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Title: Adopt a Resolution to Approve and Authorize the City Manager to Execute a Cost-Neutral License Agreement with East Bay Community Energy, a Joint Powers Authority, for Installing, Operating, and Maintaining Electric Vehicle Fast Charging Stations at Multiple City of San Leandro Municipal Facilities

Sponsors: Debbie Pollart

Indexes:

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Attachments: 1. A - Reso Cost-Neutral License Agreement with East Bay Community Energy, 2. B - EBCE Master Site License Agreement

Date	Ver.	Action By	Action	Result
6/5/2023	1	City Council	Received and Filed	Pass

Adopt a Resolution to Approve and Authorize the City Manager to Execute a Cost-Neutral License Agreement with East Bay Community Energy, a Joint Powers Authority, for Installing, Operating, and Maintaining Electric Vehicle Fast Charging Stations at Multiple City of San Leandro Municipal Facilities

COUNCIL PRIORITY

- Infrastructure
- Sustainability & Resiliency
- Community & Business Development

SUMMARY

The proposed master site license agreement will allow East Bay Community Energy (EBCE), a Joint Powers Authority, to install, operate, and maintain Direct Current Fast Chargers (DCFC) to fuel electric vehicles (EV) at multiple municipal facilities. As shown in Exhibit A of the master license agreement, EV-only parking stalls will be assessed for feasibility, and may be installed at one or more parking lots or garages. EBCE's standard project design is a minimum of 10-dual port DCFCs at each project site. However, EBCE's feasibility assessments may reveal that size and volume of chargers at certain specific sites may need to be modified based on available parking stalls and electrical capacity at the site. All DCFCs will be available for use by the public, via payment of dynamic rates that will vary over time based on market conditions. EBCE will pay for the installation, operation, maintenance, and electricity costs. This agreement allows EBCE to operate these EV fast chargers and associated electrical equipment on City of San Leandro (City) property for 15 years.

RECOMMENDATIONS

Staff recommends the City Council adopt a resolution to approve and authorize the City Manager to execute a license agreement with East Bay Community Energy, a Joint Powers Authority of which the City of San Leandro is a member agency, for installing, operating, and maintaining electric vehicle fast chargers at multiple municipal facilities at no cost to the City.

BACKGROUND

Vehicle electrification is an important strategy for air quality improvement and is identified as a priority action item in San Leandro's adopted Climate Action Plan (CAP). Cars and trucks burning gasoline and diesel fuels presently create most of San Leandro's local greenhouse gas emissions (GHG), as well as other air pollutants. To reduce the pollution impacts of vehicles, the CAP notes that it is incumbent upon the City to assist as many of San Leandro's residents as possible to move around without the use of fossil-fuel burning vehicles. Active transportation (walking and biking) and public transportation are top priorities. For those who must use vehicles, electrification of such vehicles is a key element in the City's ongoing efforts to reduce carbon emissions.

Electric vehicles (EVs) also reduce lifetime utilization expenses for drivers, contributing to increased financial security and boosting local energy independence. To encourage consumer adoption of EVs within the City of San Leandro, the CAP notes that EV charging infrastructure should be strategically deployed to ensure that all residents, including renters, have equitable access to the benefits of EVs in the near term. The deployment of new charging infrastructure in San Leandro will tap into EBCE's clean electric grid, leveraging carbon free renewable energy as the transportation fuel to generate improved public health outcomes.

The City of San Leandro is a member agency of EBCE, a Joint Powers Authority (JPA) formed in 2016 pursuant to California Government Code Section 6500 et seq., to become the default Load Serving Entity (or public power provider) in Alameda County. EBCE currently serves the County of Alameda, and each of the following cities incorporated therein: Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, Tracy (San Joaquin County), and Union City. In total, EBCE meets the electricity needs of over 60,000 commercial and industrial accounts and offers service to all residential accounts, representing 1.7 million people. In 2022 the City of Stockton (San Joaquin County) also joined EBCE's JPA.

