From: Erin Takata
To: pbscommissions
Cc: Stephanie Loucas; Brian Madigan; Russell Ford
Subject: Intro to Renewable Properties and Redemeyer Solar (Mendo PC <> RP)
Date: Tuesday, June 18, 2024 2:50:28 PM
Attachments: 1.0 RPCA Redemeyer Project Narrative rev5 230628 FINAL.pdf
2.0 RPCA Redemeyer Use Permit Site Plan rev6 6.28.23.pdf

Mendocino Planning Commission,

I hope this email finds you well. I wanted to take a moment to introduce myself, my company, and the "Redemeyer Road Solar + Storage" project we are proposing to construct in unincorporated Mendocino County (site plan and project narrative attached). I understand you are a Mendocino Planning Commission member, and I believe it would be beneficial for us to become acquainted.

Renewable Properties specializes in developing and investing in small-scale utility solar projects throughout the United States. We are headquartered in San Francisco, and we are dedicated to reducing the nation's dependence on fossil fuels through the development of renewable energy. As part of this mission, we actively engage with the communities in which we operate, striving to be responsible community members and neighbors.

For background, we submitted our land use application for the project on June 29, 2023. We have secured site control, an interconnection agreement, and a Power Purchase Agreement with Sonoma Clean Power as part of their EverGreen program. As you are likely aware, the EverGreen program is SCP's local initiative to procure 100% local renewable energy supply in Sonoma and Mendocino Counties. It stands as California's pioneering program offering 24x7 100% local, renewable power.

Over the past year, we have been coordinating with various departments at Mendocino County, and have worked closely with our planner, Russell Ford, to publish the IS/MND on May 28th. I am more than happy to provide additional details about Renewable Properties and/or the small-scale Redemeyer Road Solar project. In general terms, some of the local benefits of the project will include increased grid reliability, job creation, community investment, emission-free energy, and contribution to the reduction of our country's dependence on fossil fuels. Climate change is a global challenge that demands local solutions.

Please let me know of the best way to contact you directly to schedule a call or Zoom meeting. I would welcome the opportunity to discuss this exciting project with you all in detail.

Once again, I hope all is well, and I look forward to connecting soon.

Thank you!
Erin

Erin Takata

RENEWABLE PROPERTIES
(M) 415-480-4217
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Renewable Properties, LLC
879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com

June 29, 2023

Steven Switzer
Mendocino County
Planner I, Planning and Building Services Department
860 North Bush Street
Ukiah, CA 95482

Dear Steven,

RE: Redemeyer Road Solar Project – Use Permit Application – Project Narrative

On behalf of RPCA Solar 10, LLC, we submit this letter as a description of the Redemeyer Road Solar + Battery Energy Storage (BESS) Project ("Project"). Renewable Properties held a Pre-Application Meeting with the County of Mendocino on March 17, 2023 and the project was assigned the following project number: U_2023-0008. The small-scale utility solar and storage generation project will be located on approximately 20 acres that spans three parcels: a 31.9-acre parcel (APN # 178-050-01-00), a 20-acre parcel (APN # 178-170-01-00), and a 45.61-acre parcel (APN # 178-170-02-00) north of the City of Ukiah in unincorporated Mendocino County. The Project is located off Redemeyer Road in Ukiah, CA and is comprised of undeveloped agricultural land. RPCA Solar 10, LLC, via its affiliate Wildcat Renewables, LLC, has entered into a long-term lease agreement with the property owner, Hooper Ranch, LLC, to facilitate the development and long-term operation of the Project.

The Project will generate up to a total of 4.0 megawatts (MW) alternating current (AC) (5.6 MW direct current (DC)) of clean, reliable solar energy when complete and will be equipped with a 4 MW energy storage system with a four-hour duration. The BESS will allow on site renewable energy generation to be stored and dispatched to the grid when needed. The Project will interconnect to PG&E's pre-existing electrical distribution system located on site. The power generated from this facility will be sold to PG&E through a long-term Power Purchase Agreement (PPA).

The Project will utilize approximately 10,287 solar modules and 32 string inverters to convert the sun's energy into usable, AC power. Single-axis tracking technology will be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers. The overall height of the array will be no more than 15-feet tall above ground surface.

Locally-sited energy storage systems, like the Project, improve the resiliency of the regional energy grid and increase the utilization of renewable energy resources by storing energy generated by the solar project during the day and discharging during peak demand hours.

We are excited to work with the County to advance this Project through the local review and approval process. Please let us know if you have any questions about our application. We look forward to your comments and a description of the review process and timeline ahead.

