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CPA POWER READY: SOLAR & ENERGY STORAGE AT JOSLYN

JUNE 21, 2022



RECOMMENDATION

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Consider adopting a resolution to initiate a Memorandum of Understanding (MOU) with Clean Power Alliance (CPA) to participate in the Power Ready program to install solar and battery storage at a critical community facility.



Representative Image of a Solar Carport



BACKGROUND

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- Clean Power Alliance is a public entity formed through a Joint Powers Authority (JPA)
- 32 public agencies
- Manhattan Beach joined in 2017
- Manhattan Beach on CPA Board of Directors



POWER READY OVERVIEW

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- ⚡ Resiliency program where CPA member agencies have the opportunity to host a solar powered battery storage system at a facility that provides a critical community or municipal function in times of an outage.



- ⚡ Batteries can be discharged at peak times to provide more cost-effective electricity prices for CPA customers.
- ⚡ During outages, MB will get the benefit of islanded backup power.



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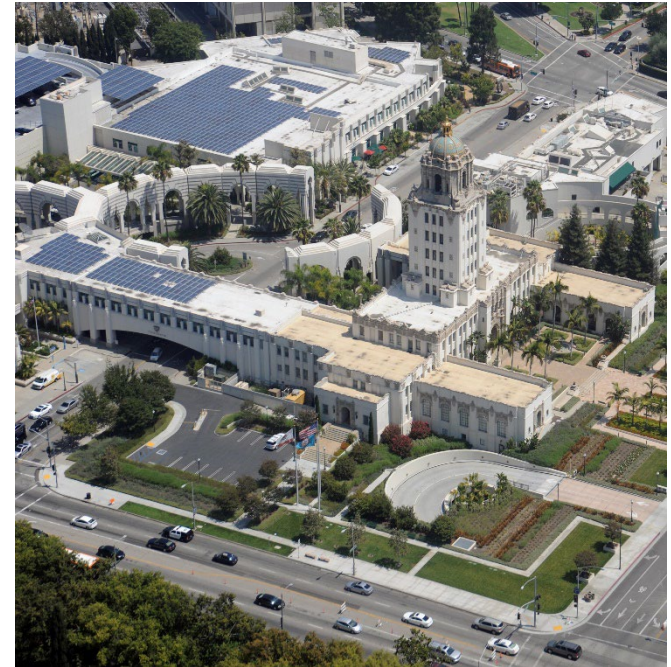
- ⚡ Public Safety Power Shutoff (PSPS) events
- ⚡ Increased summer grid emergency events
- ⚡ Increased wildfire threat and severity
- ⚡ Backup power systems at critical facilities are often lacking
 - If present, typically rely on diesel generators that contribute to GHG emissions and poor air quality.



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- ⚡ CPA conducted request for information (RFI) to local governments
- ⚡ Responses included interest in solar-powered energy storage systems at critical community facilities
- ⚡ CPA intends to help member agencies achieve energy resiliency with critical facilities during power outages



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Power Ready Benefits

City of Manhattan Beach	CPA	Community
• Host a turnkey clean backup power system that provides islanded power during outage • No up-front cost and no monthly bill increase • Backup power to support critical loads in an outage • The developer handles all operations and maintenance	• Offers CPA opportunity for demand side management/demand response • Lowers procurement costs during most expensive hours • Delivering public goods programming	• Systems contribute to enhanced grid resilience • Community gets the benefits of a resilient critical facility during an outage • Reduced local emissions associated with diesel generators



PROCESS

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MB asked to submit top five
candidate sites (2021) →
EcoMotion reviewed sites (2021-2022) →
Optimal site selected for MB (2022)

TODAY

Local governments execute a Memorandum of Understanding (MOU) to confirm participation in the program →

CPA issues Request for Offers (RFOs) and selects developer →

Solar developer negotiates with local governments on site lease agreement →

CPA executes a solar Power Purchase Agreement (PPA) with developer to own, construct, operate, and maintain systems →
Installations tentatively begin in 2023



Representative Image of a Solar Carport



MOU TERMS

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- 5 years, but can be extended
- Either party can terminate MOU prior to RFO issuance
- *Solar+Storage System Operation:*
 - CPA selects Developer to construct, install, operate, and maintain system
 - Financed by a Power Purchase Agreement ("PPA") between CPA and the Developer
 - Developer will own the Solar+Storage System; the City will have opportunity to purchase at the end of the lease
 - Developer responsible for the maintenance
 - Generates energy and charges the Solar+Storage System during power outages



MOU TERMS

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- *City's Obligations:*
 - *Ownership:* City grants permission for use of the Site as part of the Power Ready Program, to continue until at least 2045
 - *Site Lease:*
 - City agrees to enter into a Solar+Storage Site Lease Agreement with the Developer for up to 20 years
 - City will negotiate in good faith to come to reasonable terms with the Developer
 - *Cooperation:* City will cooperate with the Developer to secure necessary approvals to develop the Solar+Storage System at the Site; however, nothing in the MOU constitutes approval of development of the Solar+Storage System
 - City agrees that the Site will continue to serve a critical community function for the Term of the MOU.



