

JMcD

CITY OF AMERICAN CANYON

Napa Valley's New Destination



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jmcdowel@co.napa.ca.us

RECEIVED

JUN 16 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

June 14, 2010

John McDowell
Deputy Planning Director
Napa County Conservation, Development & Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

SUBJECT: Napa Solar Farm Use Permit

Dear Mr. McDowell:

Thank you for the opportunity to comment on the Napa Solar Farm Use Permit proposed by the Napa Vallejo Waste Management Authority located at the former landfill west of American Canyon. Based on the submitted materials, staff understands the proposed project consists of a solar farm with the potential to generate 6.7 megawatts of electricity from 50,000 fixed axis ground mounted photovoltaic modules mounted a maximum height 6 feet on 50 acres of the landfill surface. In addition, the project will require a new substation or expansion of the existing electrical substation and extension of electrical transmission lines off-site to the electrical grid.

Overall, City staff sees significant benefit to locally-generated renewable electricity in close proximity to the City of American Canyon and the industrial users in the Green Island Industrial park. City staff also recognizes that this project has the potential to foster a stronger local economy by bringing construction jobs to the local area. It is also our hope that American Canyon can provide a favorable environment for green energy firms to locate their corporate headquarters in our City.

Within the context of a positive overall view of the project, the Napa River wetlands are a significant natural asset that the City is working to enhance for further recreational opportunities for our residents, and as an economic asset to bring additional tourism to the City. In furtherance of this goal, the City of American Canyon has expended significant funds to construct a San Francisco Bay Trail that overlooks the site and the City recently celebrated the grand opening of a 2.4 mile trail that leads to the Napa River. The Napa River wetlands provides a scenic view to drivers on Wetlands Edge, and several neighborhoods were constructed with homes oriented to take advantage of the view of the wetlands with the former landfill appearing as a grassy island. Given the significance of the Napa River wetlands as a natural resource to the City, staff has reviewed the application materials and presents the following comments concerning potentially significant aesthetic impacts.

1. The addition of fixed axis photovoltaic modules up to 6 feet high without any intervening landform or landscape screening would add the appearance of manmade features that may significantly detract from the natural aesthetics of the wetlands and grassy slopes of the closed landfill. The negative appearance of the view may be especially significant during sunset hours when the setting sun silhouettes the top ridgeline of the landfill. A lack of screening would replace the natural looking horizon view with manmade photovoltaic structures.
2. The recently completed San Francisco Bay Trail extension along Eucalyptus Drive, west of Wetlands Edge Road now brings regular trail hikers within close proximity to the landfill and the methane recapture facility. Views of the unscreened photovoltaic structures standing up to six feet high on the landfill may be visible from the Eucalyptus trail. In addition, expansion of the current substation or construction of a new substation and the addition of electrical lines on the existing overhead distribution lines may further detract from the natural beauty of the trails.
3. Provide a description of the method electricity is conveyed from the photovoltaic cells to the proposed substation. Above-ground placement of electrical conduit may be visible off-site and negatively impact the natural appearance of the landfill from significant view locations.
4. The solar farm installation will require fencing and associated security facilities which may be visible from off-site. Revise the plans to depict the location of security fencing and any above-ground security cameras, support poles, or other infrastructure that may be visible from off-site.

To address the extent to which visual impacts of the proposal are potentially significant, please provide a photosimulation that accurately depicts a view of the photovoltaic cells on the landfill as seen by a pedestrian from at least two vantage points: 1) looking west from the Bay Trail near the intersection of Rio del Mar and Wetlands Edge; and 2) looking south toward the landfill from the new Napa River trail head located off Eucalyptus Drive. In the event the photovoltaic structures, associated electrical conveyance, or security infrastructure are visible from off-site view, propose mitigation measures to screen them from view.

Provide a photosimulation of the appearance of the new or expanded electrical substation looking south toward the landfill from the new Napa River trailhead located off Eucalyptus Drive. If the new or expanded substation is visible from the trailhead, propose a method to screen it from view in a manner compatible with the site as a natural experience for hikers.

In the event the photovoltaic modules are visible from either vantage point, please require screening for the facility from a soil berm along the top slope of the landfill or other screening solution that retains a natural appearance of the landfill horizon from the vantage points.

Locate perimeter security fencing at the toe of the landfill slope to prevent it from being visible at the top of the landfill.

If additional or upgraded electrical conduit is placed on the overhead utility lines along Eucalyptus Drive, provide a photosimulation of the additional electrical lines or require the overhead electrical lines to be placed underground from the landfill substation to Wetlands Edge Road.

John McDowell
Napa Solar Farm
June 14, 2010
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I appreciate the necessity for the County to expedite its review of this worthwhile project. Given that the project is a long-term addition within an important viewshed for the City, we would appreciate aesthetic considerations to ensure that the project is compatible with the City's efforts to enhance appreciation and use of the Napa River wetlands resource. If you have any questions regarding these comments, I may be contacted at (707) 647-4335 or by e-mail at bcooper@cityofamericancanyon.org.

Sincerely,
CITY OF AMERICAN CANYON

A handwritten signature in black ink, appearing to read 'B. Cooper', with a stylized flourish at the end.

Brent Cooper, AICP
Community Development Director

cc: Supervisor Caldwell
Mayor and City Council
Richard Ramirez, City Manager



A Tradition of Stewardship
A Commitment to Service

County Executive Office

1195 Third Street
Suite 310
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4421
Fax: (707) 253-4176

Nancy Watt
County Executive Officer

July 1, 2010

Rich Luthy, Executive Director
Napa-Vallejo Waste Management Authority
1195 Third Street, Room 101
Napa, CA 94559

RE: American Canyon Sanitary Landfill (Landfill) – Approved Revisions to the May 2004 Final
Postclosure Maintenance Plan. Napa County, SWIS #28-AA-0001.