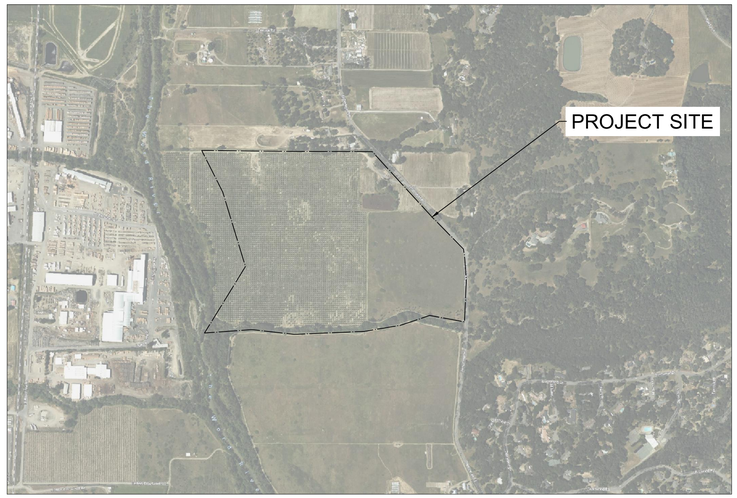
Sincerely,

RENEWABLE PROPERTIES

Stephanie Loucas
Chief Development Officer
415-710-3834

REDEMEYER ROAD SOLAR
REDEMEYER RD, UKIAH, CA 95482

AERIAL MAP VIEW



GENERAL PROJECT SCOPE OF WORK

DEVELOP NEW SOLAR PHOTOVOLTAIC ELECTRICAL GENERATING FACILITIES ON APPROXIMATELY 19.87 ACRES OF LAND. THE SOLAR POWER PLANT WILL BE A SINGLE AXIS TRACKER SYSTEM. THE ENTIRE SITE WILL HAVE MINIMAL EARTHWORK DISTURBANCE AND GRADING OPERATIONS WILL OCCUR MAINLY FOR INSTALLATION OF ACCESS ROADS AND EQUIPMENT PADS.

DC NAMEPLATE: 5,730.48 kW
AC RATING: 4,000.00 kW

SOLAR MODULE QTY & MODEL:
(10,612) VSUN VSUN540-144MH , 540W

INVERTER QTY & MODEL:
(32) SUNGROW SG125HV, 125kW

BESS MODEL:
(6) CATL ENERC ENERGY STORAGE CONTAINER, OP10852280

INDEX OF DRAWINGS

OWNER INFORMATION, PROJECT TEAM

OWNER OF RECORD: HOOPER RANCH, LLC

PROJECT APPLICANT: RPCA SOLAR 10, LLC

PROJECT ENGINEER: SEQUOIA ENGINEERING & DESIGN ASSOCIATES

ZONING DISTRICT: AG-40

GENERAL PLAN DESIGNATION: AG-40

CODES & REGULATIONS

WORK PERFORMED AND MATERIALS FURNISHED SHALL CONFORM TO THE APPLICABLE PUBLICATIONS AND STANDARDS OF THE ORGANIZATIONS LISTED BELOW:

NATIONAL
- 2018 INTERNATIONAL BUILDING CODE (IBC)
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
- NATIONAL ELECTRIC CODE, 2020 EDITION
- UNDERWRITERS LABORATORIES INV. (UL)
- US DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEATH ACT (OSHA)
- NFPA 704

STATE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- RULE 21 GUIDELINES
- CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT (CAL OSHA)

NOT FOR CONSTRUCTION, FOR IA DISCUSSION ONLY.

REVISIONS
3 PRELIM LAYOUT 06/19/23
2 PRELIM LAYOUT 11/01/22

RENEWABLE PROPERTIES
879 SANCHEZ STREET,
SAN FRANCISCO, CA 94114
PHONE (530) 518-7669
WWW.RENEWPROP.COM

SEDA
SEQUOIA ENGINEERING & DESIGN ASSOCIATES
575 LENNON LANE, SUITE 145
WALNUT CREEK, CA. 94598
PHONE (925) 891-4183
FAX (925) 954-1220
WWW.SEQUOIA-ENGINEERING.COM

