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1125 Tamalpais Avenue
San Rafael, CA 94901

1 (888) 632-3674
mceCleanEnergy.org

**Marin Clean Energy
Board of Directors Meeting
Thursday, November 19, 2015
7:00 P.M.**

**The Charles F. McGlashan Board Room
1125 Tamalpais Avenue, San Rafael, CA 94901**

Agenda (Revised) Page 1 of 2

1. Board Announcements (Discussion)
2. Public Open Time (Discussion)
3. Report from Chief Executive Officer (Discussion)
4. Consent Calendar (Discussion/Action)
 - C.1 10.15.15 Board Meeting Minutes
 - C.2 Approved Contracts Update
 - C.3 Monthly Budget Report
 - C.4 1st Addendum to 7th Agreement with Maher Accountancy
 - C.5 1st Addendum to 4th Agreement with Ellison, Schneider & Harris, LLP
 - C.6 4th Addendum to 3rd Agreement with Association for Energy Affordability
 - C.7 2nd Addendum to 4th Agreement with Community Energy Services Corporation
 - C.8 MCE Proclamation on Climate
5. Resolution 2015-06 of the Board of Directors of Marin Clean Energy Certifying the Final Environmental Impact



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Report for the MCE Richmond Solar PV Project, making environmental findings pursuant to the California Environmental Quality Act and adopting a mitigation monitoring and reporting program, and consideration of direction to staff to proceed with project implementation (Discussion/Action)

6. MCE Compensation Analysis (Discussion/Action)
7. Energy Efficiency Update (Discussion)
8. Communications Update (Discussion)
9. Regulatory and Legislative Updates (Informational Only)
10. Board Member & Staff Matters (Discussion)
11. Adjourn



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November 19, 2015

TO: Marin Clean Energy Board of Directors

FROM: Greg Brehm, Director of Power Resources

RE: Resolution 2015-06 of the Board of Directors of Marin Clean Energy Certifying the Final Environmental Impact Report for the MCE Richmond Solar PV Project, making environmental findings pursuant to the California Environmental Quality Act and adopting a mitigation monitoring and reporting program, and consideration of direction to staff to proceed with project implementation. (Agenda Item #05)

ATTACHMENTS: A. [MCE Richmond Solar PV Project Final EIR](#)
B. Richmond Solar Response to Comments
C. Resolution 2015-06 of the Board of Directors of Marin Clean Energy Certifying the Final Environmental Impact Report for the MCE Richmond Solar PV Project; making environmental findings pursuant to the California Environmental Quality Act, and adopting a mitigation monitoring and reporting program

Dear Committee Members:

Background

On August 14, 2015 MCE initiated the public comment period of a Draft Environmental Impact Report (EIR) to determine the nature and extent of the MCE Richmond Solar PV Project ("Project"), also called MCE Solar One, potential impacts on the environment. Pursuant to Sections 15086 and 15087, Title 14, California Code of Regulations notice was given to advise interested parties that the MCE had completed a Draft Environmental Impact Report (Draft EIR) for the proposed project and that the Draft EIR was available for public review and comment. On September 29, 2015 the public comment period closed, with several comments having been timely received. Staff and its EIR consultants have drafted responses to address those comments and addressed any additional mitigation measures that may be required for inclusion into the final EIR. The final EIR will require certification by the Marin Clean Energy Board of Directors before the City of Richmond's Design Review Board can review and approve the proposed project.

The project description, location, and the potential environmental effects are discussed below.

Project Sponsor: Marin Clean Energy, 1125 Tamalpais Avenue, San Rafael, California 94901

Project Location: The project site is located due west of the intersection of Castro Street and West Hensley Street in the City of Richmond, in the County of Contra Costa, California. The 40-acre project site would occupy portions of three individual assessor parcels (561-100-038-0, 561-100-034-9, and 561-100-037-2) totaling approximately 60 acres. Approximately 40 acres of the site are a capped landfill, and 20 acres are filled and compacted fertilizer ponds; the site is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. MCE has exercised an option to lease the site from the current landowner, and executed a Solar Energy Facility Site Lease on November 4, 2015 with Chevron Products Company, for solar energy development. The MCE board authorized the Executive Officer to execute the Lease Option Agreement and the Solar Energy Facilities Site Lease with Chevron Products Company at its September 4, 2014 board meeting.

