

FILE # P10.00139

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

A Tradition of Stewardship
 A Commitment to Service

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: AW: AC Date Submitted: APRIL 13, 2010
 TYPE OF APPLICATION: USE PERMIT Date Published: _____
 REQUEST: 6.7 MEGA-WATT SOLAR POWER Date Complete: _____
GENERATION FACILITY AT THE FORMER AMERICAN
CANYON LANDFILL

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: Napa Solar Farm
 Assessor's Parcel #: 58-020-012; 58-050-042 Existing Parcel Size: 80 acres
 Site Address/Location: Eucalyptus Rd. West end, Napa County, California (formerly American Canyon Landfill site)
No. Street City State Zip
 Property Owner's Name: Napa Vallejo Waste Management Authority (NVWMA)
 Mailing Address: 1195 Third Street., Room 101, Napa, California 94559
No. Street City State Zip
 Telephone #: (07) 253-4471 Fax #: (707) 252-4545 E-Mail: _____
 Applicant's Name: GreenTech Power Group, LLC
 Mailing Address: 500 Walnut Avenue, Vallejo, CA 94592
No. Street City State Zip
 Telephone #: (707) 225-0098 Fax #: (707) 553-2681 E-Mail: _____
 Status of Applicant's Interest in Property: Leasehold interest with NVWMA as Developer of Solar Farm
 Representative Name: Larry Asera
 Mailing Address: 500 Walnut Avenue, Vallejo, CA 94592
No. Street City State Zip
 Telephone #: (707) 225-0098 Fax #: (707) 553-2681 E-Mail: Larry@Asera.net

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

[Signature] 11/2/09
Signature of Property Owner Date
Authority Manager, Trent Cane
Print Name

[Signature] 12/2/09
Signature of Applicant Date
GreenTech Power Group, LLC
Print Name
by: LARRY ASERA

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 8990.82 Receipt No. _____ Received by: CAHILL Date: 4/13/10

*Total Fees will be based on actual time and materials

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided : **6.7 MW Solar Farm facility to generate electricity using solar photovoltaic modules. See attached project description.**
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: 1 Year Phase 2: _____
- D. Actual Construction Time Required for Each Phase: ☒ less than 3 months
 ☐ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: **None**
- F. Additional Licenses/Approval Required:
- District: **Napa-Vallejo Waste Mgmt. Authority** Regional: None
State: None Federal: None

BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): **N/A**
Proposed total floor area on site: _____
Total development area (building, impervious, leach field, driveway, etc.) _____
New construction: _____
existing structures or portions thereof to be utilized: _____
existing structures or portions thereof to be moved: _____
- B. Floor Area devoted to each separate use (in square ft): **N/A**
living: _____ storage/warehouse: _____ offices: _____
sales: _____ caves: _____ other: _____
septic/leach field: _____ roads/driveways: _____
- C. Maximum Building Height: existing structures: **None** new construction: **5-6 ft.**
- D. Type of New Construction (e.g., wood-frame): **solar photovoltaic panels (glass and aluminum)**
- E. Height of Crane necessary for construction of new buildings (*airport environs*): **20 ft. max.**
- F. Type of Exterior Night Lighting Proposed: **None**
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): ☐ Yes ☒ No
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):
☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)
(Reference Table 6 A of the 2001 California Building Code)

III. PARKING

Existing

Proposed

- | | | | |
|----|-------------------------------|------|------|
| A. | Total On-Site Parking Spaces: | None | None |
| B. | Customer Parking Spaces: | None | None |
| C. | Employee Parking Spaces: | None | None |
| D. | Loading Areas: | None | None |

IV.	TYPICAL OPERATION	<u>Existing</u>	<u>Proposed</u>
A.	Days of Operation:	None	7 days/wk
B.	Expected Hours of Operation:	None	8 hrs/day
C.	Anticipated Number of Shifts:	None	N/A
D.	Expected Number of Full-Time Employees/Shift:	None	None
E.	Expected Number of Part-Time Employees/Shift:	None	5 off-site
F.	Maximum Number of Visitors		
	• busiest day:	None	None
	• average/week:	None	None
G.	Anticipated Number of Deliveries/Pickups		
	• busiest day:	None	None
	• average/week:	None	None

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A.	Commercial Meeting Facilities Food Serving Facilities		
	• restaurant/deli seating capacity:	N/A	N/A
	• bar seating capacity:	N/A	N/A
	• public meeting room seating capacity:	N/A	N/A
	• assembly capacity:	N/A	N/A
B.	Residential Care Facilities (6 or more residents) Day Care Centers	<u>Existing</u>	<u>Proposed</u>
	• type of care:	N/A	N/A
	• total number of guests/children:	N/A	N/A
	• total number of bedrooms:	N/A	N/A
	• distance to nearest existing/approved facility/center:	N/A	N/A

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

Domestic

Emergency

A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):

None

N/A

B. Name of Proposed Water Supplier (if water company, city, district):
annexation needed?

None

☐ Yes X No

N/A

☐ Yes X No

C. Current Water Use (in gallons/day):
Current water source:

None

None

None

None

D. Anticipated Future Water Demand (in gallons/day):

None

None

E. Water Availability (in gallons/minute):

None

None

F. Capacity of Water Storage System (gallons):

None

None

G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):

None

None

F. Completed Phase I Analysis Sheet (Attached):

II. LIQUID WASTE

Domestic (sewage)

Other (please specify)

A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):

None

None

B. Name of Disposal Agency (if sewage district, city, community system):
annexation needed?

None

☐ Yes X No

None

☐ Yes X No

C. Current Waste Flows (peak flow in gallons/day):

None

None

D. Anticipated Future Waste Flows (peak flows in gallons/day):

None

None

E. Future Waste Disposal Capacity (in gallons/day):

None

None

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.):