Dear Mr. Luthy:

I have reviewed and approved the Final Postclosure Maintenance Plan received by the Napa County Local Enforcement Agency (LEA) on February 5, 2010, and . The revision proposes two changes to the Final Postclosure Maintenance Plan including installation of new fencing and walking trail to allow public access around the perimeter of the Landfill, and to install a solar panel facility covering 50 acres or 75% of the top deck of the Landfill.

Page revisions include:

- Page v, include Appendix p, security fence details for the walking trail.
- Page 3-1, describes the proposed walking trail around the landfill and the proposed solar farm on the top deck of the landfill.
- Appendix P, describing the fence details for the walking trail, Public Access Trail Corridor Action Agreement, and Assessment of the Napa Solar Farm on the Existing Final Cover.

I will place the new documents in the Closure Plan. If there any further comments or questions, please contact me at 707-253-4144

Sincerely,

A handwritten signature in cursive script, appearing to read "Greg Pirie".

Greg Pirie, REHS
Solid Waste Program Manager
Napa County Local Enforcement Agency

cc: Vic Pal, Regional Water Quality Control Board, SF Bay Region
Frank Davies, CalRecycle
J.C. Isham, Shaw Environmental, Inc.

COUNTY EXECUTIVE OFFICE

1195 Third Street • Suite 310 • Napa, CA 94559 • (707) 253-4421
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DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

801 K STREET, MS 19-01, SACRAMENTO, CALIFORNIA 95814 • (916) 322-4027 • WWW.CALRECYCLE.CA.GOV

June 9, 2010

Trent Cave
Napa Vallejo Waste Management Authority
1195 Third Street, Suite 101
Napa, California 94559

**AMERICAN CANYON SANITARY LANDFILL, NAPA COUNTY, SWIS NO. 28-AA-0001
REVISIONS TO FINAL POSTCLOSURE MAINTENANCE PLAN
PROPOSED POSTCLOSURE LAND USE CHANGE
TECHNICAL ADEQUACY**

Dear Mr. Cave:

Staff of the Department of Resources Recycling and Recovery (CalRecycle) Closure and Technical Support Section (Closure) has completed review of the revisions to May 2004 Final Postclosure Maintenance Plan (dated February 5, 2010) at the American Canyon Sanitary Landfill (Plan). The Plan was received April 28, 2010, and was prepared by Shaw Environmental, Inc.

American Canyon Sanitary Landfill (American Canyon) is a closed Class III landfill located at the western terminus of Eucalyptus Drive, near the City of American Canyon in southern Napa County. The American Canyon is bound by Eucalyptus drive to the north, Shoalwater Bay and Napa River to the west, and wetlands or a tidal area to the east. The landfill is 122 acres with a waste disposal footprint of 97 acres. The landfill ceased accepting waste in December 2007 and was certified closed and in postclosure maintenance as of May 2006. American Canyon is owned and operated by Napa-Vallejo Waste Management Authority.


The Plan proposes to install new fencing around the perimeter of the landfill to allow public access via a walking trail, and install a solar panel facility on approximately 50 acres of the top deck of the landfill. The current postclosure land use is described as open space.

Based upon review of the Plan, Closure staff has no objections to the implication of the Plan. However, for CalRecycle to issue formal approval of the revised Plan, the following conditions must be met.

1. Both the San Francisco Bay Regional Water Quality Control Board and the Napa County Solid Waste Local Enforcement Agency must approve the Plan.
2. Financial assurances for closure and postclosure maintenance must be in compliance with state standards. *Existing financial assurances are currently under review.*

Should you have any questions or comments regarding the above matter, please contact Frank Davies of my staff at (916) 341-6721.

Sincerely,


Michael B. Wochnick, P.E., Senior Engineer
Closure and Technical Support Section

cc: Vic Pal, San Francisco Bay Regional Water Quality Control Board
Greg Pirie, Napa County Solid Waste Local Enforcement Agency





A Tradition of Stewardship
A Commitment to Service

FILE #: P10-00139
Conservation Development and Planning

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Hillary Gitelman
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: NAPA CO. AIRPORT LAND USE COMMISSION c/o PLANNING

APPLICATION TITLE: NAPA SOLAR FARM APN: 58-020-012; 58-050-042

DESCRIPTION OF PROJECT: Use permit for a 6.7 MW solar farm facility to generate electricity located at the former landfill west of the City of American Canyon.

RESPONSE REQUEST DATE: 5/7/10 RESPONSE RETURN DATE: 5/21/10

PLEASE RESPOND VIA E-MAIL TO: Sean.trippi @countyofnapa.org
OR FAX TO (707) 299-_____

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? ☐ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☐ Yes ☐ No
3. Attach your agencies comments, or list below: ☐ Comments attached
☐ Comments below.

NO ALUC REVIEW IS REQUIRED IF PROJECT FULLY COMPLIES
WITH ALL COUNTY ZONING REQUIREMENTS. COUNTY ZONING
HAS BEEN FOUND CONSISTENT WITH THE NAPA COUNTY AIRPORT
LAND USE COMPATIBILITY PLAN. ANY VARIATION FROM
COUNTY STANDARDS MAY NECESSITATE REVIEW BY THE ALUC.

Name of contact person: RON LEE Telephone #: _____

Email: _____

Title: _____

Date: _____