In addition to serving as the public power provider, EBCE is tasked with development and management of energy-related climate change programs that help local government JPA members, like the City of San Leandro, achieve their greenhouse gas reduction goals faster. Through its Local Development Business Plan, EBCE is strategically developing distributed energy resource solutions, including deploying a network of EV fast charging infrastructure, that will provide net benefits to EBCE's customers and local government JPA member agencies.

Vehicle electrification and development of associated charging infrastructure are the subject of state, regional, and local goals for climate action and air quality improvement. In 2020, Governor Newsom signed Executive Order N-79-20, which mandates 100 percent of new in-state light duty passenger vehicle sales to be zero-emission by 2035. Preceding N-79-20, Governor Brown's Executive Order B-48-18 established a target of 5 million zero emission vehicles statewide by 2030 and directed California to install 250,000 EV chargers, including 10,000 fast chargers, to support 1.5 million EVs statewide by 2025.

There are more than 1.1 million light-duty passenger cars and trucks registered to drivers in Alameda County. Plug-in electric vehicles account for just 5 percent of this total vehicle registration portfolio (approximately 57,000 EVs). To achieve the state's zero-emission vehicle adoption goals, this figure will need to increase to approximately 360,000 light-duty EVs by 2030. To ensure sustained growth in the EV market, the California Energy Commission (CEC) has estimated that 645 to 1,740 publicly available EV fast chargers are needed throughout Alameda County to ensure driver confidence in convenient charging infrastructure. According to the information provided on the CEC's website, there are under 400 EV fast chargers in Alameda County today. Furthermore, the gap in access to charging infrastructure is not experienced equally among residents of the County.

EBCE has conducted a detailed analysis to understand home charging access and identified critical disparities that will hinder widespread EV adoption and, therefore, the ability to achieve California's zero-emission vehicle goals. Using data derived from the Department of Motor Vehicles, the County Assessor's office, and online real estate websites, EBCE's analysis identified the following information:

- 47% of all residents in Alameda County are renters
- 90% of all multi-family housing properties (5+ units) are over 50 years old
- To date there has been a de minimis level of electric vehicle adoption among multi-family housing residents

Due to the vintage of multi-family housing properties, electrical capacity upgrades will be needed across the County's building portfolio to support electric vehicle charging. These upgrades are the property owner's responsibility to fund and coordinate (i.e. not the tenants' responsibility), representing a key barrier to deploying lower-level charging to enable at-home charging for these residents. In the absence of additional action, these upgrades will not occur quickly enough, nor at the scale needed to meet the state's goals.

A not-for-profit public agency like EBCE has a critical role to play in addressing the installation of EV charging infrastructure to meet the needs of residents. To that end, EBCE is partnering with the City to install, maintain, and operate EV fast charging stations on municipal properties that are available to the public 24 hours a day, seven days a week. Siting EBCE's EV fast chargers at municipal facilities will result in infrastructure that is convenient, accessible, reliable, highly utilized, and equitable for all users, including renters in San Leandro's multi-family housing developments. This public-public partnership approach will ensure a wide spectrum of San Leandro's residents can join and benefit from the transition to EVs and will support the City's efforts to achieve its climate action goals. The 2017 greenhouse gas (GHG) inventory showed that transportation emissions account for 60% of San Leandro's community emissions, so EV infrastructure deployment will help to reduce these emissions.

The EV fast chargers that would be installed through this agreement will provide much more capacity than standard Level 2 chargers, enabling drivers to refuel in under an hour. Electrical equipment for the EV fast chargers will be located in municipal facility surface parking lots and/or garages. This equipment may include new PG&E transformers, electrical switchgear, and panels. EBCE will coordinate the installation of required transformers with PG&E and EBCE will have their own meters that serve the EV fast chargers. EBCE will also be billed directly for all electricity costs, with end users paying for the electricity used at the charging stations via credit card or an electronic mobile application. All EV fast chargers will be powered by EBCE's Renewable 100 electricity product. In

exchange for this service, the City is allowing EBCE to occupy City property at no cost.

