

Redemeyer Road Solar Project

U_2023-0008

Ukiah, CA

Planning Commission Hearing

July 3, 2024



**RENEWABLE
PROPERTIES**

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*Byron Hot Springs Road Solar
Contra Costa County, CA*

Solar Overview

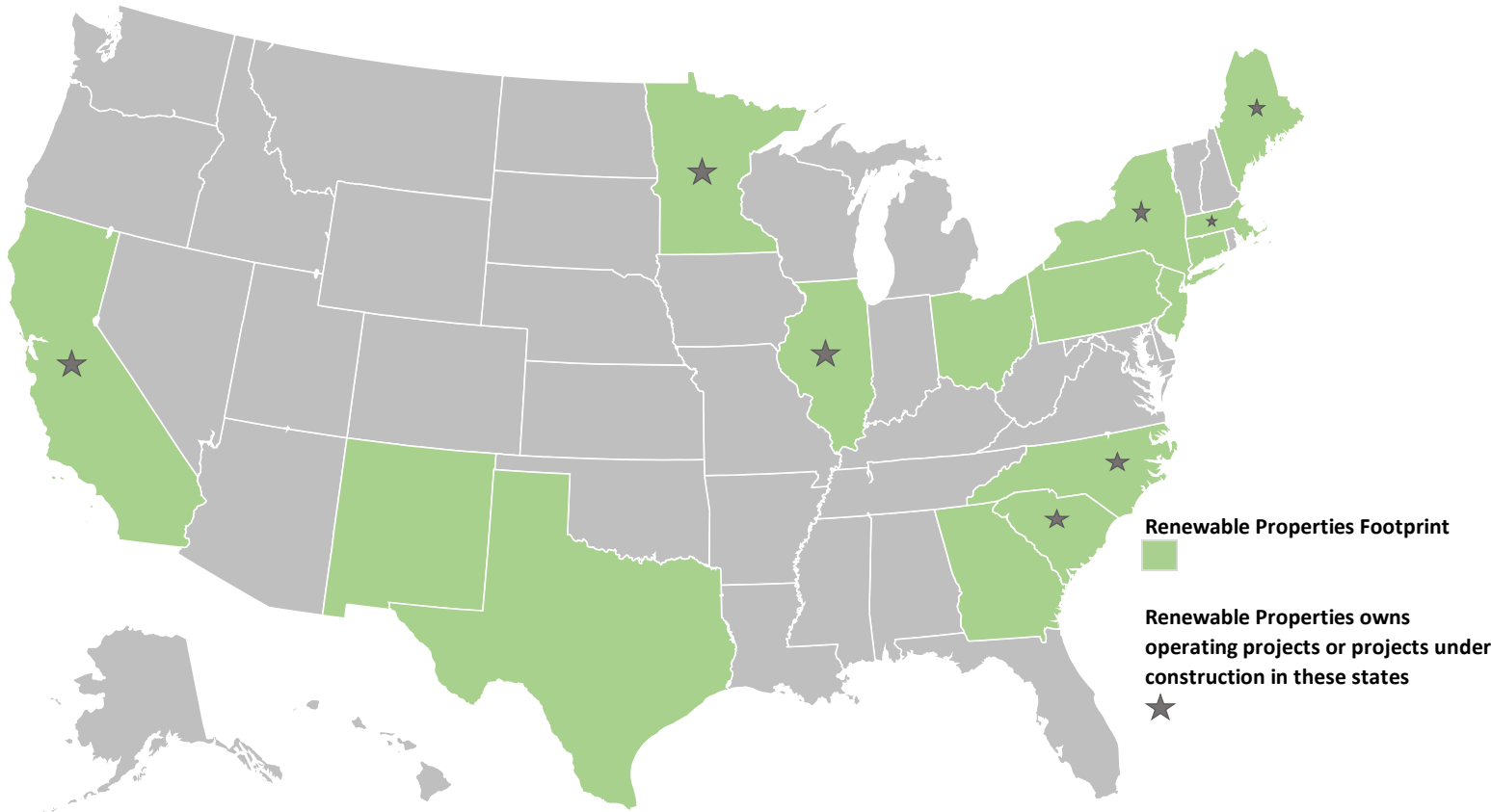




Renewable Properties

- **A national developer, financier, owner, and operator of community solar PV and energy storage projects**
 - Headquartered in San Francisco
 - 50+ employees
- **Development Pipeline**
 - excess of 1 GWs across 14 states
- **Construction Pipeline**
 - 9 projects currently in construction in 4 states
- **Operational Projects**
 - 26 projects in operation totaling over 110 MW of capacity operating in 7 states
- **California Experience**
 - 6 operational projects, 26 MW
 - 2 under-construction projects, 15 MW
- **Core Values**
 - Work closely and collaboratively with communities, landowners, and utilities
 - Principals have a combined 40+ years of solar development and finance experience across 1,000 MWs of solar facilities

