SITE LEASING INTEREST PROGRAM

TO: Commercial, Industrial, Agricultural and Municipal Land and Building Owners in Sonoma and Mendocino Counties

SUBJECT: SONOMA CLEAN POWER IS SEEKING SITES WILLING TO LEASE ROOFTOPS OR LAND TO HOST SOLAR POWER SYSTEMS AND BATTERIES TO SUPPORT REGIONAL POWER RESILIENCE

DATE OF PROGRAM INITIATION: 8/5/2021

RESPONSE DEADLINE: 12/31/2021 (or until filled)

I. SITE LEASING INTEREST PROGRAM SUMMARY

Sonoma Clean Power (SCP) is seeking commercial, industrial, agricultural, and municipal sites to lease the area SCP needs to host solar power and battery systems in Sonoma and Mendocino Counties. These systems will produce electricity for customers throughout the two counties and contribute to SCP’s local network of EverGreen power – currently consisting of geothermal power and 6,000 kilowatts of recently constructed local solar power developed specifically for EverGreen. To participate, sites must have a minimum of 10,000 square feet available to lease that is contiguous and reasonably free and clear of obstructions. Across all the sites, SCP is targeting a minimum goal of 100,000 square feet.

SCP is interested in finding property owners willing to lease their building rooftops, parking lots, land, or pond areas to host SCP’s solar power and battery systems as part of an effort to increase the amount of electricity SCP produces from local sources. There are three goals:

1. Create economic benefits for SCP customers in the form of lease payments for property;
2. Reduce greenhouse gas emissions and support regional climate protection goals; and
3. Create opportunities to improve local energy resilience in the face of PG&E public safety power shutoffs.

II. WHY SCP IS DOING THIS

On May 6, 2021, SCP’s Board of Directors adopted a Local Resource Plan (LRP) that outlined SCP’s goals for developing renewable energy resources within its service territory (Sonoma and Mendocino Counties). The LRP was developed with public
input. One of the consistent themes of the public’s input was that there were municipal, commercial, industrial, and agricultural customers that had sites available to develop renewable projects on and that SCP should engage with them. As such, the LRP defined an implementation strategy to identify potential sites that would be willing to host renewable energy projects. For more information on the 2021 Local Resource Plan, please visit our EverGreen website page here.

The Site Leasing Interest Program seeks to gauge local interest among SCP’s commercial, industrial, agricultural, and municipal customers in leasing access to rooftops and land for SCP to develop clean power systems.

If a sufficient number of suitable candidate sites are identified, SCP expects to issue a subsequent Request for Proposals (RFP) to Project Developers to develop projects on participant sites. The goal of this process is to develop clean power projects on multiple sites to create economies of scale, driving down project costs. Project Developers will provide proposals to construct facilities at each participant site and each property owner will be provided with the proposals that SCP deems feasible for their site and will have the choice at that point to move forward or withdraw.

III. ABOUT SONOMA CLEAN POWER

Sonoma Clean Power is the public electricity provider for nearly all customers in Sonoma and Mendocino counties. SCP generates the electricity and delivers it over PG&E’s wires. SCP’s power and customer incentives and services are practical, affordable, and inclusive, empowering everyone to be part of the transition toward a clean energy future. SCP services approximately 228,000 electric accounts.

SCP’s EverGreen service was established in May 2014 when SCP first began serving customers. It is an option for customers who wish to upgrade from SCP’s standard CleanStart service. SCP’s CleanStart service utilized 50% renewable energy in 2019 from resources located across the state and neighboring states that supply energy to California. EverGreen uses 100% local renewable energy both day and night using local solar renewable energy by day and local geothermal from the Geysers at night.

SCP’s EverGreen program is the first of its kind for California, being the only program to offer 100% local, renewable power than runs 24x7. EverGreen does not rely on natural gas or other non-renewables as it uses both solar and geothermal renewable energy.

Participation in EverGreen supports local renewable energy development. SCP has built 6 MW of new local solar in Sonoma and Mendocino counties as the result of EverGreen customers and with growing EverGreen participation and the decisions of the City of Santa Rosa in 2020 and City of Petaluma in 2021 to participate in EverGreen, SCP can now further develop local renewable and storage resources.
IV. SITE LEASING INTEREST PROGRAM TIMELINE

Interested respondents must fill out an expression of interest form here: [https://sonomacleanpower.org/site-leasing-interest-program](https://sonomacleanpower.org/site-leasing-interest-program).

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<tr>
<th>EVENT</th>
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<tr>
<td>Program Initiated</td>
<td>8/5/2021</td>
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<tr>
<td>Response Deadline</td>
<td>12/31/2021 (or until filled)</td>
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<tr>
<td>Respondent notified of status</td>
<td>Within 4 weeks of submitting expression of interest form</td>
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V. PARTICIPANT REQUIREMENTS

- Participant must own site or demonstrate site control.
- Participant must be willing to have energy facilities built on site that will be in operation for at least 20 years.
- Participant's site for building new facilities must:
  - Have an accessible roof, land, or pond area with at least 10,000 leasable square feet in a reasonably contiguous shape;
  - If proposing land, the leased area must be previously impacted and may not contain prime agricultural soils or be designated for conservation under the Williamson Act.
- Participant should indicate if they have resiliency needs for critical functions during Public Safety Power Shutoffs or frequent outages.

VI. RESPONSIBILITIES

A. SONOMA CLEAN POWER

1. SCP will analyze the expression of interest forms based on a defined selection criteria and determine if there is sufficient potential to develop a solar plus storage project at each proposed site.
2. SCP will notify Respondent on the status of the suitability of the proposed site.
3. If a sufficient amount of suitable leasable space is identified, SCP will negotiate directly with site owner(s) on leasing terms.

If suitable leasing terms are agreed upon, SCP will issue a RFP to obtain proposals to build each site, and determine which proposals are feasible. At this stage, SCP will review the proposals with the site owner(s) and negotiate any additional
required details, such as timing, site access, and specifics about the project location, appearance, and other related details.

4. SCP will be the off-taker of energy and the recipient of any attributes that the facilities generate.

B. RESPONDENT/PARTICIPANT

1. Respondent must fill out the expression of interest form [https://sonomacleanpower.org/site-leasing-interest-program](https://sonomacleanpower.org/site-leasing-interest-program) which will provide basic information regarding Respondent’s site.

2. If Respondent’s site is selected, Respondent will have the option to be a Participant in any subsequent RFP process to develop renewable energy projects on the site. Submitting an expression of interest form and participating in an RFP is not a commitment to lease site.

3. SCP may deem multiple project proposals from an RFP process to be feasible for a given site, in which case Participant will have the option to proceed with the proposal they select or reject all proposals.

C. Issuance of this Site Leasing Interest Program is not a guarantee that SCP will proceed with any Respondent.

VII. QUESTIONS REGARDING THE SITE LEASING INTEREST PROGRAM

For questions regarding this program, please contact: rsimonson@sonomacleanpower.org with the subject line clearly marked “Site Leasing Interest Program.”