Summit Wind Repower Project

Project Modification Description

Final

January 2020

Altamont Winds, LLC

Prepared for

Alameda County Planning Department

224 West Winton Avenue Room 111
Hayward, CA 94544

Contents

Acronyms and Abbreviations

APWRA	Altamont Pass Wind Resource Area
CEQA	California Environmental Quality Act
CUP	conditional use permit
EBCE	East Bay Community Energy
GE	General Electric
I	Interstate
MMRP	Mitigation Monitoring and Reporting Program
MW	megawatt
PPA	power purchase agreement
Project	Summit Wind Repower Project
RPS	Renewable Portfolio Standard
WTG	wind turbine generator

1. Introduction and Project Overview

1.1 Introduction

This Project Modification Description has been prepared to support Alameda County's review of a request for a modified Conditional Use Permit (CUP) for the Summit Wind Repower Project (Project). The tiered California Environmental Quality Act (CEQA) Implementation Checklist included an analysis of the Project, including decommissioning of 569 obsolete wind turbine generators (WTGs) and replacement with up to 33 newer, more efficient WTGs for an aggregate nameplate capacity of up to 54 megawatts (MW). Alameda County issued CUP PLN2014-00056 for the Project on June 15, 2016, for up to 54 MW from up to 27 WTGs; six turbines were either withdrawn or not approved.

Subsequent to CUP issuance and in coordination with Alameda County, Altamont Winds LLC (Project sponsor/Applicant) completed final micrositing and based on its results and market conditions, a revised array of 26 General Electric (GE) 2.5 MW turbines was selected, increasing the aggregate nameplate capacity by 3.5 MW to a new total of 57.5 MW. Based on the revised layout (including three alternate turbine locations), the Project sponsor was issued a grading permit (permit number G07-211038) on September 5, 2018, by Alameda County. Construction of the Project began on July 10, 2019, and is anticipated to be complete by October 31, 2020. Currently the Project sponsor does not anticipate activating any of the alternative turbine locations, therefore the final array will likely involve only 23 new WTGs.

The change to 57.5 MW total nameplate capacity for the Project was coordinated with Alameda County and is reflected in the associated grading and building permits. **Appendix A** contains figures showing the proposed modified Project.

1.1.1 Project Sponsor Contact Information

Altamont Winds, LLC
4600 Wells Fargo Center, 90 south 7th St.
Minneapolis, MN 55402
Phone: 612-851-3000

1.2 Entitlements Required

A CUP modification is required for approval of the Project modification. An application for a modified CUP is being submitted concurrently with this Project Modification Description.

There are no additional state or federal permits, approvals, or agency consultations required for approval of the Project modification.

2. Project Modification Description

2.1 Project Location

The Project site remains in the same location as described and approved in CUP PLN2014-00056. The site is within the boundaries of an existing wind farm in northeastern Alameda County, California. The project is located within the Altamont Pass Wind Resource Area (APWRA), which is designated by the State of California and recognized by Alameda County as a Wind Resource Area because the area maintains winds at a level that supports economically viable wind energy projects. The Project site is generally east of the Brushy Peak Regional Preserve, south of the Alameda County-Contra Costa County border, west of Dyer Road, and north of Interstate (I) 580. Figure 1 shows the regional setting of the Project.

Regional access to the site is via I-580, and local access is via Altamont Pass Road and Dyer Road. The Project boundary comprises approximately 3,363 acres encompassing all or portions of 15 land ownership parcels. **Table 1** lists the Project parcels and landowners.