MOU TERMS

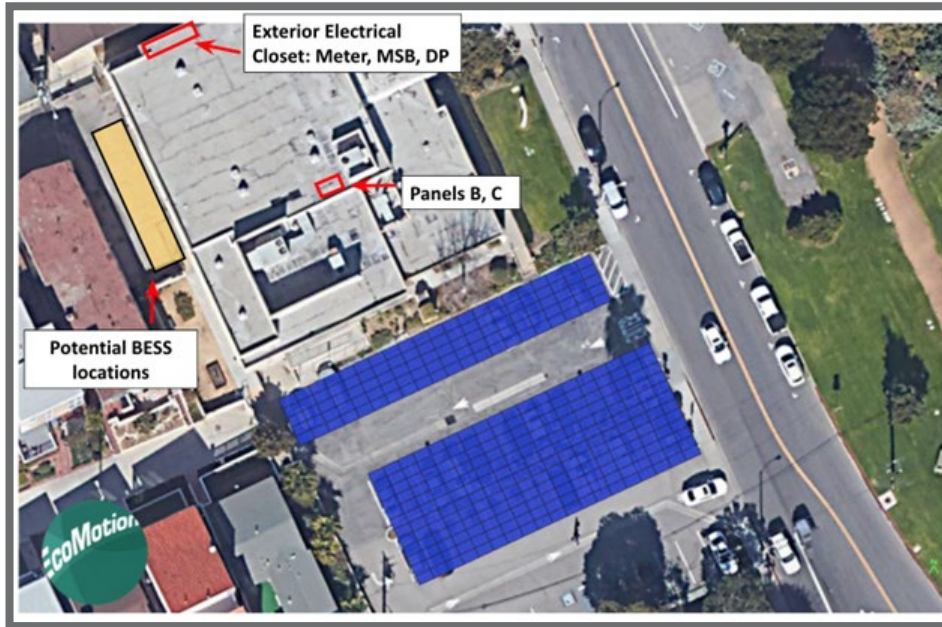
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- *Project Development.*
 - Developer enters a Site Lease Agreement with City
 - Developer receives all necessary permits and approvals
 - Developer constructs the Solar+Storage System at the Site
- *Billing:*
 - City will pay CPA for electric service at the Site under CPA's future Power Ready Rate Structure, which will be developed prior to the City's execution of the Site Lease.
 - The future Power Ready Rate Structure will be equal to or less than the amount charged to the City annually under same rate structure (non-CPA participation).



JOSLYN COMMUNITY CENTER

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- ⚡ Site: Joslyn Community Center
- ⚡ Critical Use Case: Gathering place and shelter for community members left without power
- ⚡ Solar Potential: 133 kW (~55% of site's annual load)
- ⚡ Storage Potential: 142kW / 568 kWh

- City staff, CPA, and EcoMotion identified Joslyn as MB's priority site for Power Ready.
 - sufficient power load to offset with solar and storage in order to create optimal value
 - parking lot space to install solar carport



SOLAR CARPORTS

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Representative Images of Solar Carports



PUBLIC DISCUSSION & OUTREACH

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- February 15, 2022
 - City Council discussion of Power Ready MOU
 - No public comments
 - City Council directed staff to notice all addresses within 1,000 feet of Joslyn
- March-April 2022
 - 1,000+ postcards mailed to addresses within 1,000 feet
 - Ads in local papers

CLEAN POWER ALLIANCE AND THE CITY OF MANHATTAN BEACH

JOSLYN SOLAR INFO SESSION

Potential solar panels and energy storage at the Joslyn Community Center

**JOSLYN COMMUNITY CENTER
SOLAR INFO SESSION**

Join the Clean Power Alliance (CPA) and the City to learn about CPA Power Ready, a potential new community resiliency program to provide solar panels and energy storage at the Joslyn Community Center and parking lot.

**APRIL 4, 2022
6:00 PM**

**ZOOM OR IN-PERSON AT
JOSLYN COMMUNITY CENTER**
1601 N. Valley Dr.
Manhattan Beach, CA 90266

For more information, please visit
www.manhattanbeach.gov/cleanpoweralliance

CPA 
CLEAN POWER ALLIANCE



PUBLIC OUTREACH

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CLEAN POWER ALLIANCE AND THE CITY OF MANHATTAN BEACH CITY COUNCIL MEETING ITEM: SOLAR PANELS & ENERGY STORAGE AT JOSLYN COMMUNITY CENTER



Manhattan Beach City Council will be considering entering into a Memorandum of Understanding with the Clean Power Alliance (CPA) for a potential new community resiliency program, Power Ready, to provide solar panels and energy storage at the Joslyn Community Center and parking lot.

JUNE 21 2022

6:00 PM

**ZOOM OR IN-PERSON AT
CITY HALL COUNCIL CHAMBERS**

1400 Highland Avenue, Manhattan Beach, CA 90266

For more information, please visit
www.manhattanbeach.gov/cleanpoweralliance



- April 4, 2022
 - Public information session
 - Hybrid-format
 - 3 participants in person, 3 on Zoom
 - Questions from the public centered on installing solar and energy storage at homes to increase resiliency
- April-June 2022
 - Information session recording posted to City's website
- June 2022
 - Sent out 2nd round of 1,000+ postcards to all addresses within 1,000 feet



POLICY ALTERNATIVES

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1. No action means the City would not participate in the Power Ready program.
2. Adopt resolution approving MOU for a CPA-owned islanded solar and battery storage system to generate solar energy throughout the year, and to provide the Joslyn center with uninterrupted power during power outages.



NEXT STEPS & TIMELINE

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TODAY



NEXT STEP

Following MOU approval, CPA would begin the RFO process to select a contractor. The contractor would then initiate a site lease agreement process with the City, notwithstanding that the City would be able to withdraw if issues cannot be resolved during the site lease agreement process.