Project Description: The proposed project would involve site preparation, installation and operation of a 10.5 megawatt (MW) solar photovoltaic (PV) system at the project site. The installation would include approximately 80,000 thin-film, non-reflective solar panels, which, in combination with 11 utility-scale inverters, would convert sunlight into electricity. The electricity would be fed directly into the Pacific Gas & Electric (PG&E) utility grid from a point adjacent to the site. On November 15, 2015 MCE received the results of the completed Small Generator Interconnection Agreement (SGIA) facilities study for the second phase of the project. With the results of this study being acceptable and the SGIA for phase one already executed, all due diligence work on the project is now complete.

The project would be built in two phases. Phase I would involve installation of a 2 MW non-penetrating, ballasted, fixed-tilt PV array on the southern portion of the landfill area (approximately 13 acres of the 40 acre landfill). The panels would extend from about 30 inches above grade to a maximum height of eight feet. Phase 2 would involve installation of a 3.5 MW single axis tracking PV array on the 20 acre filled and compacted fertilizer pond. These arrays would extend from at least 30 inches above grade to a maximum of height of 14 feet in its highest position. Phase 2 would also include installation of a 5 MW non-penetrating, ballasted, fixed-tilt PV array on the northern portion of the landfill area (27 acres of the 40 acre landfill). The panels would extend from about 30 inches above grade to a maximum height of eight feet. All inverters and transformers would be mounted on concrete pads. The pads on the capped landfill would be placed above ground so as to not penetrate the landfill cap. Multiple pad mounted transformers would be connected by above-grade conduits to switching substations and pole mounted metering connected to existing 12.47 kilovolt PG&E distribution lines.

Site access during construction and operation would be along existing paved roadways. All deliveries and materials would primarily enter by the existing Hensley Street gate onto paved access roads to the project site. Larger vehicles may be required to access the site through existing paved roads and security gates within the Chevron refinery to the west of the project site. Construction staging and parking would occur adjacent to the northwest of the landfill on an existing paved parking area. Site preparation would require placement of up to 500 cubic yards of fill on the landfill and removal and redistribution of a temporary berm on the fertilizer pond area of approximately 3,400

cubic yards of soil among various low spots on this portion of the project site. Grading would be balanced onsite; no export or import of cut or fill material is proposed. Disturbed areas would be re-vegetated with native grasses and wildflowers.

Potential Significant Environmental Effects:

The Draft EIR and the comments received identified potentially significant environmental impacts in the following issue topics:

- Biological Resources
- Hazards and Hazardous Materials
- Hydrology/Water Quality

Staff and its EIR consultants have drafted responses to address comments received and addressed any additional mitigation measures that may be required for inclusion into the Final EIR. The proposed project and the Final EIR will require approvals by the MCE Board of Directors and the City of Richmond's Design Review Board. Your Board authorized the Executive Officer to execute the Land Option Agreement with Chevron Products Company on Sept 4, 2014 in order to perform due diligence activities including interconnection applications, site engineering, and environmental review; and, subject to the outcome thereof, execute the Solar Energy Facility Site Lease. With the completion of the Final EIR, and having received the final Small Generator Interconnection Agreements for the project, staff is now prepared to proceed with project implementation if directed to do so by the MCE Board.

Recommendations:

1. Adopt Resolution 2015-06 of the Board of Directors of Marin Clean Energy Certifying the Final Environmental Impact Report for the MCE Richmond Solar PV Project, making environmental findings pursuant to the California Environmental Quality Act and adopting a mitigation monitoring and reporting program.
2. Direct staff to proceed with project implementation.