Table 1. Project Parcels and Landowners

Assessor Parcel Number	Property Owner
99B-5610-1	DeVincenzi
99B-5680-1	Dunton
99B-5680-15	Costa
99B-6051-1	DeVincenzi
99B-6051-9	DeVincenzi
99B-6075-3	DeVincenzi
99B-6100-2-10	Walker Family Ranch
99B-6100-2-11	Walker Family Ranch
99B-6100-2-12	Walker Family Ranch
99B-6100-3-11	Walker Family Ranch
99B-6100-3-15	Walker Family Ranch
99B-6125-2	Rooney
99B-6125-3	Egan Estate Ranch
99B-6125-4	Elliott
99B-6125-5	Jackson

2.2 Project Modification

The minor modification to the Project described herein is a net increase of 3.5 MW over what was approved in the Project's CUP PLN2014-00056. Due to cost and business decisions based on technological advances, the Project layout will involve higher output, fewer turbines and result in a similar facility footprint as originally approved.

Table 2 compares Project characteristics proposed in the tiered CEQA Implementation Checklist to current layout.

Table 2. Project Characteristics

Project Feature	Approved in CUP PLN2014-00056	Current Layout
Total Nameplate Capacity (MW)	54	57.5
WTG model	Suzlon 2.1 MW	GE 2.5 MW
Number of WTGs	27	23
Permanent Facility Footprint (acres)	22.27[a]	24.16[b]

[a] Power Engineers. 2015. Summit Wind Repowering Project: CEQA Implementation Checklist and Application Supporting Materials. Prepared for Altamont Winds LLC.

[b] New permanent footprint for the current layout includes 23 permanent turbine pad foundations, one meteorological equipment tower pad, two substations, operations and maintenance area, and a permanent road width of 16 feet.

Table 3 compares the dimensions of the Suzlon 2.1 turbines proposed in the tiered CEQA Implementation Checklist to the GE 2.5 turbines currently proposed.

Table 3. Wind Turbine Generator Dimensions for the Project

Turbine Feature	Suzlon 2.1	GE 2.5
Output (MW)	2.1	2.5
Tower Hub Height (meters)	90	90
Rotor Radius (meters)	55.5	58
Rotor Diameter (meters)	111	116
Ground Clearance (meters)	34.5	32
Maximum Overall Height (meters)	145.5	148

3. Conditional Use Permit Application Supplement Written Statement

Alameda County has identified four findings that must be evaluated for a CUP. Information describing how the Project specifically related to each of the findings is provided in the following subsections.

3.1 1. The use is required by the public need.

The California Renewable Portfolio Standard (RPS) legislation enacted in 2002 (Senate Bill 1078) requires investor-owned utilities, publicly owned utilities, and energy service providers to obtain a set percentage of their supply of electricity from renewable energy resources, such as wind. The program was accelerated in 2015 and again in 2018. The current California RPS goal is 60 percent of electricity be generated by renewable energy by 2030 and 100 percent by 2045. The additional 3.5 MW generated by the modified Project will be delivered to the California energy market. By using wind sites best suited to generate power, such as the APWRA, the Project will meet the California RPS requirements more cost effectively than sites with less wind output. Additionally, the modified Project will contribute to the overall reduction of greenhouse gas emissions that would otherwise be released into the atmosphere from sources of nonrenewable power. This reduction in emissions will contribute to meeting the objectives of the California RPS and greenhouse gas emissions legislation.

Additionally, because wind is a domestic and local energy source, the additional 3.5 MW from the modified Project will further contribute to domestic energy security by reducing reliance on foreign energy sources. Unlike oil, gas, and coal reserves, the supply of wind will not diminish over time. The modified Project will use wind energy technology, an Eligible Renewable Energy Resource, which meets all criteria set forth in Public Utilities Code Section 399.12, Public Resources Code Section 25741, the revised California Energy Commission's *Renewables Portfolio Standard: Eligibility Guidebook* (April 2017, Publication CEC-300-2016-006-ED9-CMF-REV) and *Renewable Energy Program Overall Program Guidebook* (April 2013, Publication CEC-300-2013-008-ED6-SF). Electricity generated from the proposed Project will be sold to Alameda County's community choice aggregate, the East Bay Community Energy (EBCE) under a 20-year power purchase agreement (PPA). Under this contract, the price of renewable electricity will be fixed and stable over the term of the contract and will not be subject to fluctuations in the price of fuel.

