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
Point Pinole Regional Shoreline
SOBRANTE
Bayview
Pinole
Tara Hills
Trader Joe's
In-N-Out Burger
HILLTOP BAYVIEW
PARCHESTER VILLAGE
Cinemark Century Hilltop 16
HILLTOP VILLAGE
Walmart
HILLTOP GREEN
El Sobrante
Untitled Placemark
FAIRMEDE - HILLTOP
MAY VALLEY
Contra Costa College
Rollingwood
San Pablo
North Richmond
HASFORD HEIGHTS
Sailing Goat Restaurant
Wildcat Canyon Regional Park
TRIANGLE COURT
East Richmond Heights
NORTH & EAST
Point Molate Beach Park
IRON TRIANGLE
Barrett Ave
Richmond
Berkeley Country Club
ATCHISON VILLAGE
Ohio Ave
The Home Depot
PARK PLAZA
POINT RICHMOND
Cutting Blvd
STEGE
Safeway
Keller Beach
Miller/Knox Regional Shoreline
Marina Bay Park
MARINA BAY
El Cerrito
BRICKYARD COVE
Rosie the Riveter National Histo
Image Landsat / Copernicus
RICHMOND ANNEX
Moeser Ln
Ashbury Ave
San Pablo Ave
23rd St
37th St
Appian Way
San Pablo Dam Rd
Market Ave

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

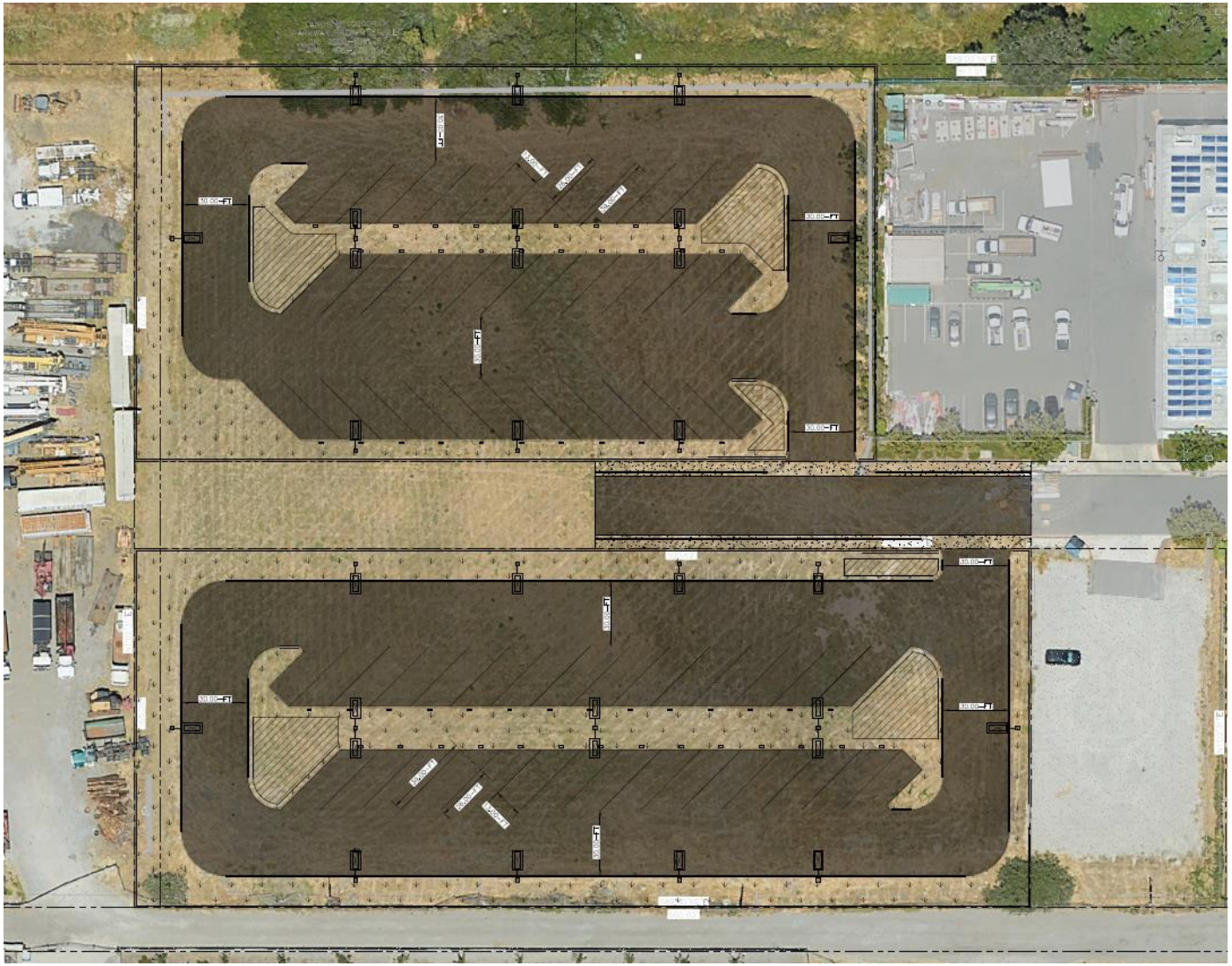
-Job creation

-Improvements to vacant land in PUD

-Energy independence/ grid reliability.

