

DOCKETED

Docket Number:	26-OPT-01
Project Title:	Vaca Dixon Power Center Project
TN #:	268173-2
Document Title:	Appendix AA Public Resources Code Section 21183 and 211836_VDPC
Description:	Provides a crosswalk and attachment which demonstrate the ways in which the Project meets the requirements of California Public Resources Code (PCR) Sections 21183 and 21183.6.
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Submitter Role:	Applicant Consultant
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Appendix AA

Public Resources Code Section 21183 and 21183.6

Public Resources Code Section 21183 and 21183.6

The following crosswalk and attachment demonstrate the ways in which Vaca Dixon BESS LLC and Arges BESS LLC (Applicants) would comply with and how the Vaca Dixon Power Center Project (Project) meets the requirements of California Public Resources Code (PRC) Sections 21183 and 21183.6. In addition to the information below, the following appendices to the Opt-In Application provide additional evidence to support the Project's compliance with the requirements:

- Appendix O Public Resources Code Section 25545.3.3 and 25545.3.5 Required Certifications
- Appendix R Air Quality and Greenhouse Gas Study

Criteria Category	PRC §§21183 and 21183.6	Meets Criteria (Yes/No)	Applicant Response
PRC 21183(a)(1)	The Governor may certify a leadership project for streamlining before a lead agency certifies a final environmental impact report for a project under this chapter if all the following conditions are met: (a) (1) Except as provided in paragraph (2), the project will result in a minimum investment of one hundred million dollars (\$100,000,000) in California upon completion of construction.	Yes	The Project would have a minimum estimated investment of approximately \$130 million in California upon completion of construction. See Attachment A for additional information.
PRC § 21183(a)(2)	(2) Paragraph (1) does not apply to a leadership project described in paragraph (4) of subdivision (b) of Section 21180.	Not Applicable (N/A)	Not applicable, as the Project is not a housing development project.
PRC § 21183(b)	(b) The project creates high-wage, highly skilled jobs that pay prevailing wages and living wages, provides construction jobs and permanent jobs for Californians, helps reduce unemployment, and promotes apprenticeship training. For purposes of this subdivision, a project is deemed to create jobs that pay prevailing wages, create highly skilled jobs, and promote apprenticeship training if the applicant demonstrates to the satisfaction of the Governor that the project will comply with Section 21183.5.	Yes	The Applicants would comply with the prevailing wage and workforce requirements set forth in Assembly Bill 205, including that (1) all construction workers employed on the Project would be paid at least the general prevailing rate of per diem wages or apprenticeship wages, as applicable, in accordance with PRC Section 25545.3.3, and (2) a skilled and trained workforce would be used to perform all construction work on the Project, in accordance with PRC Section 25545.3.5. See Appendix O of this Opt-In Application for additional information.
PRC § 21183(c)(1)	(c) (1) For a project described in paragraph (1), (2), or (3) of subdivision (b) of Section 21180, the project does not result in any net additional emission of greenhouse gases, including greenhouse gas emissions from employee transportation. For purposes of this paragraph, a project is deemed to meet the requirements of this paragraph if the applicant demonstrates to the satisfaction of the Governor that the project will comply with Section 21183.6.	Yes	The Project would emit greenhouse gas emissions during construction and during operations and maintenance from minimal area source, energy consumption and mobile emissions. However, the proposed Project would help address the limitations of the electric grid and the increasing demand for renewable energy by increasing storage capability which improves the reliability of the grid and makes it more resilient to disturbances and peaks in energy demand. As the use of renewable energy increases, the need for battery storage to maintain electrical supply during both peak demand and when the renewable systems are not generating electricity also increases. As described in the Air Quality and Greenhouse Gas Study (Appendix R), it is anticipated that the reduction in greenhouse gas emissions from non-renewable electricity generating facilities expected from implementation of the Project would more than offset the annual greenhouse gas

