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**American Canyon Solar Project**

**Permit #: P18-00114**

**Planning Commission Hearing  
Presentation**

**November 28, 2018**



**RENEWABLE  
PROPERTIES**

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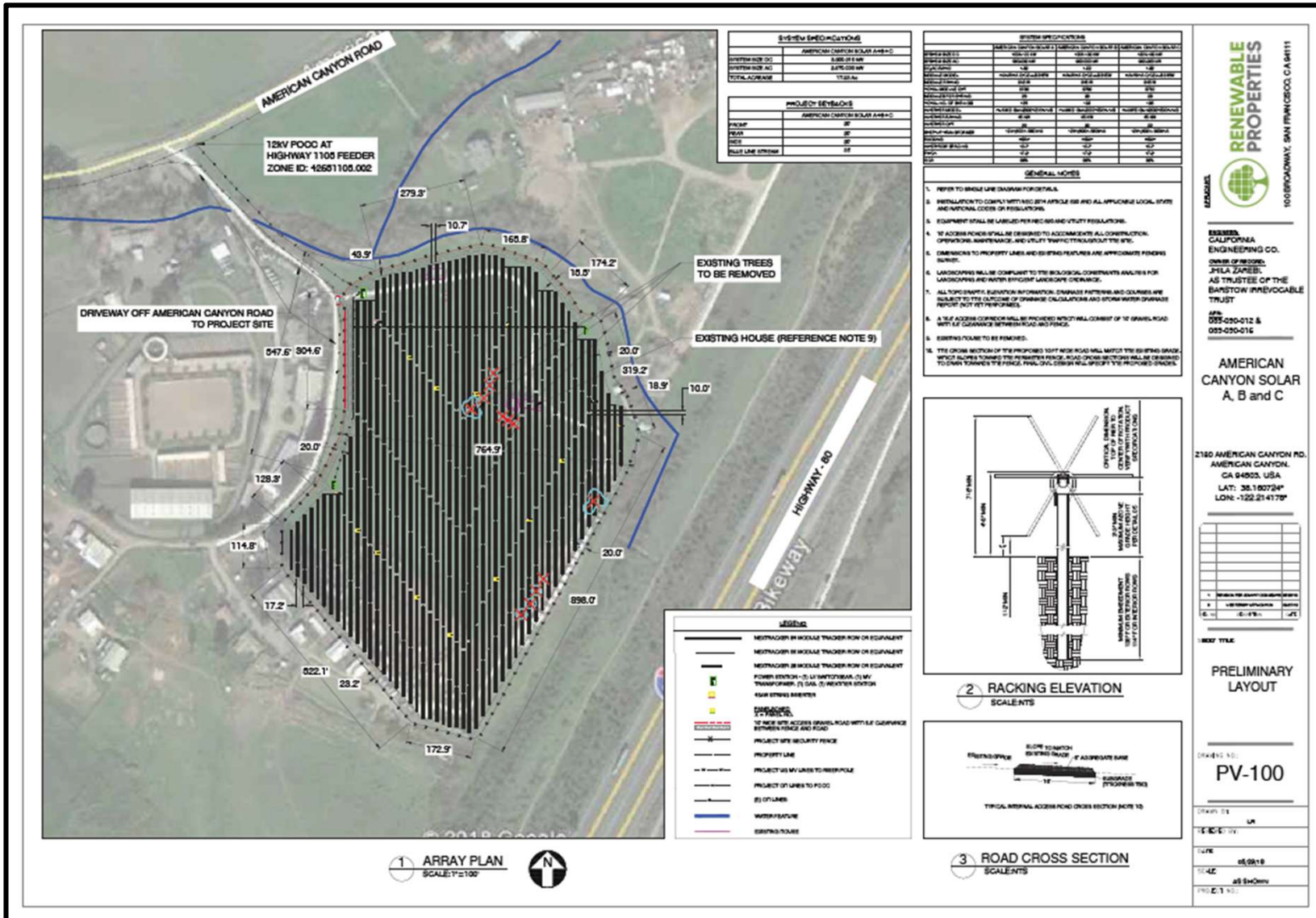
# American Canyon Project Details

# Project Overview – American Canyon Solar

- Project location: 2180 American Canyon Road, American Canyon, CA 94503
- Renewable Properties, LLC has entered into a land purchase option with the property owner, Barrow Irrevocable Trust to develop the Project
  - Two Parcels totaling +/-21 acres
  - Proposed +/-19 acre footprint (3MWac/4MWdc)
  - Zoned Agriculture Watershed (AW)
- Electricity generated will power 1,000 homes
- Project output used by Marin Clean Energy through long-term Power Purchase Agreement
  - Interconnecting to PG&E's pre-existing electrical distribution system
    - Located on project site
    - Minimal required upgrades
- Perfect project site!



