



# COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

## SUMMARY REPORT

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**Agenda Date:** 8/30/2022

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**To:** Sonoma County Board of Supervisors

**Department or Agency Name(s):** County Administrator Office and Auditor - Controller/ Treasurer - Tax Collector

**Staff Name and Phone Number:** Terri Somers 707-565-6489

**Vote Requirement:** Majority

**Supervisorial District(s):** Fourth District

**Title:**

Board authorization for the approval of Grapevine Holdings, LLC Sonoma County Energy Independence Program (SCEIP) financing application for \$722,160. □

**Recommended Action:**

- A) Approve the Sonoma County Energy Independence Program (SCEIP) financing application for Grapevine Holdings, LLC in the amount of \$722,160 for the installation of a 161.28 kW ground mount solar photovoltaic system.
- B) Authorize the Program Administrator to execute the SCEIP Assessment Contract and Implementation Agreement associated with this application.

(Fourth District)

**Executive Summary:**

As required by the SCEIP Program Report and Administrative Guidelines, applications for SCEIP financing for amounts greater than \$500,000 require approval by the Sonoma County Board of Supervisors. The property located at 2505 Geysers Road, Geyserville, CA applied for SCEIP financing for the installation of a ground mount solar photovoltaic system in the amount of \$722,160.

**Discussion:**

In the past several months, SCEIP staff have focused on increasing commercial SCEIP financing opportunities. By increasing discussions regarding commercial projects with SCEIP participating contractors and Sonoma County property owners, staff are now seeing an increase in the number of commercial applications and requested financing amounts.

In late May 2022, staff began conversations with SolarCraft, a well-established SCEIP participating contractor, about the opportunity to finance the Grapevine Holdings LLC project. The project consists of the installation of 336 Hanwha Qcells solar panels and 3 SolarEdge inverters, trenching, permits, design and required PG&E transformer upgrades, and a SCEIP financing request of up to \$722,160. This project is within the commercial property improvement guideline of not to exceed 10% of market value, and the current lender authorized the property owner to participate in SCEIP and execute an assessment contract in an amount up to \$725,000.

A partial disbursement may be requested upon verification that 75% of all materials are onsite or secured, in which case, an onsite inspection will be conducted by a SCEIP staff member. A final disbursement will be

made after evidence of Permit Sonoma’s final inspection and receipt of the final statement from the solar contractor.

This solar array project will offset 100% of the current electric power usage and provide for projected future electrification improvements for this parcel, which now includes a residence, winery production, a retail tasting room and additional outbuildings. Through this improvement, the estimated annual electricity savings is \$46,105 and will result in the offset of 2,170,062 kWh annually. This offset is equivalent to the annual energy use of 194 homes, or the annual emissions of 331 gasoline powered passenger vehicles or 3,390,456 pounds in carbon dioxide emissions.

Staff recommends that the Board approve Grapevine Holdings, LLC’s SCEIP financing application for \$722,160.

**Strategic Plan:**

The SCEIP financing provides funding for energy efficiency, water conservation, renewable generation, seismic and wildfire safety improvements to residential and commercial property owners. This commercial applicant is installing a solar photovoltaic system in an effort to generate on-site power, thus reducing greenhouse gas emissions, electrical usage and their electric bill charges.

This item directly supports the County’s Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

**Pillar:** Climate Action and Resiliency

**Goal:** Goal 2: Invest in the community to enhance resiliency and become carbon neutral by 2030

**Objective:** Objective 1: Support carbon eliminating microgrid technology in communities and energy grid resilience to reduce impact of power loss during power shutdowns and natural disasters (floods, fires, earthquakes) through education and legislative advocacy, prioritizing critical infrastructure and vulnerable populations.

**Prior Board Actions:**

None

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 22-23 Adopted</b>	<b>FY23-24 Projected</b>	<b>FY 24-25 Projected</b>
Budgeted Expenses			
Additional Appropriation Requested			
<b>Total Expenditures</b>			
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			

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Contingencies			
<b>Total Sources</b>			

**Narrative Explanation of Fiscal Impacts:**

None

**Staffing Impacts:**

Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

**Narrative Explanation of Staffing Impacts (If Required):**

None

**Attachments:**

Att 1: SCEIP Program Report and Administrative Guidelines Document

Att 2: SCEIP Application Packet

Att 3: SCEIP Assessment Contract

Att 4: SCEIP Implementation Agreement

**Related Items "On File" with the Clerk of the Board:**

[Click or tap here to enter text.](#)