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			emissions anticipated from the Project. Therefore, the Project is anticipated to result in a net benefit with respect to greenhouse gas emissions generation. See Appendix R for detailed calculations and discussion. The Project would comply with the greenhouse gas emissions quantification and mitigation in Section 21183.6.
PRC § 21183(c)(2)	(2) For a project described in paragraph (4) of subdivision (b) of Section 21180, the project does not result in any net additional emission of greenhouse gases, including greenhouse gas emissions from employee transportation.	N/A	Not applicable, as the Project is not a housing development project.
PRC § 21183(d)	(d) The applicant demonstrates compliance with the requirements of Chapter 12.8 (commencing with Section 42649) and Chapter 12.9 (commencing with Section 42649.8) of Part 3 of Division 30, as applicable.	Yes	<p>The stated regulations refer to commercial solid waste recycling (Chapter 12.8) and recycling of organic waste (Chapter 12.9). The Applicants would ensure that recycling of commercial and organic waste are stipulations in the construction contractor's contract.</p> <p>The Project would employ third parties to manage appropriate handling and disposal of non-hazardous solid waste. Recycling would be in accordance with applicable California state requirements. Composting organic materials, such as vegetation, would occur in accordance with the requirements enforced by Solano County Department of Resource Management Construction and Demolition Debris Recycling Requirements.</p> <p>Non-hazardous construction materials that cannot be reused or recycled would likely be disposed of at a Class II/III landfill. Hazardous waste would be transported to a hazardous waste facility by a licensed hazardous waste transporter. The potential waste streams that would be generated during construction and operation of the Project, the waste classifications, and disposal facilities in the vicinity of the Project are detailed in Section 5.11 <i>Waste Management</i> of the Opt-In Application package.</p> <p>Furthermore, the Project must comply with the California Green Building Standards Code, also known as CALGreen, which includes mandatory recycling. Code Section 5.408 requires that 65 percent of the nonhazardous waste be recycled or salvaged for reuse. Code Section 5.408.3 (Excavated soil and land clearing debris) requires that 100</p>

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			percent of trees, stumps, rocks, and associated vegetation and soils resulting from land clearing shall be reused or recycled. Applicable laws and regulations related to waste handling are detailed in Section 5.11, <i>Waste Management</i> of the Opt-In Application package.
PRC § 21183(e)	(e) The applicant has entered into a binding and enforceable agreement that all mitigation measures required under this division to certify the project under this chapter shall be conditions of approval of the project, and those conditions will be fully enforceable by the lead agency or another agency designated by the lead agency. In the case of environmental mitigation measures, the applicant agrees, as an ongoing obligation, that those measures will be monitored and enforced by the lead agency for the life of the obligation.	Yes	By filing this Opt-In Application with the CEC, the Applicants agree to be legally bound by the terms and conditions of the CEC license, including to abide by all mitigation measures required under this division to certify the Project under this chapter that will be conditions of approval of the Project, enforceable by the CEC.
PRC § 21183(f)	(f) The applicant agrees to pay the costs of the trial court and the court of appeal in hearing and deciding any case challenging a lead agency's action on a certified project under this division, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the California Rules of Court adopted by the Judicial Council under Section 21185.	Yes	The Applicants agree to the provisions in Section 21183 paragraph (f).
PRC § 21183(g)	(g) The applicant agrees to pay the costs of preparing the record of proceedings for the project concurrent with review and consideration of the project under this division, in a form and manner specified by the lead agency for the project.	Yes	The Applicants agree to the provisions in Section 21183 paragraph (g).
PRC § 21183(h)	(h) For a project for which environmental review has commenced, the applicant demonstrates that the record of proceedings is being prepared in accordance with Section 21186.	Yes	The CEC docket will serve as the record of proceeding for the Project in compliance with Section 21186. The Applicants understand that the CEC will certify it in compliance with Section 21186 if there is litigation.

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PRC § 21183.6(a)(1)	<p>(a) The quantification and mitigation of the impacts of a project described in paragraph (1), (2), or (3) of subdivision (b) of Section 21180 from the emissions of greenhouse gases shall be as follows:</p> <p>(1) The environmental baseline for greenhouse gas emissions shall be established based upon the physical environmental conditions in the vicinity of the project site at the time the application is submitted in a manner consistent with Section 15125 of Title 14 of the California Code of Regulations as those regulations existed on January 1, 2021.</p>	Yes	The greenhouse gas emissions baseline is described in Section 2.3, Greenhouse Gas, in the Air Quality and Greenhouse Gas Emissions Study (Appendix R).
PRC § 21183.6(a)(2)	<p>(2) The mitigation of the impacts resulting from the emissions of greenhouse gases shall be achieved in accordance with the following priority:</p> <p>(A) Direct emissions reductions from the project that also reduce emissions of criteria air pollutants or toxic air contaminants through implementation of project features, project design, or other measures, including, but not limited to, energy efficiency, installation of renewable energy electricity generation, and reductions in vehicle miles traveled.</p> <p>(B) If all of the project impacts cannot be feasibly and fully mitigated by direct emissions reductions as described in subparagraph (A), the remaining unmitigated impacts shall be mitigated by direct emissions reductions that also reduce emissions of criteria air pollutants or toxic air contaminants within the same air pollution control district or air quality management district in which the project is located.</p> <p>(C) If all of the project impacts cannot be feasibly and fully mitigated by direct emissions reductions as described in subparagraph (A) or (B), the remaining unmitigated impacts shall be mitigated through the use of offsets that originate within the same air pollution control district or air quality management district in which the project is located. The offsets shall be undertaken in a manner consistent with Division 25.5 (commencing with Section 38500) of the Health and Safety Code, including, but not limited to, the requirement that the offsets be real, permanent, quantifiable, verifiable, and enforceable, and shall be undertaken from</p>	Yes	As described in the Air Quality and Greenhouse Gas Study Emissions Study (Appendix R), it is anticipated that the reduction in greenhouse gas emissions from non-renewable electricity generating facilities expected from implementation of the Project would more than offset the annual greenhouse gas emissions anticipated from the Project. The Project is anticipated to results in a net benefit with respect to greenhouse gas emissions generation. Therefore, no mitigation would be required, and the Project would comply with PRC § 21183.6(a)(2).