PROJECT

REDEMEYER ROAD SOLAR
REDEMEYER RD,
UKIAH,
CA 95482
LAT: 39.182221°
LON: -123.190571°

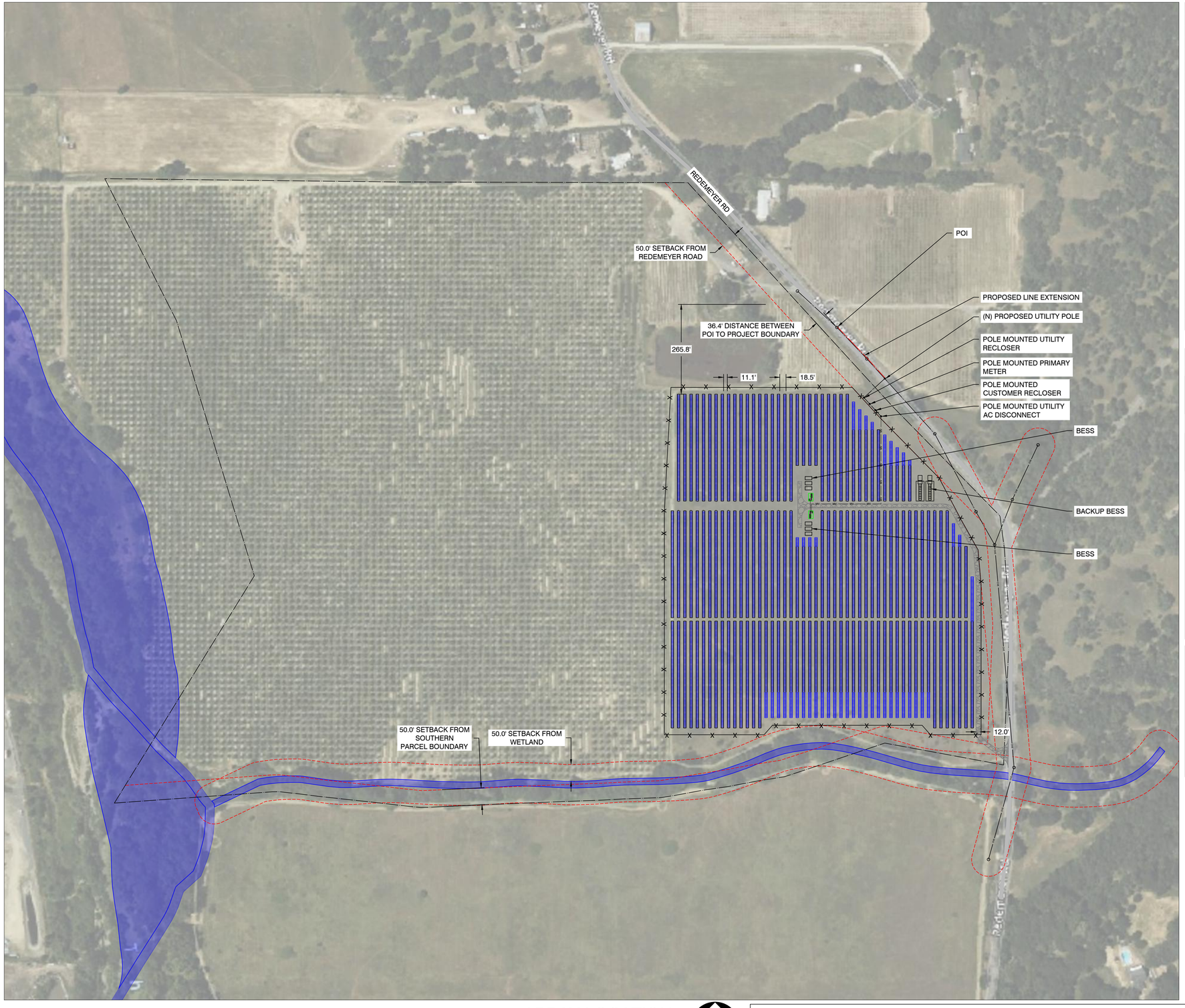
SHEET TITLE

COVER SHEET

SCALE: AS SHOWN
DRAWN:LR
DATE: 06/19/23

T-001

SHEET 1 OF 3



1 ARRAY LOCATION
SCALE:1"=150'

N

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SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	5,730.48 kW
SYSTEM SIZE AC	4,000.00 kW*
DC/AC RATIO	1.43
MODULE MANUFACTURER	VSUN
MODULE MODEL	VSUN540-144MH
MODULE RATING	540 W
TOTAL MODULE QTY	10,612
MODULES PER STRING	28
TOTAL NO. OF STRINGS	379
INVERTER MODEL	SUNGROW SG125HV
INVERTER RATING	125 kW
INVERTER QTY	32
STEP-UP TRANSFORMER	12kV 600V, (2) 2000kVA
RACKING	ATI HSAT
# OF 84 MODULE TRACKER ROWS	87
# OF 56 MODULE TRACKER ROWS	43
# OF 28 MODULE TRACKER ROWS	5
TILT ANGLE	0°
INTER-ROW SPACING	11.1'
PITCH	18.5'
GCR	40%
SITE AREA INSIDE FENCE	19.87 Ac
BATTERY ENERGY STORAGE SYSTEM (BESS)	
BESS MANUFACTURER	CATL
BESS DETAILS	4,000.00 kW*
POI BESS CAPACITY	16,000 kWh
* MAX SYSTEM OUTPUT @POI IS LIMITED TO 4.0MW	

LEGEND

- ATI 84 MODULE TRACKER ROW
- ATI 56 MODULE TRACKER ROW
- ATI 28 MODULE TRACKER ROW
- POWER STATION - (1) MV XFMR, (1) DAS, (1) WEATHER STATION, (3) BESS CONTAINERS
- SUNGROW 125kW STRING INVERTER
- BACKUP BESS
- 12' WIDE SITE ACCESS GRAVEL ROAD
- WETLAND
- (E) PUBLIC ROAD
- PROPERTY LINE
- PROJECT SITE SECURITY FENCE
- SETBACK
- (E) OH LINES
- MV CABLE

GENERAL NOTES

1. REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
2. INSTALLATION TO COMPLY WITH NEC 2020 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS.
3. EQUIPMENT SHALL BE LABELED PER NEC 690 AND UTILITY REGULATIONS.
4. 12' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
5. DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.

REVISIONS

3	PRELIM LAYOUT	06/19/23
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SHEET TITLE

SITE PLAN

SCALE: AS SHOWN
DRAWN:LR
DATE: 06/19/23

PV-100

SHEET 2 OF 3