
**Goodrick Ave Electric
Vehicle Charging Station**

**North Richmond Municipal
Advisory Committee
Contra Costa County, CA**

November 5, 2024



**RENEWABLE
PROPERTIES**



Renewable Properties

- **Renewable Properties is a national developer, financier, owner and operator of small-scale solar PV**
 - Headquartered in San Francisco
 - 50+ employees
- **Development Pipeline** - in excess of 1 GW across 15 states
 - **CA pipeline**
 - 10 operational assets
 - 2 under construction
 - 72 projects under development
- **Operational Projects** – 29 projects, 92 MWac in 7 states
- Principals have a combined 40+ years of solar development and finance experience across 1,000 MWs of solar facilities
- Work closely with communities, landowners, and utilities

RP – Contra Costa County Solar Projects



- Byron Hot Springs
- 1.39 MW

- Byron Highway
- 7 MW

Renewable Properties EV Depots

- Renewable Properties expanded into EV charging in 2022 by leveraging its core competencies as a developer, owner and operator of electrical infrastructure projects to own and operate charging depots for fleet vehicles.
- RP brings the following expertise to EV charging;
 - An ability to navigate energy markets, policies and incentives
 - Experience in developing electrical infrastructure of 1-10 MW
 - Expertise in identifying and securing advantageous sites
 - Long-term ownership and investment philosophy
 - Structured financing with the means to monetize incentives

Renewable Properties – EV Fleet Charging

- **RP EV Charging Depots**

- Charging service for medium and heavy-duty EV trucks.
- Tailored for fleet managers with secure yards, dedicated parking and reserved electrical capacity.
- Backup solutions for resiliency.

- **Charging Options**

- Level 2 chargers for extended parking.
- Level 3 fast chargers for on-demand charging.

- **Fleet Manager Benefits**

- Expertise in siting, permitting, and interconnection.
- RP handles charging infrastructure development, saving time and capital.

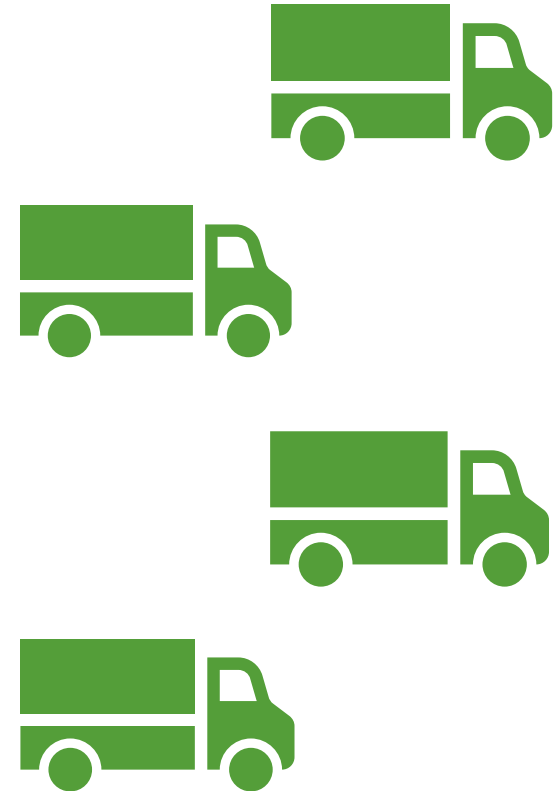
- **Focus on Fleet Operations**

- Fleet managers focus on transitioning to zero-emission vehicles.
- RP manages long-term operations and maintenance to ensure uptime.



Advanced Clean Fleets

- CARB adopted the Advanced Clean Fleets regulations in April 2023 with implementation beginning Jan 1, 2024
- Fleets have EV target milestones of 10 percent by 2025, 25 percent by 2028, 50 percent by 2031 and up to 100 percent past 2035 (varies by truck type)
- Starting in 2024, ACF applies to;
 - Drayage
 - Local, state and federal government agency fleets
 - High-priority fleets – entities that own, operate or direct at least one vehicle in California and have more than \$50 million in revenue or control of at least 50 vehicles
 - Off-road yard tractors, light duty mail and package delivery vehicles