Renewable Properties Geographic Footprint

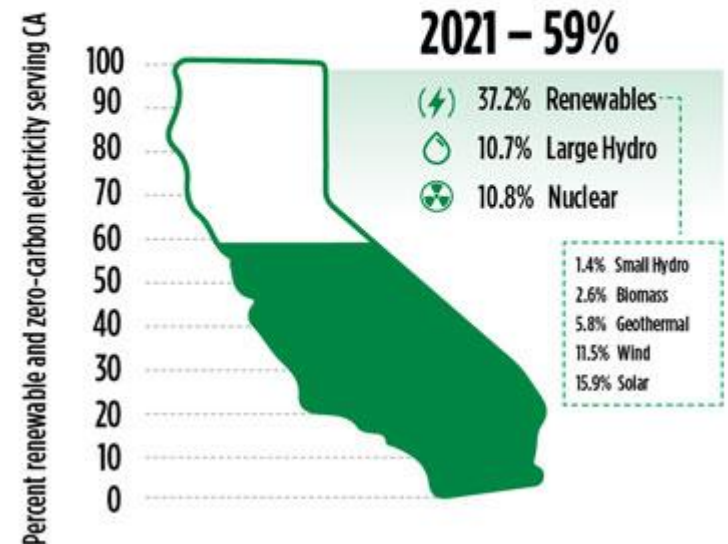


California State Solar

• California State Goal

- In **September 2018**, Governor Brown signed the **California Renewables Portfolio Standard Program (SB 100)** into law
- Among many goals, codified CA's energy portfolio a target at **60% renewable by 2030** and **100% renewable by 2045**.
- In **September 2022**, Governor Newsom signed **The Clean Energy, Jobs and Affordability Act of 2022 (SB 1020)** into law.
- Defined new interim goals for the state energy portfolio to hit **90% renewable by 2035** and **95% renewable by 2040**. Maintained overall goal of **100% by 2045**.

California Progress Toward 100% Clean Electricity by 2045



Sonoma Clean Power Program Overview



- **Sonoma Clean Power (SCP)**
 - Mendocino and Sonoma County’s Community Choice Aggregator (CCA)
 - SCP serves the residents and businesses in Sonoma and Mendocino counties clean energy from more renewable resources, such as geothermal, wind, and solar
 - SCP was formed to provide a choice beyond the for-profit, investor-owned utility (PG&E) and a customer-owned public utility
- **Power Purchase Agreement (PPA)**
 - Renewable Properties has entered into a long-term Power Purchase Agreement with Sonoma Clean Power for the proposed Redemeyer Road Solar + Storage project to provide locally generated energy to SCP’s clean power generation mix

how it works



Sonoma Clean Power Program Overview



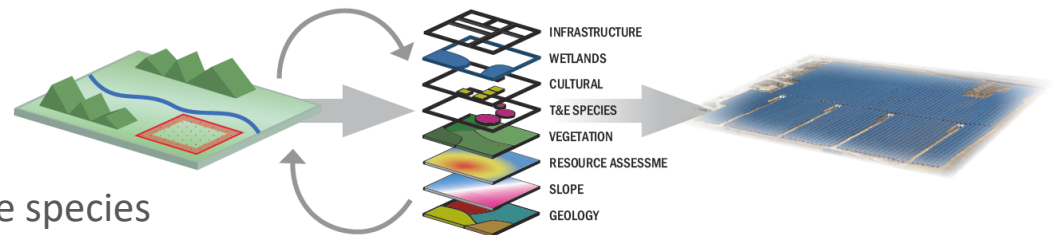
- **Pioneering Initiative:** Established in 2014, EverGreen is Sonoma Clean Power's (SCP) 100% local renewable energy supply program.
 - EverGreen is the first program of its kind in California, offering 100% local, renewable 24x7 energy supply.
- **Environmental Benefits:** By utilizing entirely renewable resources, EverGreen significantly reduces carbon emissions and promotes sustainability, helping to combat climate change.
- **Local Impact:** The program directly benefits the residents of Mendocino County by providing them with a reliable, green energy alternative.
 - This not only supports the local economy by keeping energy investments within the community, but also enhances energy independence and resilience.
- **Community Engagement:** Participation in EverGreen helps foster a community committed to environmental stewardship, paving the way for a cleaner, greener future for all residents.

