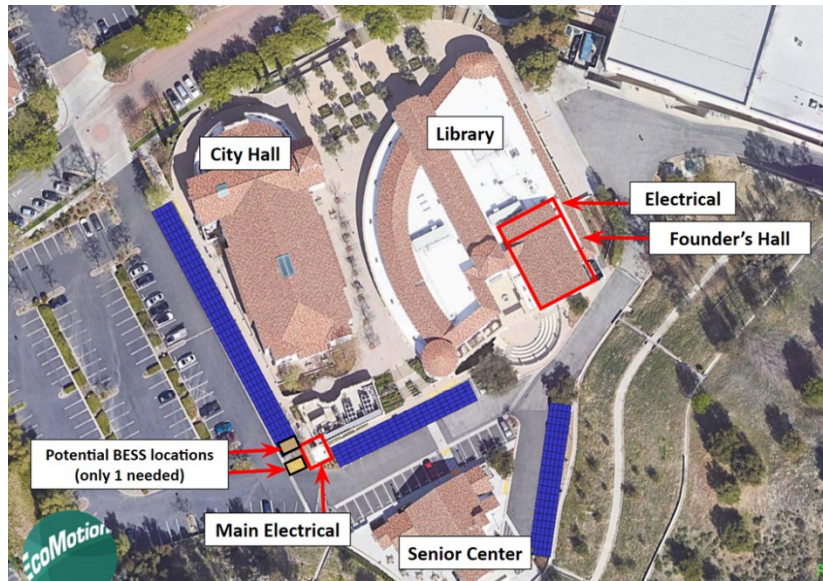
To review the feasibility of installing a Power Ready Program system at a Calabasas facility, CPA requested that the City nominate five public sites for Power Ready Program consideration. Staff recommended that CPA review the following locations: Civic Center, Tennis and Swim Center, De Anza Park, Creekside Park, and Community Center. CPA's consultants, EcoMotion, performed virtual and on-site assessments and determined that the Civic Center was the best fit for the program.

Due to the fact that the Civic Center's diesel-powered generator is wired to provide critical backup power to certain City Hall locations only, staff advised CPA to focus on making Founders Hall more energy resilient as it is a room that could be used as a resource during grid outages. In the case of such an event, the Power Ready system will enable Founder's Hall to remain open for up to four hours, including plug loads, lighting, all servers, internet equipment, AV equipment, and limited cooling in the single room of Founder's Hall with backed up HVAC.

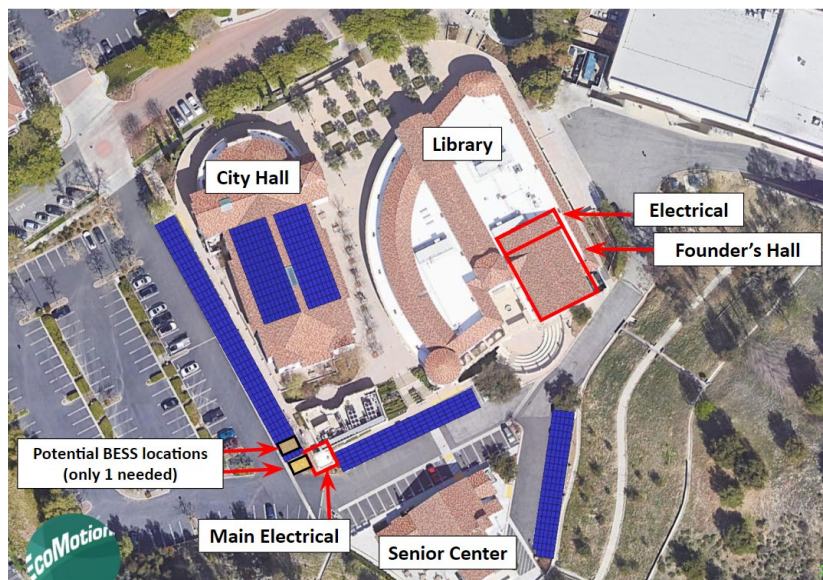
## Configuration Options

CPA is proposing two solar configurations for Calabasas' Power Ready Program:

- **Option 1** is a 165-kW solar carport array projected to generate approximately 275,000 kWh / year, which accounts for approximately 30% of the campus' annual use of 900,000 kWh.



- **Option 2** is a 270-kW combination solar carport and rooftop solar array projected to generate approximately 430,000 kWh / year, which accounts for approximately 48% of the campus' annual use of 900,000 kWh.



It is important to note that the campus is on a single meter, so these estimates are based on the annual usage of the entire campus, but the annual usage of Founder's Hall is a fraction of this. The addition of the 105 kW rooftop array in Option 2 would provide for more resiliency at this site, yielding an increased annual production of about 155,000 kWh. This would provide more available energy on average to recharge the battery during a grid outage, extending the duration of off-grid functionality for all loads connected to the solar and battery.

### Program Considerations

#### **The benefits of the Power Ready program are:**

- Back-up power system that provides power during outages (including Public Safety Power Shutoffs, natural disasters, rolling black outs)
- No up-front cost and no increase to annual energy bills for participating
- Reduced harmful emissions associated with back-up diesel generators
- The solar contractor handles all operations and maintenance
- Enhanced grid resilience that helps to prevent grid emergencies

#### **Potential drawbacks of the Power Ready program are:**

- The City does not own the microgrid
- The City does not receive any financial savings to the Civic Center's day-to-day electricity costs
- The City controls the cycling of the battery only during grid outages, not during normal operations
- Terms of the MOU require the City to provide the third-party solar developer selected by CPA with a no-cost lease for 20 years, which could limit the City's use of the property
- There will be significant impacts to the aesthetics of the Civic Center

## Next Steps & Process

CPA has asked all participating member agencies to execute the MOU by the end of June. The MOU signifies the member agencies intent to participate in the Power Ready program, which enables CPA to solicit bids through an RFO process for all sites together making it possible for CPA to get cost effective bids from a developer than if agencies were to undertake this individually.

Details on the proposed Civic Center solar photovoltaic carport structure and the battery energy storage system will be developed through contractor bids from the RFO process. By entering the MOU, however, the City only agrees to negotiate reasonably with the contractor- details of the construction are part of the negotiation. *If the City is not able to reasonably negotiate a site lease agreement, then the MOU can be terminated without liability.* The project will go through entitlements and permitting process, and any disruption or displacement of parking due to installation will be addressed in the site lease agreement that is negotiated with the contractor after the RFO. When the site lease agreement is executed, it replaces the MOU, and the solar contractor can break ground on the project. A tentative timeline is listed below:



**FISCAL IMPACT/SOURCE OF FUNDING:**

CPA's Power Ready program is offered as a community benefit to the City at no additional cost. CPA charges participating sites a special rate that is equal to or less than what the member would have paid without the system.

**REQUESTED ACTION:**

Staff recommends that the City Council consider entering into a Memorandum of Understanding (MOU) with Clean Power Alliance (CPA) to participate in the Power Ready Program to install solar and battery storage at the Calabasas Civic Center.

**ATTACHMENTS:**

1. Memorandum of Understanding (MOU) with Clean Power Alliance (CPA) to participate in the Power Ready Program
2. Power Ready Program Calabasas Civic Center Configuration – Option 1
3. Power Ready Program Calabasas Civic Center Configuration – Option 2
4. CPA Power Ready Program Fact Sheet