In this context, the Applicant is proposing the modified Project to further provide an economically viable source of clean, renewable electricity generation that meets California's growing demand for power and fulfills numerous state and national renewable energy policies.

The Applicant's additional objectives for the Project are as follows:

1) Repower existing turbines to achieve increased performance, lower cost, higher reliability, and longer service life that would produce up to 57.5 MW of electricity in an area with proven wind resources.
2) Develop an economically viable wind energy project that would support commercially available financing.
3) Maximize renewable energy production and economic viability by replacing aging assets with newer and more efficient modern WTGs in the APWRA.
4) Support RPS requirements by substantially contributing to its portfolio of wind-generated power, which is no longer subject to curtailment restrictions.
5) Contribute positively to economic activity during construction and operation.
6) Provide Alameda County with additional property tax revenues.

7) Increase local short- and long-term employment opportunities for communities within 90 miles of the proposed Project (which is a local acceptable commuting distance for construction and skilled labor resources).
8) Offset the need for additional electricity generated from fossil fuels, and thereby assist the state in meeting its air quality goals and reducing greenhouse gas emissions.
9) Produce electricity without the need for large amounts of water.
10) Provide cost savings to rate payers.
11) Contribute to national security by reducing California's reliance on foreign oil.

3.2 2. The use will be properly related to other land uses transportation and service facilities in the vicinity.

The modified Project does not change the type of land use and will not have any additional effect on transportation and service facilities beyond what was previously approved. Existing land uses in the region include a mix of wind farms, agricultural, cattle grazing and low-density rural-residential. The modified Project is located within the boundaries of an existing wind farm in northeastern Alameda County, California, in a region developed with existing wind energy facilities. Because the modified Project is a repowering of an existing renewable energy project, it will not change the type of land uses in the Project area. Development of the Project will be consistent with existing land uses and, in fact, reduce the intensity of use by reducing the number of WTGs developed from 27 to 23.

No additional road upgrades will be required for the modified Project beyond what was previously approved. To the extent possible, existing roads within the Project area will continue to be used for modified Project construction and operations. Site access will continue to be from local roads via existing gates to the north and south of the existing facility. All road improvements and restoration will be designed according to Alameda County design standards and applicable permit conditions. Furthermore, operation of the modified Project will not increase the local population or require additional staff compared to the approved Project; thus, the modified Project will not result in increased traffic or affect the service levels of local roadways. Therefore, development of the modified Project will still be consistent with the existing transportation and service facilities in the vicinity.

3.3 3. The use, if permitted, under all the circumstances and conditions of the particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The modified Project will not adversely affect the health or safety of persons residing or working in the vicinity. It will contribute to the overall reduction of greenhouse gas emissions that would otherwise be released into the atmosphere from sources of nonrenewable power. By offsetting more polluting forms of energy generation, the additional 3.5 MW of wind energy can contribute to improving air quality and health. Additionally, the larger turbines will meet all sound level standards as set by the American National Standards Institute and meet Alameda County zoning restrictions.

The modified Project will not result in a change in anticipated traffic impacts compared to the approved Project and will continue to abide by the prepared Traffic Management Plan.

The modified Project will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. The modified Project remains on an existing wind energy facility, where old technology WTGs will be replaced with even fewer and more efficient modern WTGs than the approved Project.

All necessary environmental and safety-related permits have been obtained for placement of the new WTGs, operation and maintenance of the repowered facility. No additional permits beyond a modified CUP are required for the modified Project.

3.4 4. The use will not be contrary to the character or performance standards established for the District in which it is to be located.

The modified Project will increase the total nameplate capacity for the facility by 3.5 MW, and remains consistent with the current use. Fewer, more efficient and modern WTGs will be used to generate the additional capacity.