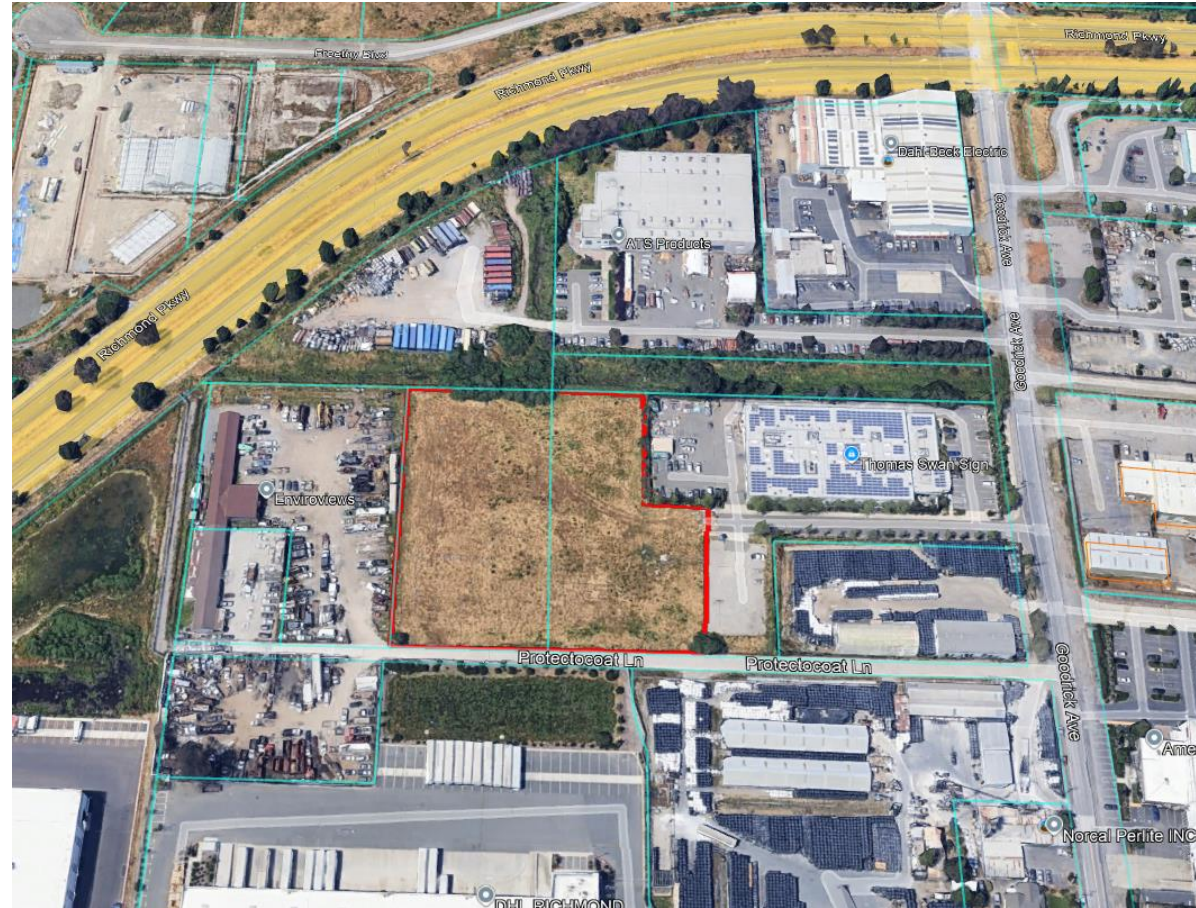


Goodrick Ave EVCS Project Location



Goodrick Avenue EVCS Project Details

- **Parcel APN:** 408-090-035-2
- **Zoning Classification**
 - (P1-HI)
 - North Richmond P-1 Planned Unit District, and Heavy Industry (HI) General Plan Land Use designation
- **Use determination:** Trucking Yard (P)
- **Site Area Inside Fence:** 3.28ac
- **Project Size:** up-to 5 MWac
- **Utility:** PG&E



