LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.10**

DATE: September 14, 2026

TO: Honorable Mayor and City Council

FROM: Brandon Cardwell, Innovation and Economic Development Director

SUBJECT: Resolution authorizing the execution of a charging station lease agreement with IONNA LLC (IONNA) for the installation and operation of electric vehicle charging stations on a portion of real property located at 1082 East Stanley Boulevard and finding the project exempt from the California Environmental Quality Act.

RECOMMENDED ACTION

Staff recommends that the City Council adopt a resolution:
(1) Finding that issuance of the Lease and the installation, maintenance, and operation of electric vehicle chargers and ancillary items are exempt from the California Environmental Quality Act pursuant to CEQA Guidelines sections 15301, 15303, and 15061(b)(3);
(2) Authorizing the execution of the Lease with IONNA LLC;
(3) Designating the City Manager, or her designee, to administer the Lease and to consent to anything requiring City approval; and
(4) Authorizing the City Manager, or her designee, to take all necessary and appropriate actions to carry out the purpose and intent of the resolution, including making non-substantive changes to the Lease to facilitate recording with the Alameda County Clerk Recorder's Office.

SUMMARY

Staff recommends approval of a lease agreement with IONNA for the installation and operation of public electric vehicle fast-charging stations at the City-owned property located at 1082 East Stanley Boulevard (Attachment 1). Under the agreement, IONNA will install, operate, and maintain the charging facilities and reimburse the City for associated utility costs. The lease will generate ongoing General Fund revenue while expanding public access to fast-charging infrastructure and supporting the City's sustainability and economic development goals.

The project is exempt from the California Environmental Quality Act (CEQA) because the City Council, after considering the written record and any public comments and based on its independent judgment, finds that issuance of the Lease and the related installation, maintenance, and operation of electric vehicle chargers and ancillary items are: (a) categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities), as the project consists of a minor alteration of an existing public parking lot

and the installation of electric vehicle chargers and associated infrastructure constitutes a negligible expansion of the existing use; (b) categorically exempt pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), because the project involves the construction and location of limited numbers of new small facilities and none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply; and (c) exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment.

DISCUSSION

IONNA is a national EV charging provider focused on expanding fast-charging networks in regions with growing electric vehicle adoption. The East Stanley Boulevard site has been identified as a suitable location for Level 3 chargers based on site accessibility, electrical capacity, and proximity to major transportation corridors. The property was previously included in the City of Livermore's (City) Charging Station Master License Agreement with Ava Community Energy. The property was removed from that agreement effective July 1, 2026, allowing the City to pursue a separate agreement with IONNA for development and operation of charging facilities at the site.

Under the proposed lease agreement, IONNA will be responsible for installing, operating, and maintaining all equipment associated with the Level 3 EV chargers. Utility costs attributable to the charging stations will be separately metered or otherwise reimbursed by IONNA in accordance with the lease. The agreement is for a base term of 10 years beginning when the charging stations become operational, with one five-year extension option, providing a long-term framework for ensuring reliable service and ongoing investment in charger performance while minimizing fiscal impact to the City. The City will retain control of the site and may benefit from increased visitor activity and long-term infrastructure improvements.

The project has undergone preliminary site feasibility review, and installation of Level 3 chargers at this location is consistent with the City's adopted sustainability and transportation strategies. These chargers will support regional EV adoption, improve charging access for community members without home-charging capability, and advance the City's climate and economic development goals. Approval of this resolution will authorize execution of the lease agreement and allow IONNA to proceed with project scheduling, permitting, and installation.

The project is exempt from the California Environmental Quality Act (CEQA) because the issuance of the Lease and the related installation, maintenance, and operation of electric vehicle chargers and ancillary items are: (a) categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities), as the project consists of a minor alteration of an existing public parking lot and the installation of electric vehicle chargers and ancillary items constitutes a negligible expansion of the existing use; (b) categorically exempt pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), because the project involves the construction and location of limited numbers of new small facilities and none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply; and (c) exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment.

FISCAL & ADMINISTRATIVE IMPACTS

Execution of the lease agreement with IONNA will generate new, ongoing revenue for the City's General Fund. Under the terms of the agreement, IONNA will pay the City $315 per EV stall per month, increasing by three percent on July 1 of each year of the agreement.

COMMUNITY PILLAR

3: Environmental Stewardship

GOAL

1: Lead efforts to implement the updated Climate Action Plan in collaboration with internal and external partners.

ATTACHMENTS

1. Location Map
2. Resolution
3. Exhibit A - Lease Agreement

Prepared by: Erica Ledesma
Senior Management Analyst

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director