

Planning, Building & Environmental Services



Laketrlicity (DBA Dynamo Solar) Commercial Floating Solar

1515 Soscol Ferry Rd.; APNs: 057-010-010, 057-050-003, etc.

Use Permit (P22-00340-UP), Zone Change (P23-00181-ZC), and Variance (P23-00268-VAR)

Presented by Matt Ringel



Presentation Agenda

1. Site Description
2. Permit Request
3. Points of Interest
4. Project Analysis
5. Recommendation





1. Site Description

Use Permit (P22-00340-UP), Zone Change (P23-00181-ZC), and Variance (P23-00268-VAR)



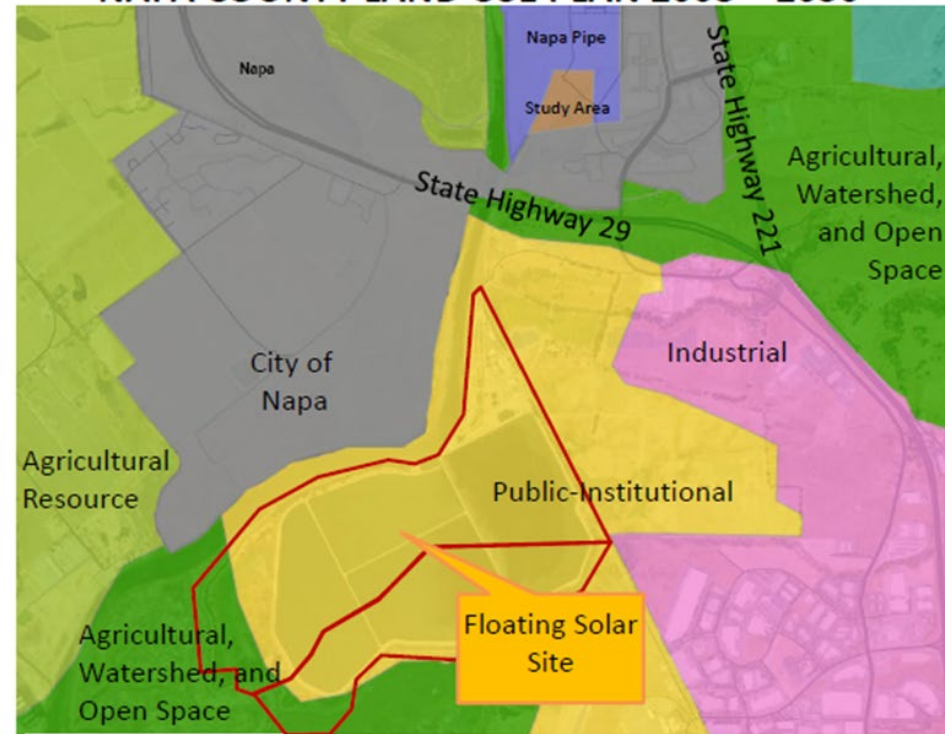
Site Description

APN: 057-010-010, 057-050-003, etc.

1515 Soscol Ferry Road (Solar Array)
200 Anderson Road (Substation)

General Plan Designation:
Public-Institutional

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone



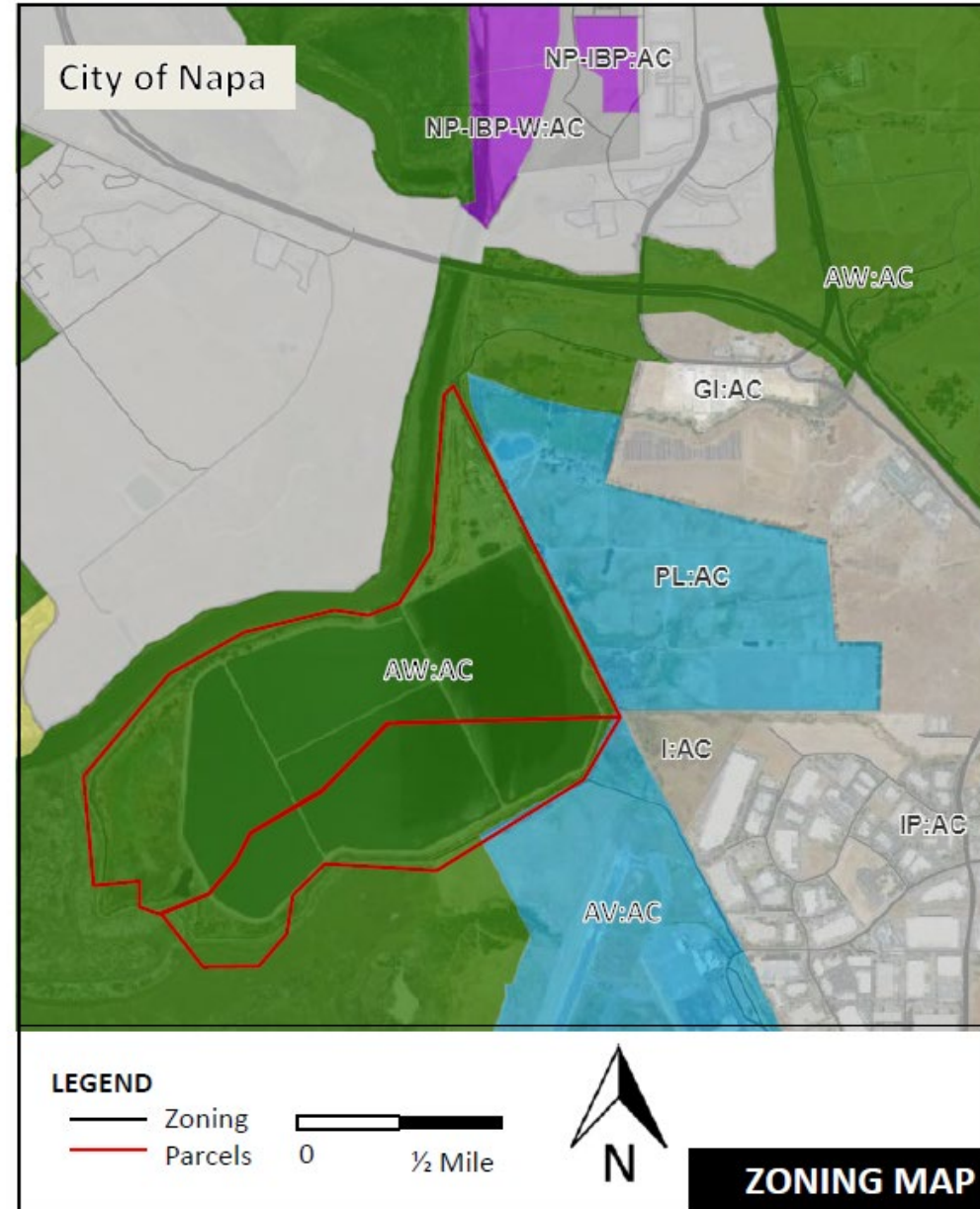
* See Action Item AGLU-114.1 regarding agriculturally zoned areas within these land use designations