# American Canyon Solar Site Plan



Privileged and Confidential Information - Not For Distribution



# Discussion on Viewshed

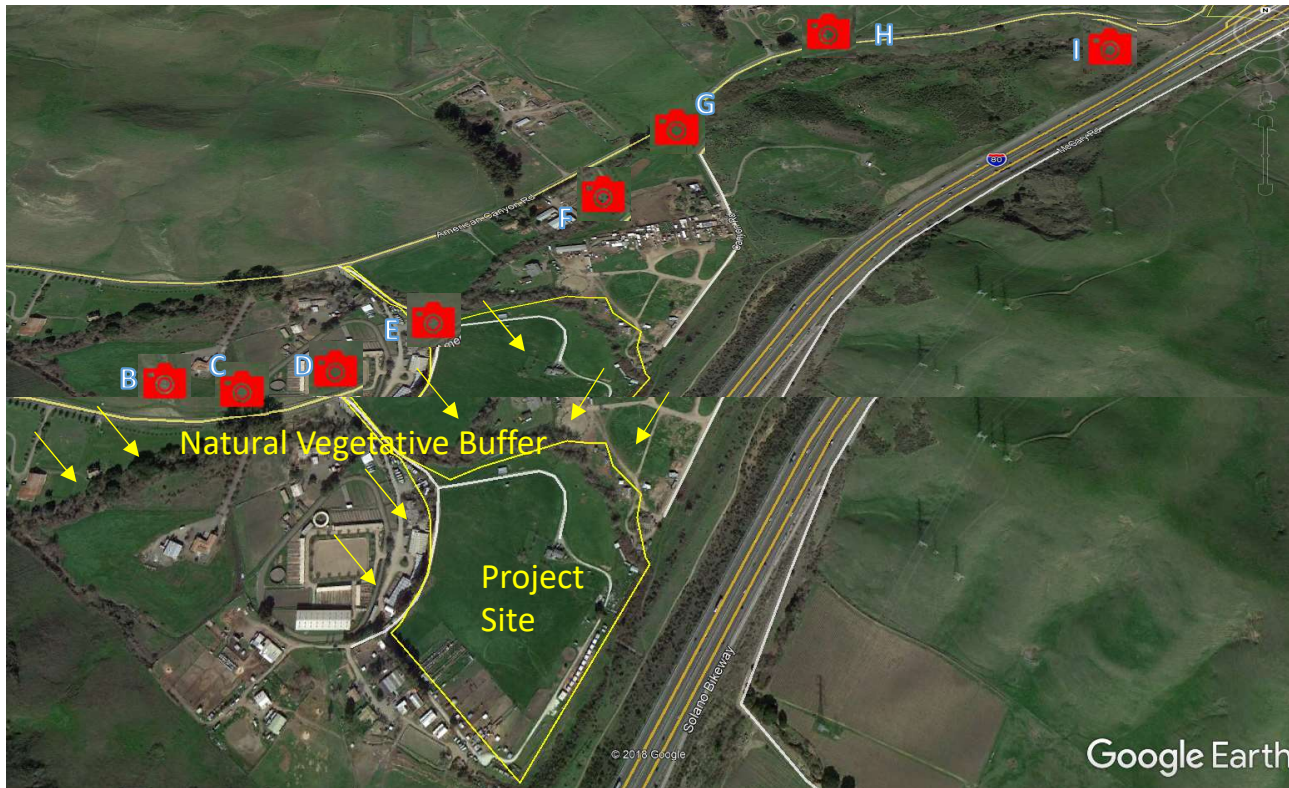
- The project is naturally shielded and buffered by various plants, bushes, and trees from American Canyon Road
- There are no visual impacts from American Canyon Road or neighboring residents
- The solar array sits roughly 12 to 18 inches off the ground and is 6 to 8 feet tall at it's highest edge
- Same technology as what's commonly used on rooftops throughout the U.S.