Once operational, the project will become a resource for residents and visitors alike and a major step in achieving San Leandro's Climate Action Plan goals.

Analysis

In collaboration with City staff, EBCE will scope one or more projects with the goal of deploying a minimum of ten dual-port 150 kilowatt (kW) DCFCs in up to 23 EV only charging stalls. Each DCFC will be capable of powering two charging stalls. The capacity of the DCFC equipment may change in the final project design (higher capacity, not lower). The number of parking stalls available for project development may also change in the final project design. At least two, and possibly more, of the charging stalls will be accessible to accommodate vehicles used by those with disabilities, in conformance with the Americans with Disabilities Act (ADA).

EBCE will assess the feasibility of locating EV fast charging infrastructure at one or more of the municipal facilities listed in Exhibit A. Feasible project sites will include the following strategic attributes:

- Located in an area with a dense concentration of multifamily housing units
    - EBCE has found to date extremely low overlap in EV adoption by renters in multifamily housing based on Department of Motor Vehicle registration data.
    - There are over 2,000 multi-family housing properties (~27,000 total housing units; 5,000 of which are affordable units and specifically serve low-income renters) within a 5-mile radius of downtown San Leandro.
- Municipal parking lots and/or garages must be adjacent to or within easy walking distance to driver amenities like cafés, restaurants, shopping, other retail, entertainment, banks, etc.
- Municipal parking lots and/or garages will be accessible 24/7 with no fee to park during the EV fast charging session.

Additionally, EV's can be a powerful tool for social equity. They reduce pollution associated with private automobile use and reduce lifetime driving expenses through lowered fueling and maintenance costs. Moreover, the "secondary market" of used EV's is growing rapidly. This market will make EV purchases more accessible to drivers - but only if those residents are confident that they can reliably charge their vehicles. Public charging amenities are therefore needed, particularly in areas of San Leandro that presently have limited access to EV charging infrastructure.

Current Agency Policies

- *Climate Action Plan Policy: Transportation Electrification (TE-2): EV Charging Stations*

Previous Actions

A separate CSA with EBCE for the California Energy Commission grant funded installation of 24 EV fast chargers at the San Leandro Main Library was approved by the City Council on November 11, 2022.

Permits and/or Variances Granted

Projects determined feasible by EBCE, and City staff, will go through a design engineering phase led by EBCE. EBCE will follow all City Building & Safety permit requirements associated with the construction of the EV fast charging infrastructure.

Summary of Public Outreach Efforts

Once installed, EBCE and the City will advertise the availability of the EV fast chargers through numerous communications channels and events including EV101 workshops at the Main Library. These events will connect attendees to resources to help with buying/leasing an EV. EBCE will also inform the community through its communication channels including direct emails to electricity customers (e.g., multifamily residents, single family residents, multi-family property owners and nearby employers). EBCE will also coordinate with the Air District's *Clean Cars for All* program on outreach to income eligible residents about grants to help them transition to a new or second life EV.

Legal Analysis

The proposed License Agreement was reviewed and approved as to form by the City Attorney's Office.

Financial Impacts

This license agreement with EBCE will allow a valuable service to be provided to the public at no cost to the City. Through the Project, EBCE will fund the installation and ongoing operation and maintenance of the electric vehicle fast charging infrastructure. The City will provide EBCE access to the parking lot of the Main Library to deploy the electric vehicle fast chargers at no cost for a term of 15 years. Staff time is needed to coordinate the agreement with EBCE, collaborate with EBCE on the Project design, and for approval of the construction work required to install the electric vehicle charging stations. These efforts are all within existing available staff capacity.

ATTACHMENTS

- ***Attachment A****: Resolution*
- ***Attachment B****: EBCE Charging Station Master License Agreement*

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