Dynamo Solar Commercial Floating Solar Use Permit (P22-00340-UP), Zone Change (P23-00181-ZC), and Variance (P23-00268-VAR)

Site Description

Zoning District:

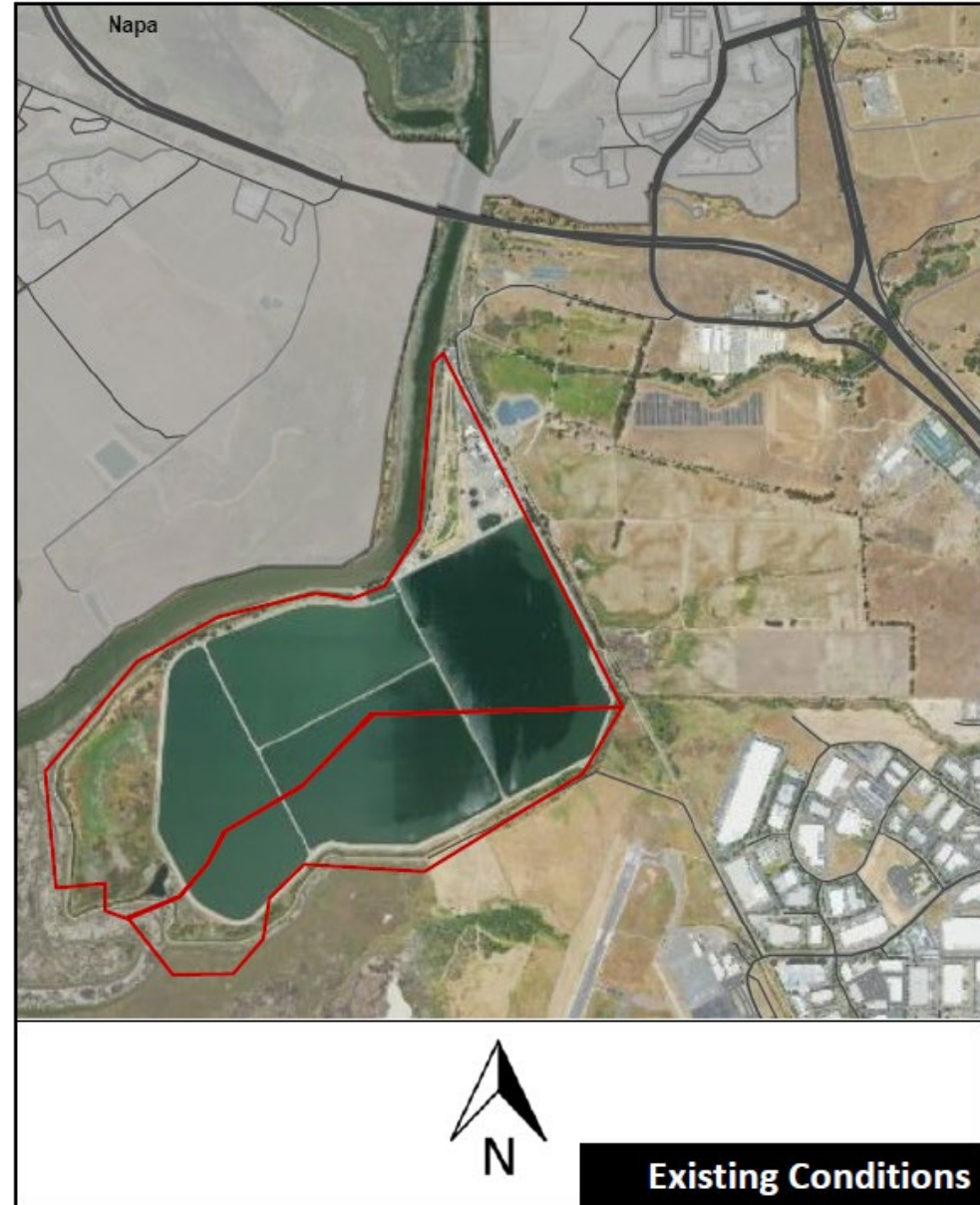
Agricultural Watershed: Airport Compatibility (AW:AC)