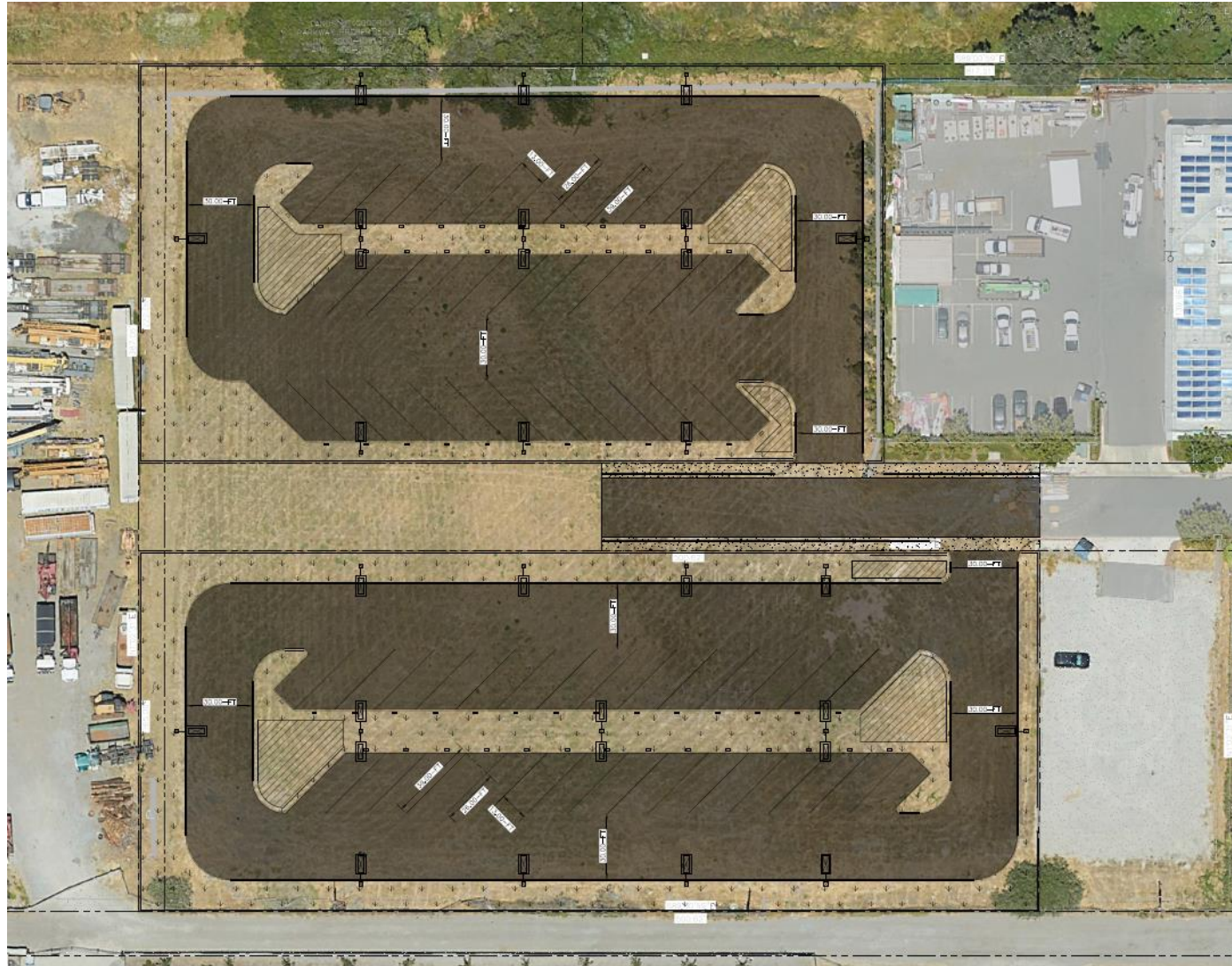
Project Overview

16 Level 2 Chargers

50 Level 3 Chargers

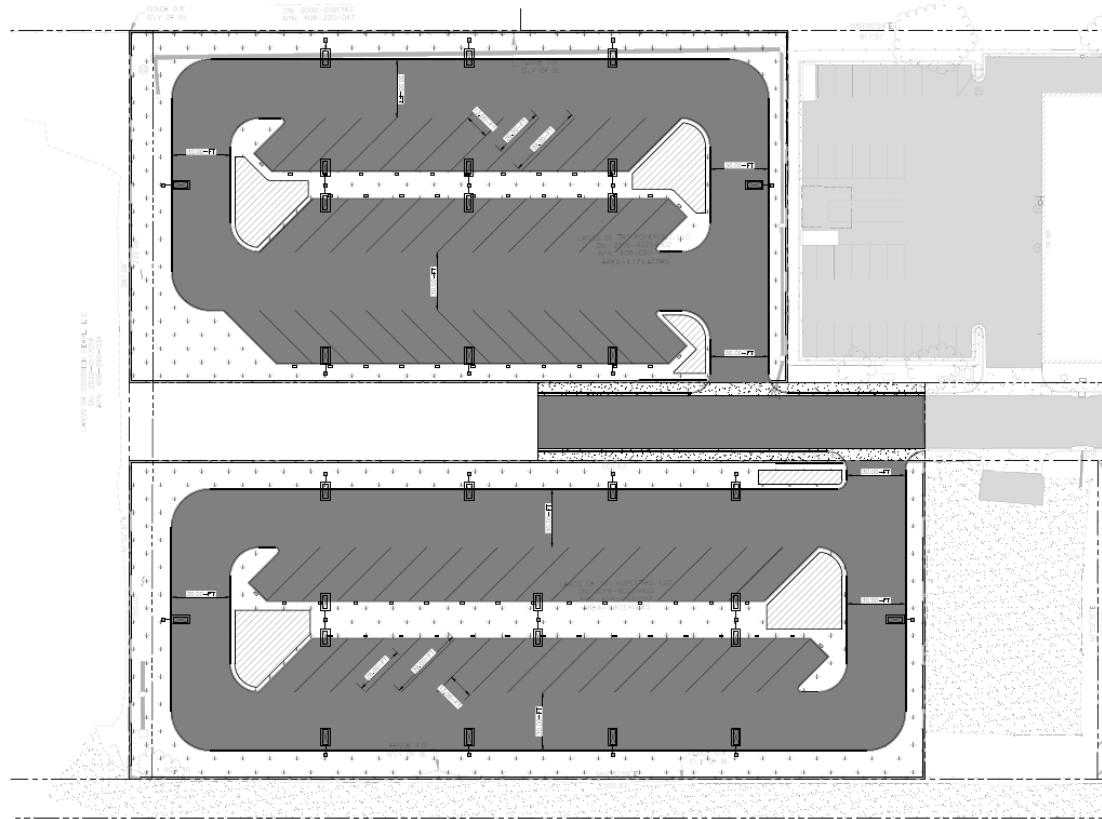
-Job creation
-Improvements to vacant land in PUD
-Energy independence/
grid reliability.
-Fleet solutions for nearby companies such as:

- Richmond City Streets Division
- UC Berkeley Central Distribution and Fleet Services
- FedEx
- American Tire Distributors
- Amazon Distribution Center
- Whole Foods Distribution Center
- UPS North Bay
- Enterprise Truck Rental.



Project Overview

Bay Area Air Quality Management District ranked this site for \$3.1 million in grant funding to address the infrastructure needed for California's Advanced Clean Fleet Regulations



	GHGs	CO	NOx	PM10	PM2.5	VOC	SOx	Fuel Dispensed	Fuel
AFV Fueling Infrastructure	(short tons)	(lb)	(lb)	(lb)	(lb)	(lb)	(lb)	(fuel unit)	Unit
Level 2 EVSE	954.7	4,286.2	4,770.2	46.2	40.3	342.8	4.7	1,210,000	kWh
DCFC EVSE	3,645	18,748	18,119	183.9	157.6	1,556	17.0	4,432,000	kWh

Questions?



RENEWABLE PROPERTIES

www.renewprop.com

Solar Site Selection Process

- **Market strategy and entry analysis**
- **Site specific characteristics**
 - No flood zones
 - Topography / Aspect
 - Existing visual screens
 - Site access
 - Known critical habitat / Sensitive species
 - Proximity to the grid
 - Wetlands
- **Interconnection viability**
- **Path to permitting**
- **Willing landowners**
- **Significant amount of time, energy and resources invested in early due diligence**