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# Visual Assessment Details

# Exhibit A: Project site aerial with Natural Vegetative Buffer





# Exhibit B: Approaching the project from the west heading east along American Canyon Road



The project site is shielded from view by a natural vegetative barrier

# Exhibit C: Approaching the project from the west heading east along American Canyon Road



The project site is shielded from view by a natural vegetative barrier

## Exhibit D: Approaching the project entrance from the west



The project site is shielded by a natural vegetative barrier and not visible from the road approach

## Exhibit E: Approaching the project from the east heading west on American Canyon Road



The project site is shielded from view by a natural vegetative barrier

## Exhibit F: Approaching the project from the east heading west on American Canyon Road



The project site is significantly shielded from view by structures and vegetation

# Exhibit G: Approaching the project from the east heading west on American Canyon Road



The project site is significantly shielded from view by topography and a vegetative barrier

# Exhibit H: Approaching the project from the east heading west on American Canyon Road



The project site is significantly shielded from view by topography, distance and a vegetative barrier

# Exhibit I: Approaching the project from the east heading west on American Canyon Road



The project site is significantly shielded from view by topography, distance and a vegetative barrier



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## Public Comments/Concerns

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# Public Comments/Concerns

- Appropriateness of the project location
- General Plan & Zoning consistency
- Proliferation of solar
- Napa County doesn't have a Solar Ordinance

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# This is an Appropriate Project Location

- Located near grazing and horse boarding uses (rural residential)
- Dense vegetation naturally screens the site from public views
- Adjacent to Hwy 80, a noise and light generating transportation corridor
- No critical habitat within the project area
- Non-prime farm land (designated as “Other Land (X)” by FMMP)

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## Project Consistent with General Plan & Zoning

- General Plan Policy AG/LU-29 allows solar in agricultural areas
- County Code § 18.120.010(B)(8) – “public utility uses including without limitation electric generating plants” allowed in all zoning districts
- In July 2010, Planning Commission approved a 6.7 MW solar electric generating facility for a project with identical AW-zoning
- Vetted by County counsel, MCE, and our counsel – project is consistent with the General Plan and Zoning Ordinance

# Solar will not proliferate throughout County

- Context: County reviewed one solar project in it's history
  - Project never built, economics are tough...
- Access to infrastructure – must have electrical infrastructure on-site
- Proximity to the grid – must be close to users
- Economics have to work – solar can't compete with Napa grape growing
- Willing landowners
- County has discretionary land use approval for solar
- Limited window for solar development with the Federal Investment Tax Credit set to step down in 2020
- These bullet points aren't “factors” – they are threshold issues

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# Napa County doesn't have a Solar Ordinance

- We've listened to your comments
- While the County doesn't have a solar ordinance, we added more conditions to the project as if it were in Sonoma or Marin County
- Questions as to what happens at the end of the project life (35 years)
- While RP will be buying the property/owns the property and is incentivized to not abandon the solar infrastructure, RP has agreed to:
  - (1) Decommissioning plan
  - (2) Financial assurances that will return site back to original condition

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# Conclusion

# Workforce Development

- Partnering with Workforce Alliance of the North Bay (“WANB”) to provide local job training and work experience
- WANB to advertise and recruit local labor for project
- Target areas: workers interested in breaking into solar energy construction
- Project contractors will provide long-term employment opportunities
  - Work experience and resume building opportunity
- Training for 21<sup>st</sup> Century jobs



# Importance of Renewable Energy

- Key points to consider
  - No impact to neighbors – “a perfect site!”
  - We’ve listened....
    - Included decommissioning measures, financial assurances, etc.
  - SB 100 enacted this year – 100% goal
  - Climate change is a global problem that requires local solutions
    - Construction by beginning of the year (near-term impact on climate change)
    - Electricity generated will power 1,000 homes
  - Opportunity for Napa County to be part of the solution



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