Site Description

Existing Use:

Napa Sanitation District
Wastewater Facility

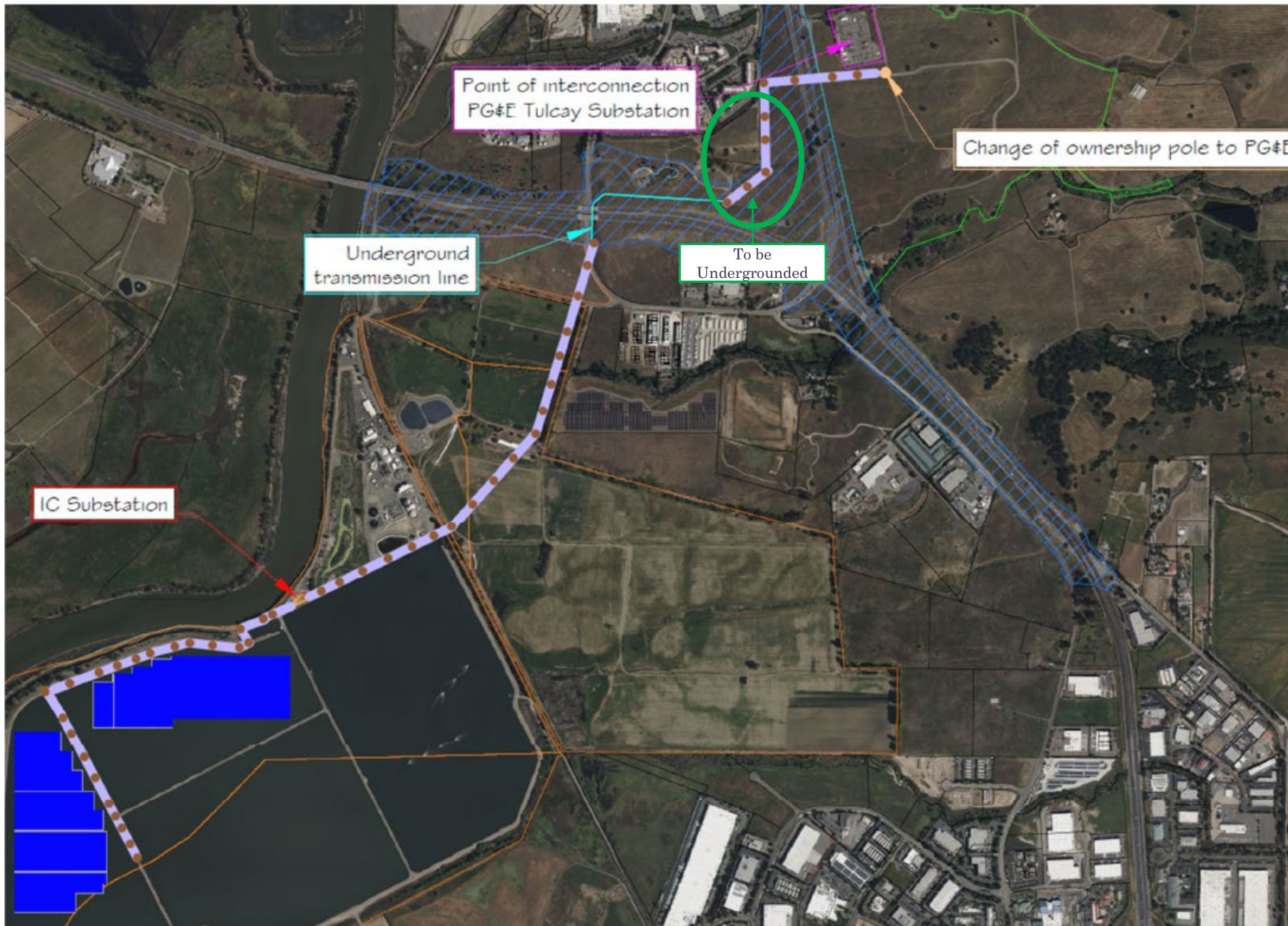




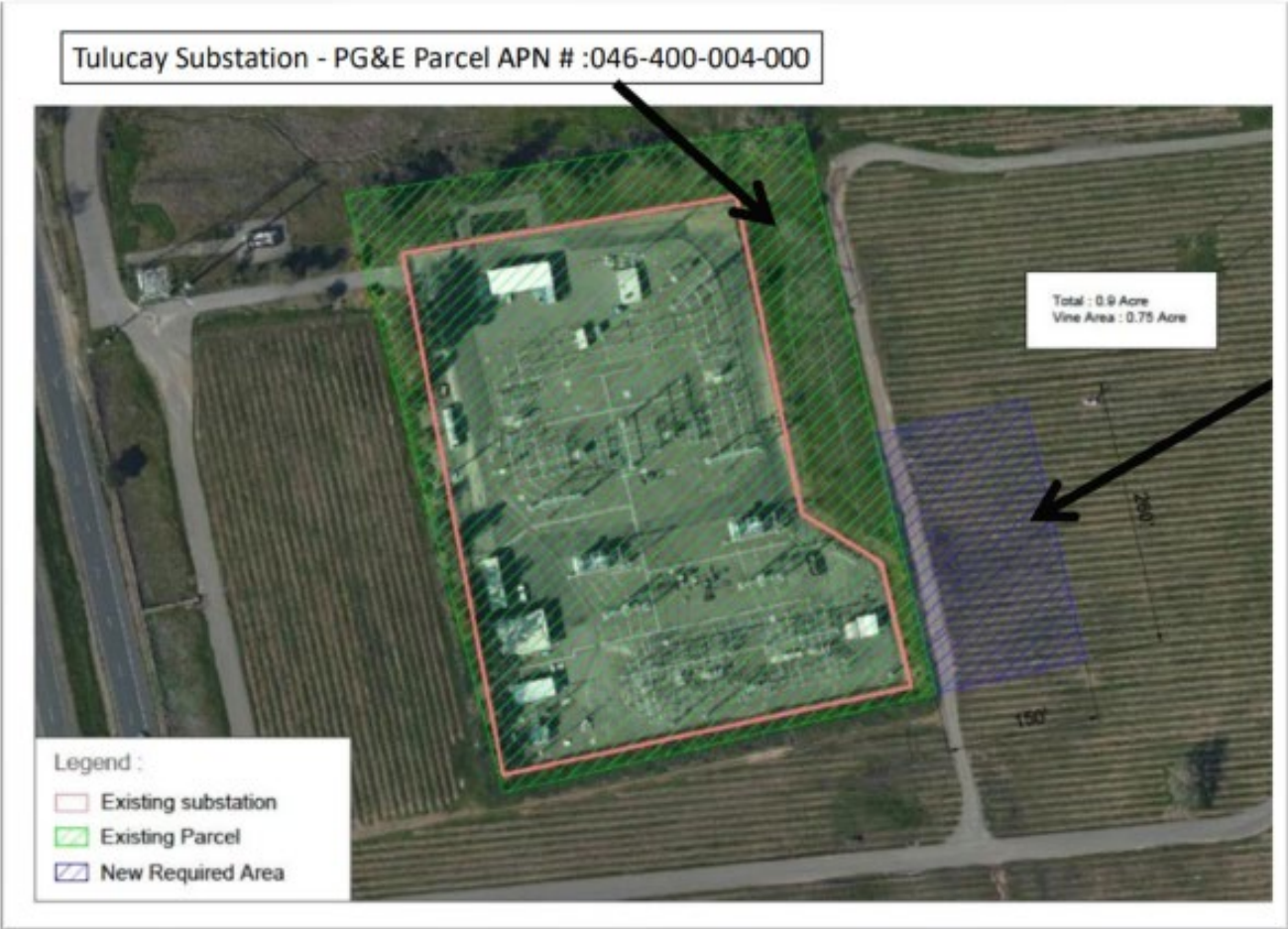
2. Permit Request

Use Permit (P22-00340-UP), Zone Change (P23-00181-ZC), and Variance (P23-00268-VAR)



