



COUNTY of VENTURA

GENERAL SERVICES AGENCY
David J. Sasek, P.E.
Agency Director

Craig Clutts, P.E., CEM
Chief Deputy Director
Facilities & Materials

Cliff Chroust, C.P.P.O.
County Chief Procurement Officer
Deputy Director

Greg Bergman, C.P.A.
Administrative Services Director

Christopher Melton, M.L.T.M.
Fleet Services Deputy Director

J. Colter Chisum, P.E.
Parks Department Deputy Director

February 28, 2023

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Public Hearing Regarding Two Proposed Energy Services Agreements with Swell Services, Inc. to Provide Battery Energy Storage Systems at Fire Station 42 in Moorpark and Fire Station 43 in Simi Valley; Adoption of a Resolution Making Approval Findings on Energy Savings Pursuant to Government Code Section 4217.10 et.seq., Approving the Agreements and Authorizing the General Services Agency Director, or his Designee, to Execute, Administer and Make Certain Changes to the Agreements with County Counsel Approval as to Form and Legal Sufficiency; Finding that the Projects are Categorically Exempt from California Environmental Quality Act Evaluation.

RECOMMENDATIONS:

1. Conduct a Public Hearing to hear and consider all oral and written comments, if any, concerning the proposed Energy Services Agreements with Swell Services, Inc. attached hereto as Exhibits 2 and 3 (Agreements) for the installation and operation of Battery Energy Storage Systems at Ventura County Fire Station 42 in Moorpark and Fire Station 43 in Simi Valley.
2. Upon conclusion of the hearing, adopt the resolution attached hereto as Exhibit 1 making the requisite project approval findings on energy savings pursuant to Government Code section 4217.10 et. seq., approving the Agreements, and authorizing the General Services Agency (GSA) Director or his designee to sign, administer and make certain changes to the Agreements with County Counsel approval as to form and legal sufficiency (Exhibits 2 and 3).
3. Find that the project is categorically exempt from California Environmental Quality Act (CEQA) evaluation under CEQA Guidelines section 15303, and that no exceptions to the exemption apply.

FISCAL/MANDATES IMPACT:

There are no County costs associated with this Board item.

BACKGROUND:

The California Public Utilities Commission has authorized \$1 billion through 2024 for the Self-Generation Incentive Program (SGIP) in preparation for wildfire season and public safety power shutoffs (PSPS). This funding is prioritized for communities that have high fire threats or that have experienced two or more PSPS events. The SGIP is currently offering rebates specifically for installation of battery energy storage systems (BESS) at these sites. Swell Services, Inc. will manage the procurement, planning and installation of the batteries, as well as the day-to-day operation.

DISCUSSION:

PSPS events and wildfires have caused major operational challenges to the Ventura County Fire Department, especially in the east county area. These challenges are increased when individual fire stations are impacted by power shutoffs. The BESS will increase the resiliency of the fire stations, reducing the impact of the power shutoffs and providing a reliable source of power while the existing generators start and transfer the load. Additionally, systems will be utilized to reduce the peak hours cost of purchasing power from the utilities.

At Fire Station 42 in Moorpark, the proposed size of the battery is 60 kW with a capacity of 264 kWh. The estimated power should meet the needs of the station for approximately 4.4 hours during a utility shutdown. The estimated incentive is \$252,000. Estimated annual utility savings is \$2,901.

At Fire Station 43 in Simi Valley, the proposed size of the battery is 60 kilowatts (kW) with a capacity of 256 kilowatt-hours (kWh). The engineering estimate is that the BESS would meet the needs of the whole station for just over four hours in the event of a shutdown of utility power. The estimated incentive for the system is \$248,034. The estimated annual utility savings of this system is \$3,768.

This agreement is subject to California Government Code Sections 4217.10-4217.18 which were enacted in 1984 to assist public agencies in expediting and financing energy conservation measures. Pursuant to section 4217.12, local agencies are provided flexibility in their contracting method for energy service agreements if its governing body determines at a regularly scheduled public hearing, public notice of which is given at least two weeks in advance, the following findings:

1. The anticipated cost to the County for electrical energy or conservation services provided by the energy storage systems at the Project sites will be less than the anticipated marginal cost to the County of electrical or other energy that would have been consumed by the County in the absence of those purchases; and,

2. It is in the best interest of the County to enter into the energy services agreement to implement energy-related cost savings and energy conservation improvements to County owned facilities.

As stated above, GSA estimates the County will save \$65,000 in net energy cost savings over the term of the Agreement. It would therefore be in the County's best interests to enter into the energy services agreement and terms and conditions with Swell Services, Inc. GSA recommends your Board adopt the resolution making the requisite approval findings pursuant to Government Code section 4217 et. seq., approving the Agreements, authorizing the GSA director or designee to sign and administer the Agreements, and authorizing the GSA Director or his designee to make changes to the Agreements that are consistent with the stated intent of the Agreements, do not result in the loss of any income to the County, and do not subject the County to additional costs. The resolution would also find the project to be categorically exempt from CEQA under CEQA Guidelines section 15303 (for small new equipment and facilities) and that no exceptions to the exemption apply. GSA will file the notice of CEQA exemption with the County Clerk-Recorder following approval by your Board.

In compliance with legal notice requirements, GSA provided public notice of the public hearing on the proposed Agreement prior to February 14, 2023, providing the date, time and location of the public hearing.

This item has been reviewed by the County Executive Office, the Auditor Controller's Office, and County Counsel.

If you have any questions regarding this item, please contact Craig Clutts, Chief Deputy Director, GSA at (805) 654-3806.



David J. Sasek, P.E.
Director

Exhibit 1 – Swell Resolution
Exhibit 2 – Swell Contract for Fire Station 42
Exhibit 3 – Swell Contract for Fire Station 43
Exhibit A – Resolution Exhibit A
Exhibit B – Resolution Exhibit B

ec: Craig Clutts, Chief Deputy Director, General Services Agency
Mike Duncan, Energy Manager, General Services Agency
David Kirby, Facility Manager, Ventura County Fire Department