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	<p>sources in the community in which the project is located or in adjacent communities.</p> <p>(D) If all of the project impacts cannot be feasibly and fully mitigated by the measures described in subparagraph (A), (B), or (C), the remaining unmitigated impacts shall be mitigated through the use of offsets that originate from sources that provide a specific, quantifiable, and direct environmental and public health benefit to the region in which the project is located.</p>		
PRC § 21183.6(b)	<p>(b) It is the intent of the Legislature, in enacting this section, to maximize the environmental and public health benefits from measures to mitigate the project impacts resulting from the emissions of greenhouse gases to those people that are impacted most by the project.</p>	Yes	<p>As described in the Air Quality and Greenhouse Gas Emissions Study (Appendix R), it is anticipated that the reduction in greenhouse gas emissions from non-renewable electricity generating facilities expected from implementation of the Project would more than offset the annual greenhouse gas emissions anticipated from the Project. The Project is anticipated to results in a net benefit with respect to greenhouse gas emissions generation. Therefore, no mitigation would be required, and the Project would comply with PRC § 21183.6(a)(2).</p>

Attachment A

Vaca Dixon Power Center Project California Net Economic Benefit



DATE: August 19, 2025
TO: Vaca Dixon BESS LLC and Arges BESS LLC
FROM: ECONorthwest
SUBJECT: The Vaca Dixon Power Center Project Investment in California

This memo details the Vaca Dixon Power Center Project investment within California at the completion of construction in fulfillment of California Jobs and Economic Investment Through Environmental Leadership Act of 2021, section 21183 paragraph (a) (1). The Vaca Dixon Project will result in an anticipated minimum investment in California of \$130,639,301 at the completion of construction in compliance with the requirements of California Jobs and Economic Investment Through Environmental Leadership Act of 2021, section 21183 paragraph (a) (1). The estimate of investment in California at the completion of construction is comprised of Project spending related to labor, equipment, consumable construction goods (e.g. fencing), other construction expenditures (e.g. concrete), overhead expenditures, and financing costs. This investment in California represents 61 percent of the of the total Project investment at the completion of construction, which totals \$213,369,301¹. These construction investment figures in California (as presented in Table 1), do not include sales tax, which is anticipated to generate a \$6.59 million in investment within the State.

Table 1 Anticipated Project Investment at the Completion of Construction

Construction Investment	Total Project Investment	Estimated California Expenditures		
		Phase 1	Phase 2	Project Total
Labor	\$37,339,494	\$6,534,046	\$28,938,473	\$35,472,520
Equipment	\$109,551,574	\$8,065,345	\$28,371,872	\$36,437,218
Construction Consumable	\$2,196,339	\$519,873	\$1,676,466	\$2,196,339
Construction Other	\$9,763,431	\$1,834,808	\$7,158,692	\$8,993,500
Overhead/EPC Profit	\$40,560,335	\$11,696,945	\$28,863,390	\$40,560,335
Financing Costs	\$13,958,782	\$1,500,540	\$5,478,851	\$6,979,391
Total	213,369,955	30,151,557	100,487,744	130,639,301

Source: Vaca Dixon BESS LLC and Arges BESS LLC

The estimate of investment in California at the completion of construction includes a reduction in investment in existing French prune production in the Project site, comprising of spending on agricultural inputs related to labor, machinery, chemicals, fertilizer, irrigation, harvest, crop insurance, and custom services. The owner of the existing agricultural operation, Gary Thiara estimates the existing investment at \$4,194 per acre per year, or up to a total of \$64,588 over the 24-month construction period that could be reduced due to the Project. Though agricultural and construction spending may occur in different sectors of the economy, on net, the anticipated Project investment in California at the completion of construction is significantly over \$100 million.

¹ These figures are provided by Vaca Dixon BESS LLC and Arges BESS LLC and represent the anticipated Project investment at the completion of construction based on the best available estimates at the time of this analysis.