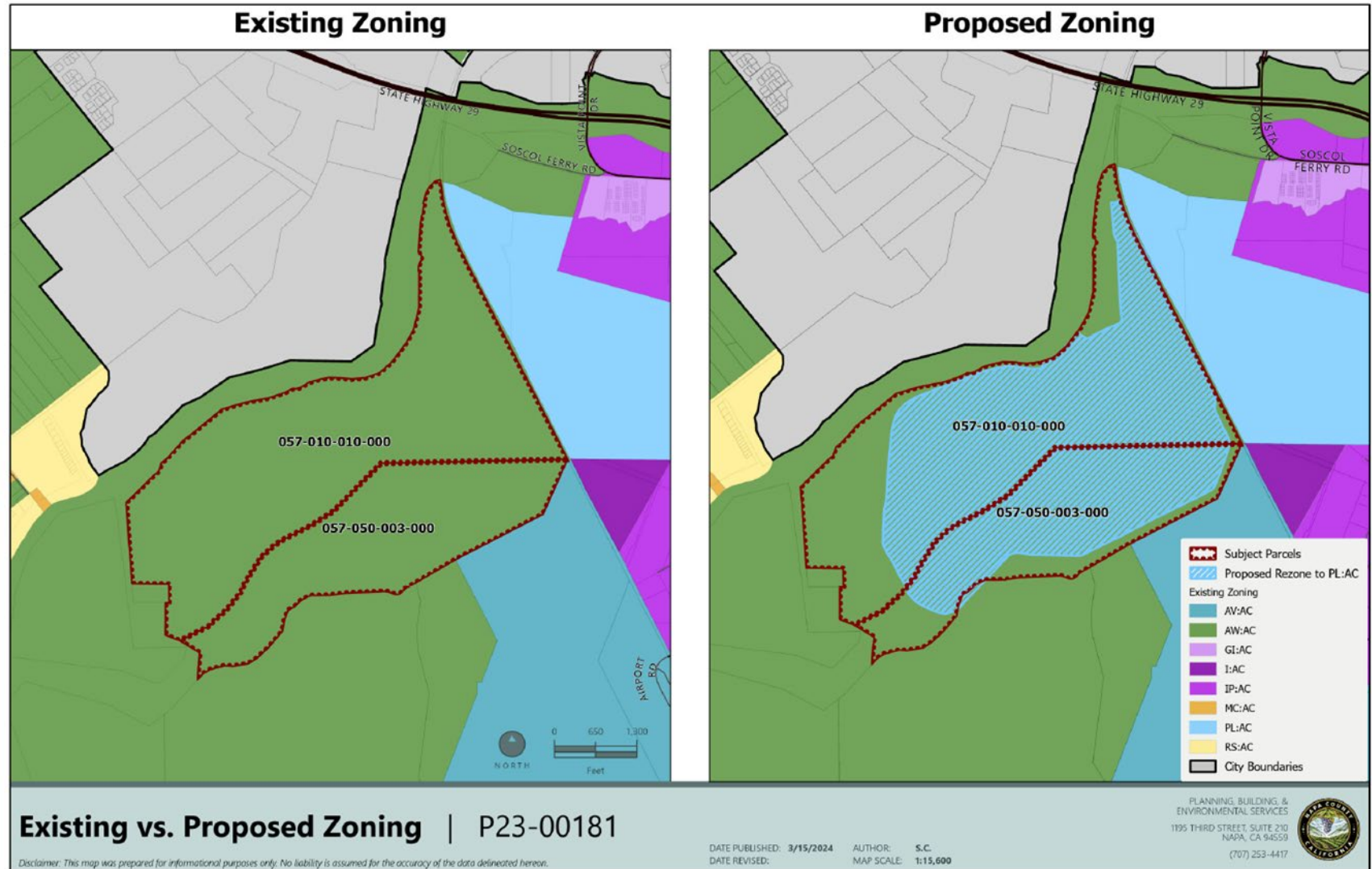


Proposed Substation Expansion Area



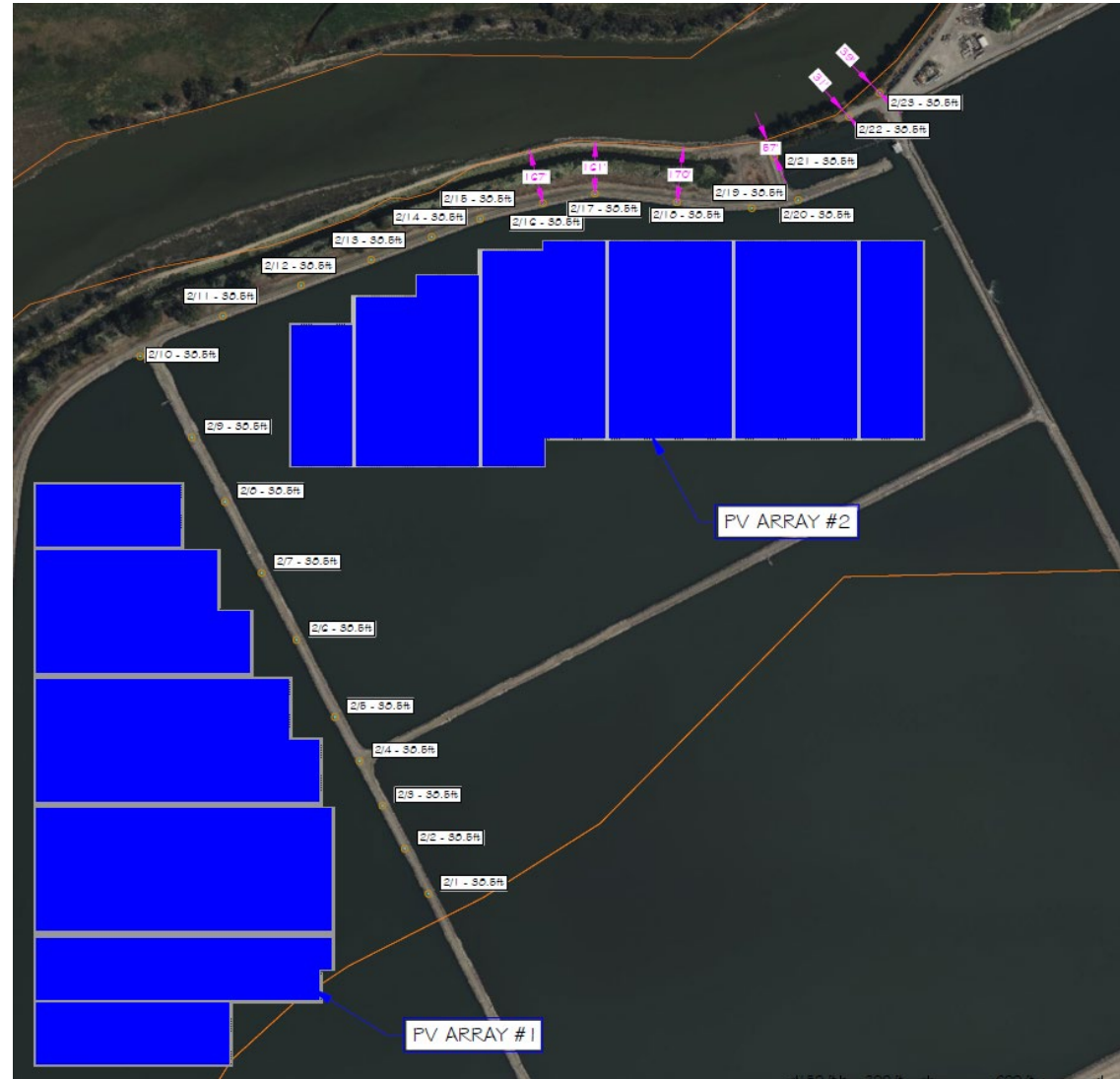
Zone Change

- Agricultural Watershed: Airport Compatibility (AW:AC) to Public Lands: Airport Compatibility (PL:AC)



Variance

- To allow construction of 42 transmission line towers at a height varying between 38.5-foot and 70-foot tall, whereby Napa County Code (“NCC”) Section 18.104.120 establishes a 35-foot height maximum
- Medium-Voltage Line: 38.5-foot tall
 - 23 Transmission Towers
- High-Voltage Line: between 47.5 and 70-foot tall
 - 19 Transmission Towers (Under Napa County’s Jurisdiction)