The modified Project is located in "A" (Agricultural) Zoning District in unincorporated Alameda County. Conditional uses in this zoning district include uses related to agriculture or those appropriate in sparsely populated areas, such as, housing for agricultural laborers, some food processing, hog ranch, kennel, stables, landfill, windmills, oil/gas drilling, radio tower, cemetery, and outdoor recreation facility. The modified Project would fall under the category of windmills, and is, thus, not contrary to the character or performance standards.

Appendix A. Figures

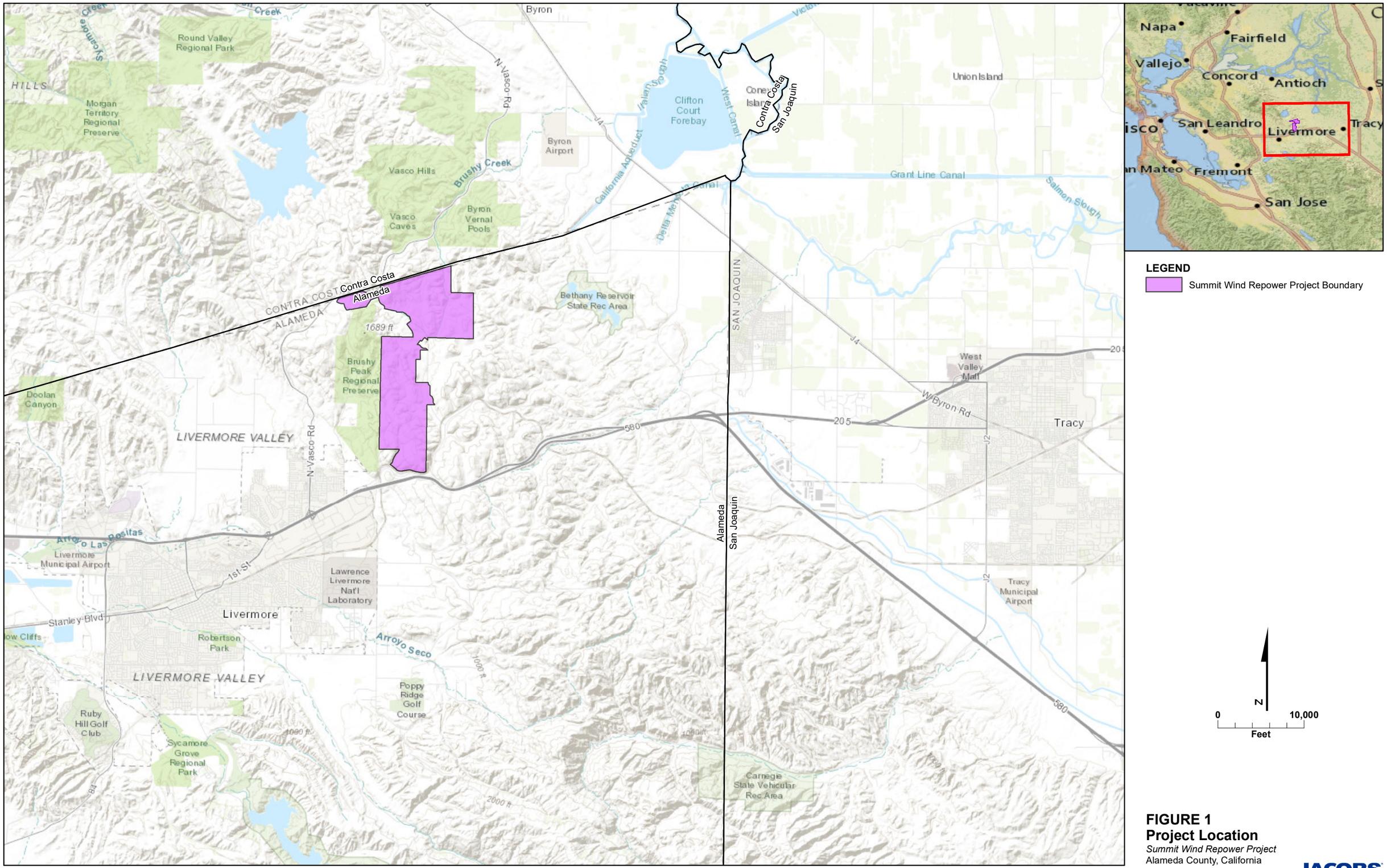

FIGURE 1
Project Location
Summit Wind Repower Project
Alameda County, California

JACOBS

\\BROOKSIDEFILES\GIS_SHARE\ENBG\00_PROJ\A\ALTAMONTWINDS\680957SUMMITWINDPROJ\GIS\MAPFILES\2019\CEQA_ADDENDUM\FIG1_PROJECT_LOCATION.MXD CS055422 12/20/2019 12:47:01 PM

CONTRA COSTA COUNTY
ALAMEDA COUNTY
AIC GATE 24
8565 VASCO RD
AIC GATE 22
8110 VASCO RD
AIC GATE 16
7525 VASCO RD.
AIC GATE 23
8175 VASCO RD
VASCO ROAD
AIC GATE 21
7311 VASCO RD.
ROAD CULVERT
WALKER
99B-6100-2-10
99B-6100-2-11
WALKER
99B-6100-2-12
WALKER
99B-6100-2-11
LIVERMORE REC.
99B-6100-2-1
APPROX. FRONT OF TOMB
APPROX. 1 ACRE CEMETERY ROCK PARCEL
DYER
SUBSTATION
WALKER
99B-6100-3-15
DUNTON
99B-5680-1
FRICK
SUBSTATION
COSTA ROBBIE
99B-5680-15