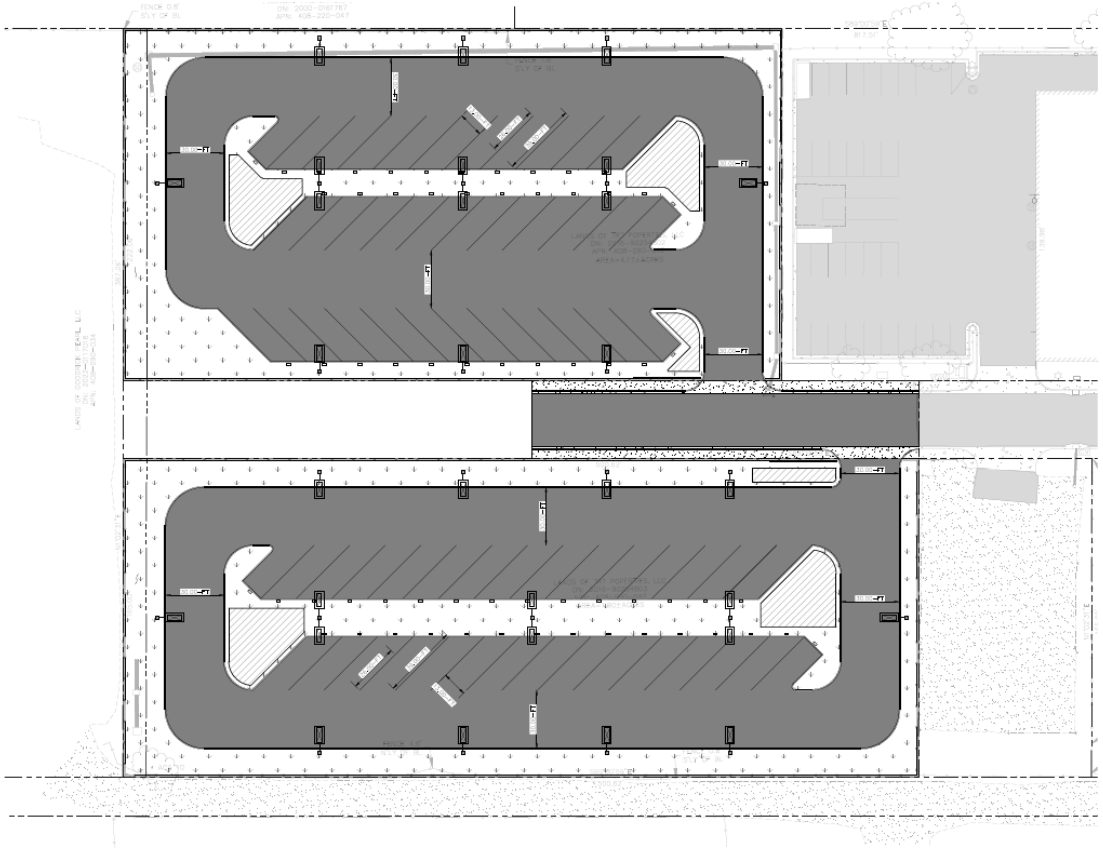
-Fleet solutions for nearby companies such as:

- 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



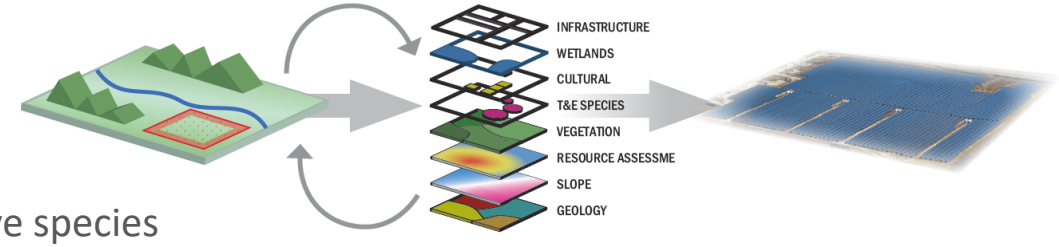
AFV Fueling Infrastructure	GHGs (short tons)	CO (lb)	NOx (lb)	PM10 (lb)	PM2.5 (lb)	VOC (lb)	SOx (lb)	Fuel Dispensed (fuel unit)	Fuel Unit
Level 2 EVSE	954.7	4,286.2	4,770.2	46.2	40.3	342.8	4.7	1,210,000	kWh
DCFC EVSE	3,645	18,748	18,119	183.9	157.6	1,556	17.0	4,432,000	kWh

Questions?

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**