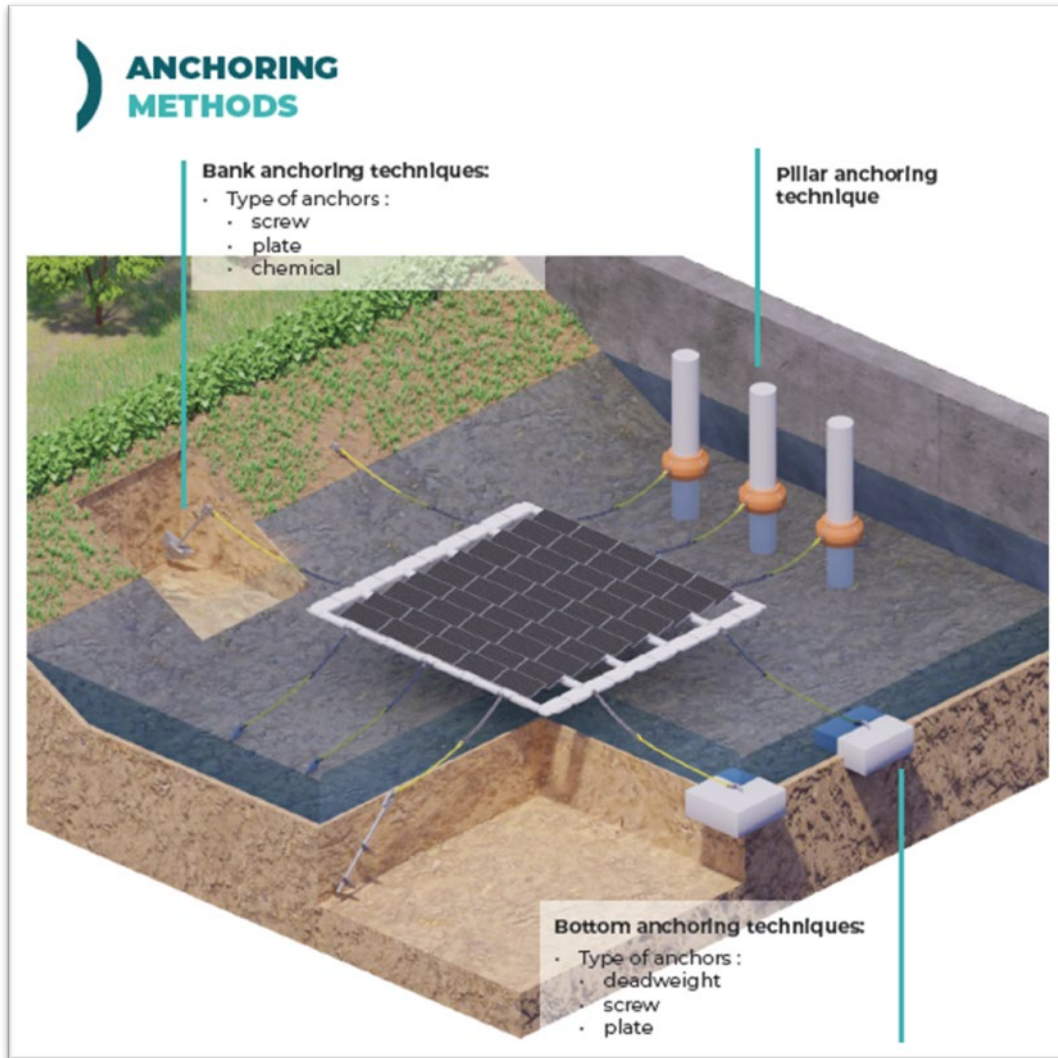


Variance

- To allow construction of 42 transmission line towers at a height varying between 38.5-foot and 70-foot tall, whereby Napa County Code (“NCC”) Section 18.104.120 establishes a 35-foot height maximum
- Medium-Voltage Line: 38.5-foot tall
 - 23 Transmission Towers
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Use Permit



- Construction of approximately 56-acres of floating solar panels (approximately 63,840 solar panels) on top of two of the Napa Sanitation District's existing wastewater ponds to produce approximately 34.7 megawatts (MW) of direct current electricity, converted to 24.5 megawatts (MW) of alternating current electricity, construction of approximately 2-miles of electrical transmission lines, with portions constructed above and below ground, construction of one 0.13-acre electrical substation located at the northern edge of the solar panels.





