

RESOLUTION NO. 24-8902

RESOLUTION MAKING FINDINGS ON ENERGY SAVINGS AND DETERMINING OTHER MATTERS IN CONNECTION WITH AN ENERGY SERVICES AGREEMENT

WHEREAS, it is the policy of the State of California and the intent of the State Legislature to promote all feasible means of energy conservation and all feasible uses of alternative energy supply sources; and

WHEREAS, Plumas County ("County") desires to reduce the steadily rising costs of meeting the energy needs at its facilities; and

WHEREAS, ENGIE Services U.S. Inc. ("ENGIE"), has provided the County with analysis showing the benefits of implementing certain energy conservation measures in the County ("Analysis"), which is attached hereto as Exhibit A and made part hereof by this reference; and

WHEREAS, the County proposes to enter into an energy services contract ("Energy Services Contract") with ENGIE pursuant to which ENGIE will design, construct, and install on County property certain energy saving improvements, which will result in greater energy efficiency and cost savings for the County sites on which such facilities are located on ("Project"); and

WHEREAS, the Analysis includes data showing that the anticipated cost to the County for the electrical energy provided by the Project will be less than the anticipated marginal cost to the County of electrical energy that would have been consumed by the County in the absence of those purchases; and

WHEREAS, the Board of Supervisors ("Board") proposes to enter into the Energy Services Contract substantially in the form presented at this meeting, subject to such changes, insertions or omissions as the Board Chair reasonably deems necessary following the Board's adoption of this Resolution; and

WHEREAS, that difference, if any, between the fair rental value for the real property subject to the facility ground lease and the agreed rent, is anticipated to be offset by below-market energy purchases or other benefits provided under the energy service contract.

WHEREAS, pursuant to Government Code section 4217.12, this Board has held a public hearing, public notice of which was given at least two weeks in advance, to receive public comment; and

WHEREAS, the proposed Project is exempt from environmental review under the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.) because it is consistent with CEQA Section 21080.35, which provides that solar energy systems installed on the roof of an existing building or on an existing parking lot are statutorily exempt from CEQA.

NOW, THEREFORE, based upon the above-referenced recitals, the Board hereby finds, determines and orders as follows:

1. The terms of the Energy Services Contract in the form presented at this meeting are in the best interests of the County.
2. In accordance with Government Code section 4217.12, and based on data provided by the Analysis, the Board finds that the anticipated cost to the County for electrical energy provided by the Project under the Energy Services Contract will be less than the anticipated marginal cost to the County of electrical energy that would have been consumed by the County in the absence of those purchases.
3. That the Board finds that the difference, if any, between the fair rental value for the real property subject to the facility ground lease and the agreed rent, is anticipated to be offset by below-market energy purchases.
4. The Board hereby approves the Energy Services Contract, in accordance with Government Code section 4217.12.

5. The Director of Facilities, or their designee, is hereby authorized and directed to negotiate any further changes, insertions and omissions to the Energy Services Contract as they reasonably deem necessary, and thereafter to execute and deliver the Energy Services Contract following the Board's adoption of this Resolution.

6. The Project is hereby found to be exempt from the requirements of CEQA as described above.

7. County staff are hereby authorized and directed to file and process a Notice of CEQA Exemption for the Project in accordance with CEQA and the CEQA Guidelines, and the findings set forth in this Resolution.

The foregoing Resolution was adopted at a meeting of the Plumas County Board of Supervisors on March 19, 2024, by the following vote:

AYES: Supervisors: Ceresola, McGowan, Goss, Engel, Hagwood

NOES:

ABSTAIN:

ABSENT:



Chairman, Plumas County Board of Supervisors

CERTIFIED TO BE A TRUE AND CORRECT COPY:



Clerk of the Board
Plumas County

APPROVED AS TO FORM:



Joshua Brechtel
Deputy County Counsel

EXHIBIT A ANALYSIS

Project Cost									\$10,754,246
County Contribution									\$1,000,000
Amount to be Financed									\$9,754,246
Finance Term									20
Estimated Annual Interest Rate									4.60%
Annual Escalation of Electricity Cost (Actual annual escalation has been more than 15% recently)									6.00%
Annual Degradation of Solar Panels									0.50%
Annual Escalation of O&M Cost									3.00%
Year	Projected Electricity Savings - Annex Solar	Projected Electricity Savings - Old Equipment Replacement	Projected Repair Cost Savings	Inflation Reduction Act Cash Subsidy	Total Program Savings	Lease Payments	Solar O&M Cost	Total Program Costs	Net Savings
1	\$119,775	\$195,465	\$262,251	\$513,198	\$1,090,689	\$952,049	\$8,251	\$960,300	\$130,390
2	\$126,326	\$207,193	\$270,119	\$0	\$603,638	\$464,750	\$8,498	\$473,249	\$130,390
3	\$133,236	\$219,625	\$278,222	\$0	\$631,083	\$491,941	\$8,753	\$500,694	\$130,390
4	\$140,524	\$232,802	\$286,569	\$0	\$659,896	\$520,490	\$9,016	\$529,506	\$130,390
5	\$148,211	\$246,770	\$295,166	\$0	\$690,147	\$550,472	\$9,286	\$559,758	\$130,390
6	\$156,318	\$261,577	\$304,021	\$0	\$721,916	\$581,961	\$9,565	\$591,526	\$130,390
7	\$164,869	\$277,271	\$313,142	\$0	\$755,282	\$615,040	\$9,852	\$624,892	\$130,390
8	\$173,887	\$293,908	\$322,536	\$0	\$790,330	\$649,794	\$10,147	\$659,941	\$130,390
9	\$183,399	\$311,542	\$332,212	\$0	\$827,153	\$686,311	\$10,452	\$696,763	\$130,390
10	\$193,431	\$330,234	\$342,178	\$0	\$865,843	\$724,689	\$10,765	\$735,454	\$130,390
11	\$204,011	\$350,049	\$352,444	\$0	\$906,503	\$765,026	\$11,088	\$776,114	\$130,390
12	\$215,171	\$371,051	\$363,017	\$0	\$949,239	\$807,429	\$11,421	\$818,850	\$130,390
13	\$226,941	\$393,315	\$373,907	\$0	\$994,163	\$852,010	\$11,763	\$863,773	\$130,390
14	\$239,354	\$416,913	\$385,125	\$0	\$1,041,392	\$898,886	\$12,116	\$911,003	\$130,390
15	\$252,447	\$441,928	\$396,678	\$0	\$1,091,054	\$948,184	\$12,480	\$960,664	\$130,390
16	\$266,256	\$468,444	\$408,579	\$0	\$1,143,278	\$1,000,035	\$12,854	\$1,012,889	\$130,390
17	\$280,820	\$496,551	\$420,836	\$0	\$1,198,207	\$1,054,577	\$13,240	\$1,067,817	\$130,390
18	\$296,181	\$526,344	\$433,461	\$0	\$1,255,986	\$1,111,959	\$13,637	\$1,125,596	\$130,390
19	\$312,382	\$557,924	\$446,465	\$0	\$1,316,771	\$1,172,335	\$14,046	\$1,186,382	\$130,390
20	\$329,469	\$591,400	\$459,859	\$0	\$1,380,728	\$1,235,871	\$14,468	\$1,250,338	\$130,390
21	\$260,618	\$0	\$0	\$0	\$260,618	\$0	\$14,902	\$14,902	\$245,717
22	\$274,874	\$0	\$0	\$0	\$274,874	\$0	\$15,349	\$15,349	\$259,526
23	\$289,910	\$0	\$0	\$0	\$289,910	\$0	\$15,809	\$15,809	\$274,101
24	\$305,768	\$0	\$0	\$0	\$305,768	\$0	\$16,283	\$16,283	\$289,484
25	\$322,493	\$0	\$0	\$0	\$322,493	\$0	\$16,772	\$16,772	\$305,721
26	\$340,134	\$0	\$0	\$0	\$340,134	\$0	\$17,275	\$17,275	\$322,859
27	\$358,739	\$0	\$0	\$0	\$358,739	\$0	\$17,793	\$17,793	\$340,946
28	\$378,362	\$0	\$0	\$0	\$378,362	\$0	\$18,327	\$18,327	\$360,035
29	\$399,059	\$0	\$0	\$0	\$399,059	\$0	\$18,877	\$18,877	\$380,182
30	\$420,887	\$0	\$0	\$0	\$420,887	\$0	\$19,443	\$19,443	\$401,444
Totals	\$7,513,852	\$7,190,306	\$7,046,786	\$513,198	\$22,264,142	\$16,083,809	\$392,529	\$16,476,338	\$5,787,804