DEVINCENZI
99B-5610-1
DEVINCENZI
99B-6075-3
DEVINCENZI
99B-6051-2
DEVINCENZI
99B-6051-1
99B-6051-9
JACKSON
99B-6125-005
JACKSON
99B-6125-005
ROONEY
99B-6125-002
EGAN ESTATE RANCH
(GUICHARD TRUST)
99B-6125-003
ELLIOT
99B-6125-004
3.3± ACRES
3.3± ACRES
1.8± ACRES
0.9± ACRES
GATE 12
4595 DYER ROAD
AIC GATE 6
4010 DYER RD.
AIC GATE 17
3579 DYER ROAD
AIC GATE 7
2800 DYER RD.
DYER ROAD
MET 1
WT1
WT2
WT3
WT4
WT5
ALT
WT6
WT7
WT9
WT10
WT11
WT12
WT13
WT14
WT15
WT16
WT17
WT20
WT21
WT22
WT27
WT31
WT32
WT33

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- PROPOSED GRAVEL ROAD CENTERLINE (11.9± MILES)
- PROPOSED EDGE OF GRAVEL ROAD
- GRADING DAYLIGHT LINE
- EXISTING MAJOR CONTOUR LINE (25') — 25
- EXISTING MINOR CONTOUR LINE (5')
- PAD LINE
- ADJUSTED SURVEY CORRIDOR
- JURISDICTIONAL WATER (PER CH2MHILL)
- RIPARIAN AREA (PER CH2MHILL)
- RARE PLANT (PER CH2MHILL)
- CULTURAL RESOURCE (PER CH2MHILL)
- POOLING BASIN (PER CH2MHILL)
- ROCK OUTCROP (PER CH2MHILL)
- PROPOSED LAYDOWN AREA
- PROPOSED TURBINE AND NUMBER — WT##
- PROPOSED MET TOWER LOCATION — MT##
- PROPOSED COLLECTION LINE

600' 0' 300' 600' 1200' 2400'
(IN FEET)
1 INCH = 600 ft.

ALTAMONT WINDS, LLC

SUMMIT WIND

FIGURE 2

BASE MAP EXHIBIT

ALAMEDA COUNTY
STATE OF CALIFORNIA
JULY 2, 2019

dk CONSULTING
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