3. Points of Interest

Use Permit (P22-00340-UP), Zone Change (P23-00181-ZC), and Variance (P23-00268-VAR)



Commercial Renewable Energy Development Standards

- Napa County Code Section 18.117.040 (adopted 2020) establishes the County's commercial renewable energy production facility development standards
 - Decommissioning Plan
 - FAA Determinations
 - Anti-glare coating and pointed away from flightpath
 - 18.117.040.C.2. – Electrical distribution lines on the project site shall be underground. This provision may be waved by the decision-making body if the undergrounding is determined to be an undue burden.
 - Applicant is requesting this provision be waved





4. Project Analysis

Use Permit (P22-00340-UP), Zone Change (P23-00181-ZC), and Variance (P23-00268-VAR)



Project Analysis - CEQA

Aesthetics

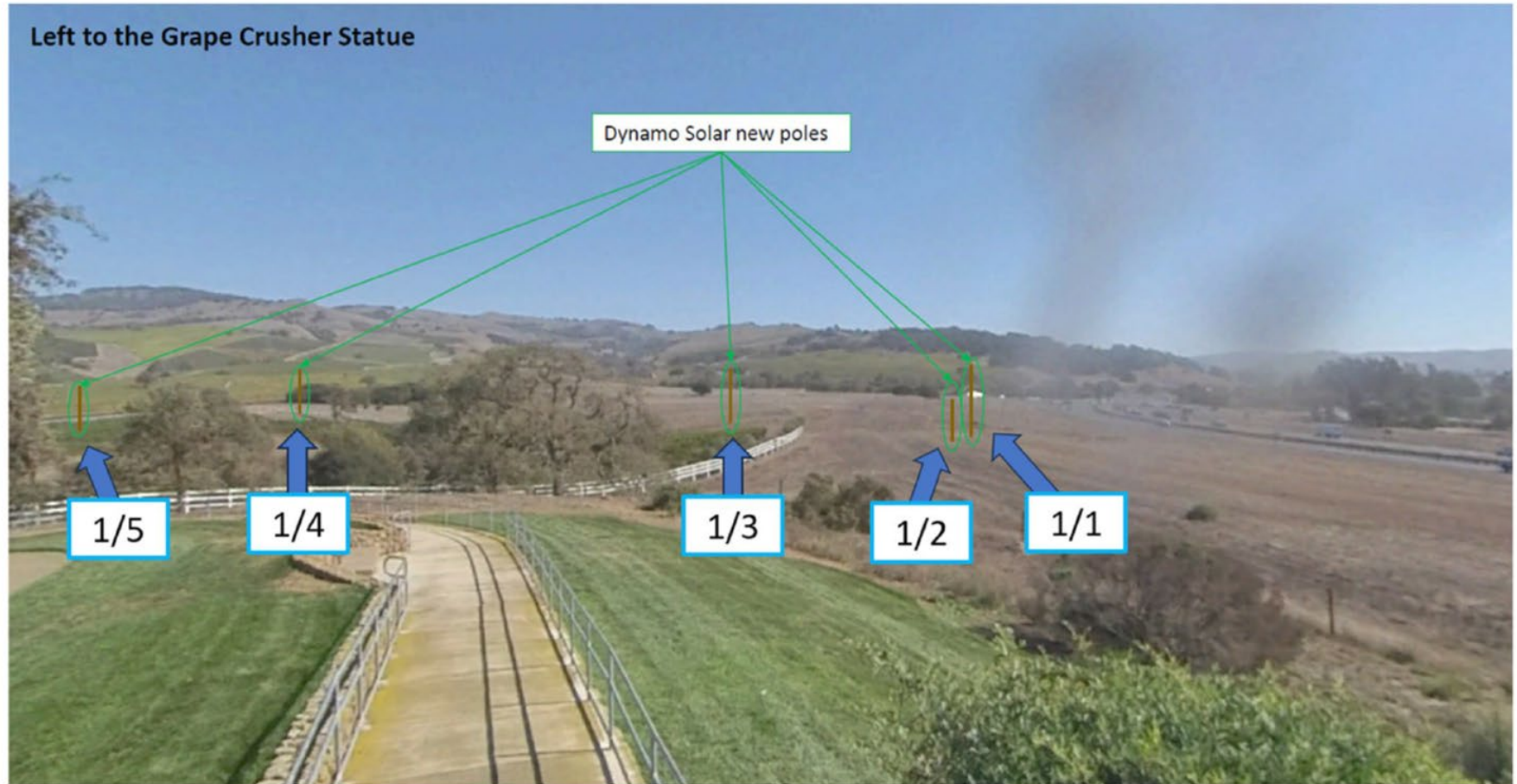
- Under jurisdiction of CalTrans
- MM AES-1: Underground Towers 1/1 – 1/5



