

Staff Suggestions for Potential Host Community Agreement between NextEra and County (or a County benefit under a Community Benefits Agreement)

If the County were to request a Host Community Agreement with NextEra, it could promote public safety and energy reliability by requiring the following:

Tier 1 Priorities

1. Funding of countywide consolidated dispatch system and center. Enabling radio interoperability would allow for rapid and coordinated response to thermal runaway at energy storage sites from all Solano Fire Protection Districts and City Fire Departments. An additional priority would be to include funding for ongoing staffing and operations.
2. Provide electricity generation and storage resources and infrastructure to incentivize and accelerate economic development that assists Solano farms and ranches:
 - a. Fund the buildout of a microgrid system utilizing solar and/or wind and storage on parcels zoned for the Industrial Agricultural Services (I-AS) area in Dixon, a County identified priority area, to incentivize the siting of tenants who provide external benefits to farmers and ranchers. For example: hydroponic greenhouses, food processing plants, ag-tech startup incubator, biofuel and bio-based manufacturing.
 - b. Fund the initial buildout of solar and storage system for provision by additional utility providers, allowing power provision to customers as enabled by CPUC. This would allow customers an increase in choices of service providers above MCE and PG&E, encouraging utilities to compete on rates and reducing operating costs for farmers and ranchers.
3. Applicant shall provide emergency management preparedness training annually via its battery supplier and/or operations and maintenance provider to Fire Department responsible for responding to emergencies.
4. To the extent that Solano County or associated Fire Districts identifies additional training and equipment that is required to render emergency response services to the site, funding for [annual or more frequent] BESS fire response training and required equipment for [responsible or all] Solano County Fire Departments and Fire Protection Districts.
5. Multi-agency emergency command post located on site at minimum 300 feet from any BESS modules, that abides by most recent industry standards and provides a central command and control location for early detection, battery management system, access to onsite water storage to protect exposures, thermal imaging cameras, four-gas meters, and other requirements requested by responding Fire District.
6. Insurance or bond posted for the replacement of first responder equipment required to be replaced in case of response to thermal runaway incident.
7. Plume analysis conducted by a third party to determine thermal runaway impacts on Travis AFB and other regional airports.
8. Below grade interconnection to Vaca-Dixon substation to reduce wildfire risk from elevated lines.
9. Point of sale for project construction materials and equipment located in unincorporated Solano County.

Tier 2 Priorities

1. \$500/MW of nameplate rated capacity per year given to community choice aggregator MCE or PG&E serving unincorporated Solano County to be distributed to reduce electric bill costs equally among residents of unincorporated Solano County, or consideration countywide.
 - a. Model 1: MCE creates opt-in electric utility discount for customers (85% of unincorporated ratepayers).
 - b. Model 2: MCE creates automatic utility discount for customers (85% of unincorporated ratepayers).
 - c. Model 3: Enhancement to funding of existing MCE programs in the Solano County service area: Net Energy Metering (distributed energy generation/less land used for solar), EV Charging at Multifamily complexes etc.
 - d. Model 4: MCE creates new energy discount/technical assistance program for farmers and ranchers in Solano County.
 - e. Model 5: PG&E creates new rate discount for all customers, without County oversight or control.

Benefit Agreement Case Studies and National Averages

Case Study: Medway Grid and Medway, MA reached an agreement for a 250 MW BESS worth \$43,464,019 over the life of the project, at a rate of \$173,856 per MW of nameplate rated capacity. If NextEra funded an agreement at this rate, their 300 MW system would have an accompanying \$52,156,822 agreement value.

National Averages: Solar plus Battery Energy Storage projects have average agreement value per MW of nameplate rated capacity of \$87,342.

NextEra Proposal: Payments include up to \$15,000 per year for emergency preparedness training; \$20,000 per year for public safety; \$100,000 for town to retain independent consultants and counsel; \$65,000 for independent study; \$50,000 to support master plan renewal; up to \$25,000 to each homeowner within 300 feet of project perimeter whose property value was diminished; \$250,000 for sidewalk installation; several payments totaling \$247,500 to fund a risk reduction and training position in the fire department; \$150,000 to an energy conservation and resiliency fund; and \$85,000 to an abutting neighbors landscaping fund.

In addition, the Community Benefits Plan outline includes funding for the Solano Community College Partnership (\$200,000), Vacaville Veterans Assistance Programs (\$10,000), Travis Fisher House Foundation (up to \$200,000) and for City/County Initiatives (\$100,000), totaling up to \$510,000.