Solar Site Selection Process

- **Market strategy and entry analysis**

- **Site specific characteristics**

- No flood zones
- Topography / Aspect
- Site access
- Known critical habitat / Sensitive species
- Proximity to the grid
- Wetlands



- **Grid analysis / ability to cost effectively connect**

- **Willing landowners / economics have to work**

- **Significant amount of time, energy and resources invested**

Project Details



Project Overview – Redemeyer Road Solar

- **Location:**

- 2350 & 2550 Redemeyer Road
- APNs: 178-050-01, 178-170-01 & 178-170-02
- Vacant land – formerly used as a commercial vineyard

- **Project Acreage:**

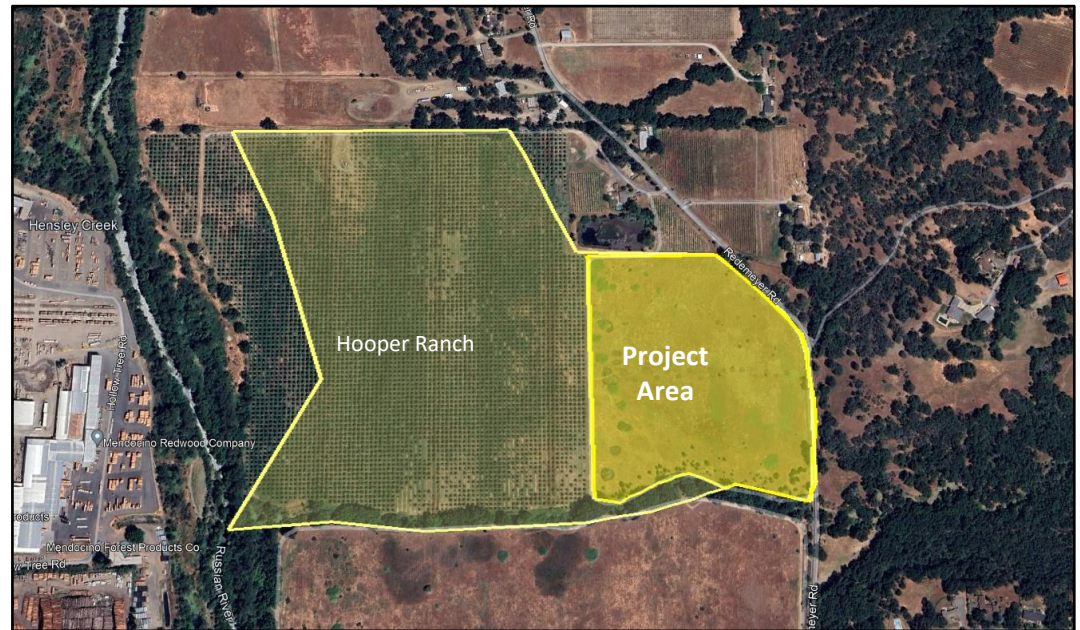
- 20± acres of project development

- **Generating Capacity:**

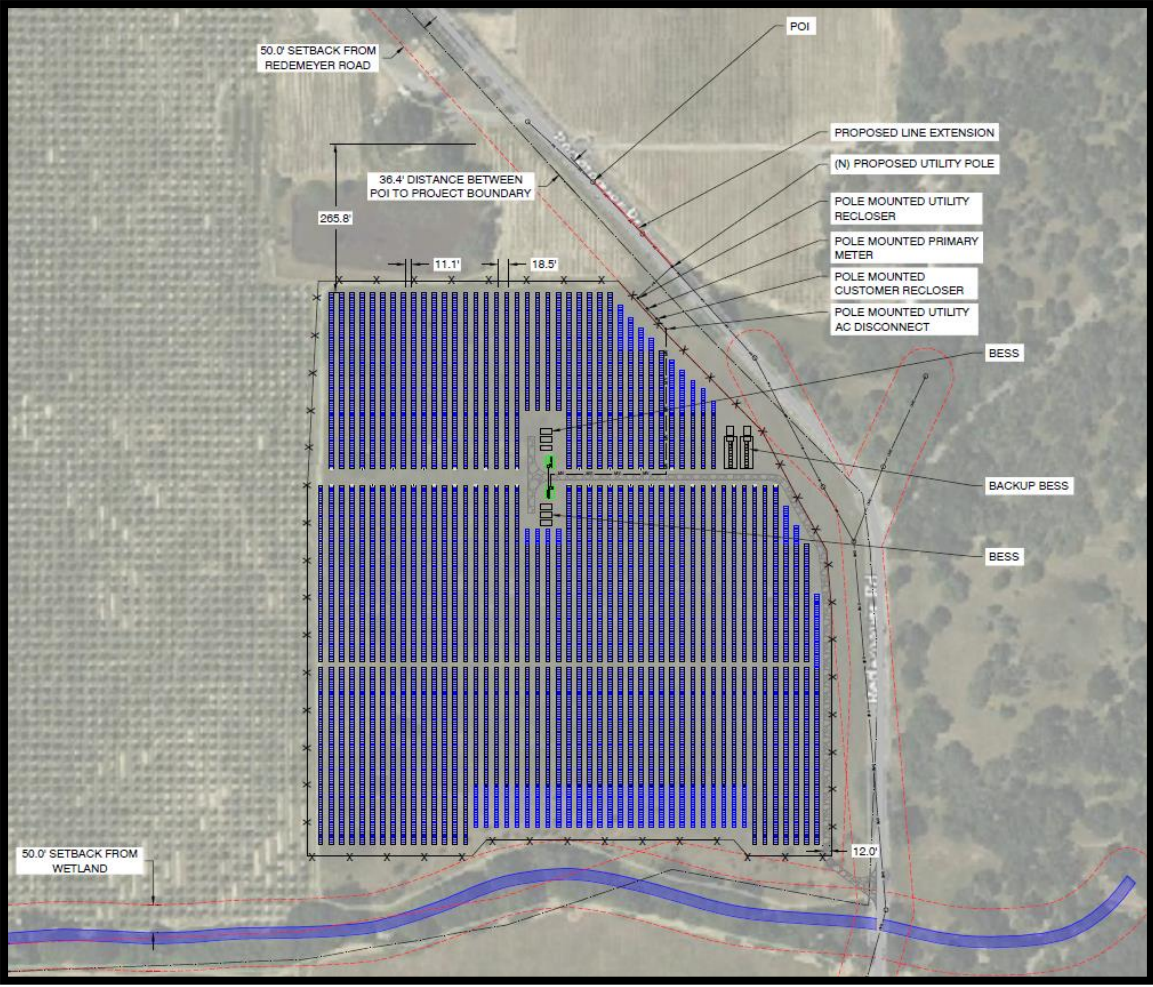
- 4MWac PV + BESS

- **Land Use:**

- Zoning: AG-40
- General Plan: AG
 - (Agricultural Lands)



Site Plan – Redemeyer Road Solar



Project Overview – Redemeyer Road Solar

- **Agricultural Compatibility:**

The Project would not:

1. Convert agricultural or forest land to non-forest or nonagricultural uses;
2. Conflict with a Williamson Act contract; or
3. Conflict with existing zoning for agricultural or forest uses.

- Project Site is classified as “Grazing Land” by FMMP
- Project area is not currently subject to a Williamson Act contract

- **Agency Coordination and sign off:**

- CDFW
- Ukiah Valley Fire District
- Local Tribes
- Mendocino County Interdepartmental Review



Conclusion

RP Projects



American Canyon Solar

American Canyon, Napa County, California

Project Size: 20± Acres

System Size: 3 MW AC

Existing Land Use: Agricultural

RP Projects



Slayton Settlement Solar

Town of Lockport, Niagara County, New York

Project Size: 44± Acres

System Size: 7 MW AC

Existing Land Use: Agricultural

RP Projects



Bullis Road Solar

Town of Marilla, Erie County, New York

Project Size: 21± Acres

System Size: 4.5 MW AC

Existing Land Use: Agricultural

Importance of Renewable Energy

- Key points to consider
 - Time it took to get here
 - SB 100 – 100% goal
 - Solar is a low impact development
 - Complies with Mendocino County zoning ordinance
 - Project is late stage and ready to start construction by Q1 of 2025 (near term impact on climate change)
 - Climate change is a global problem that requires local solutions
 - This project is an opportunity for Mendocino County to be part of the solution

Thank you!



RENEWABLE PROPERTIES

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