Project Analysis - CEQA

Aesthetics

- Under jurisdiction of CalTrans
- MM AES-1: Underground Towers 1/1 – 1/5



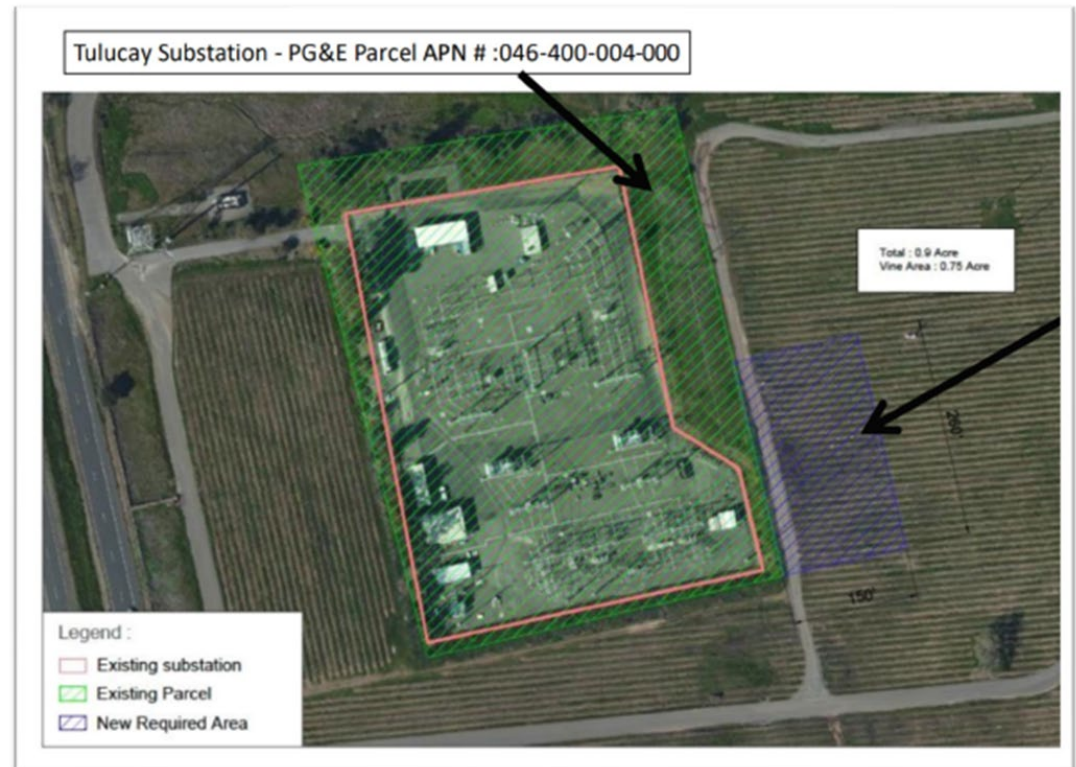
Project Analysis - CEQA

Agriculture and Forest Resources

- Under jurisdiction of the CPUC
- Farmland conservation easement, or similar mechanism, for the conservation of state designated Unique Farmland
- Easement shall protect 0.9-acres of existing farmland within Napa County of equal or greater quality



Proposed Substation Expansion Area



Project Analysis - CEQA

Cultural Resources

- AB52 Coordination with the Yocha Dehe Wintun Nation
- MM CUL-1: Cultural monitor on-site for all earth disturbing activities
- MM CUL-2: Cultural training for construction workers





5. Recommendation

Use Permit (P22-00340-UP), Zone Change (P23-00181-ZC), and Variance (P23-00268-VAR)



Staff's Recommendation

1. Adopt the Revised Initial Study (IS)/Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), based on Revised recommended Findings 1-7 in Attachment A;
2. Adopt an Ordinance for Rezone (Attachment F);
3. Approve a Variance Application No. P23-00268 based on Revised recommended Findings 8-11 in Attachment A, and subject to the Revised recommended Conditions of Approval in Attachment B; and
4. Approve a Use Permit Application No. P22-00340 based on Revised recommended Findings 12-16 in Attachment A, and subject to the Revised recommended Conditions of Approval in Attachment B.



Thank you

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