None

None

B. Grading Spoils (on-site, landfill, construction, etc.):

None

None

IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):

None

None

B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):

None

None

Trippi, Sean

From: Larry Asera [larry@asera.net]
Sent: Monday, June 14, 2010 9:33 AM
To: Trippi, Sean
Subject: Napa Solar Farm Response

Hi Sean,

I'll respond to your questions in detail later today, but here are a few general responses to the questions regarding GHG Emissions:

This project will generate **zero GHG emissions** after construction completion and after the commencement of operation. There are no moving parts, no noise generated, no staffing on the site, no use of fossil fuels, no effluent, no water used, and no on-going traffic or vehicle use; the project is environmentally benign. All data collected and meter reading will be done virtually by use of web-based internet from off-site computers.

Any traffic generated will be during the construction phase which will be a 4 -month period during the day this summer and fall months. There will be construction equipment for grading and installation of concrete pads for the solar arrays, inverters, and electrical switch yard during the earlier months, and later there will be crews not exceeding a dozen solar installers who will be doing the wiring and interconnect of the solar panels on-site. The assembly of the solar panels will be completed off-site and brought in by trucks to minimize traffic and personnel on-site.

Any structures on-site will be temporary for storage of construction equipment and solar panels. We will also install a fence during the construction phase and plan to leave the fence up post-construction for security of the facility. No structure installed on-site will be higher than the 6-ft. fence and all electrical equipment will be housed adjacent to the existing sub-station at the north end of the property. All concrete and steel structures will be brought on to the site and will be at grade level with no drilling or underground foundations needed. Approximately 50 acres of land will be covered with solar panels at the 45-ft. elevation level, the height of the existing landfill cap.

I'll have the GHG Questionnaire forwarded to you later today and more detail responses if not already covered on this email. I also have some more thoughts on addressing the profile and views from Wetlands Edge.

Regards,

/Larry Asera

Trippi, Sean

From: Larry Asera [larry@asera.net]
Sent: Monday, June 14, 2010 11:33 PM
To: Trippi, Sean
Subject: Checklist for GHG Emission Reduction Measures: Napa Solar Farm

Sean--

We have reviewed your GHG Checklist and found most of the questions Not Applicable to the Napa Solar Farm Project. This renewable energy project when completed and operational will generate ZERO GHG emissions as it does not burn any fossil fuels. In addition, there are no moving parts, no noise, no other pollution generation, i.e., no effluent liquids, solids or gases. The project will be environmentally benign.

There will be no full-time personnel working on the site during operation. In fact the project will generate Renewable Energy Certificates or REC's a la AB 32 that can be used to reduce the carbon footprint of the existing Lanfill Gas Recovery project at the landfill site.

Here are the items that may be applicable:

3.5: The site is an existing landfill site and there will be little disturbance to the cap during construction. There will be no drilling for foundations as all the solar panels will be mounted on floating structures installed at grade level.

4.1. The project will produce electricity on-site by the conversion of sunlight into energy through the use of state-of-the-art and highest energy efficient solar photovoltaic technology cells.

10. Superior environmental/sustainable features include the use of solar photovoltaic technology to produce clean energy with zero greenhouse gas emissions.

11. Other studies included with the Use Permit include a Site Topo, Preliminary Solar PV Design Study, and a Site Capabilities Report.

13. The project site will generate Zero GHG Emissions; there will be no employees on the site after construction completion.

14. All educational components on the benefits of reducing GHG emissions and the use of clean, green technology to generate electricity on this project will be available to the public via a web-site demonstrating the sustainability aspects of the Napa Solar Farm.

15. In addition to producing Zero GHG Emissions, this project will also generate Renewable Energy Certificates pursuant to AB32 and can be used as offsets to reduce GHG Emissions on other sites.

If you can change the column marked " I don't know" to "Not Applicable", check those boxes except for the above items, then I believe this will complete the Checklist. Thanks,

/Larry



April 12, 2010

Mr. John McDowell
Deputy Planning Director
Conservation, Development & Planning Department
Planning Division
1195 Third St. Suite 210
Napa, CA 94559

RECEIVED
APR 13 2010
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Attention: Mr. Chris Cahill, Planner

RE: Use Permit Application – Napa Solar Farm

Dear Mr. McDowell:

Please find enclosed our Use Permit Application for the proposed development of the Napa Solar Farm.

The proposed 6.7MW solar power electric generating facility will be located in the unincorporated area of Napa County adjacent to the City limits of the City of American Canyon on an 80-acre parcel of vacant land currently zoned AG-AC. Formerly operated as the American Canyon Sanitary Landfill, the operation has been closed for over 25 years and is owned by the Napa Vallejo Waste Management Authority.

The Authority has granted the Green Tech Power Group, LLC an Exclusive Right to Negotiate for the project development and through several public hearings has approved the project to move forward with the filing with Napa County all planning and building permit applications, pursuant to the attached Acknowledgement of Limited Consent.

Per our preliminary meetings with your Planning Division and subsequent to our Pre-Submittal Application Review Meeting on January 7, 2010, we have revised and modified the original documents to comply with the Use Permit Application checklist for those issues that are applicable to this proposed Napa Solar Farm project. Also attached is a check for the Use Permit Application Fee.

This is also a request to expedite the review of this Use Permit and to set a Public Hearing before the Napa County Planning Commission as soon as possible so we can complete the construction by year end to take advantage of the ARRA tax benefits and grants. Because our other solar projects developed in Northern California have been found to be environmentally benign (zero emissions, no moving parts, no noise, no pollution), other public agencies have rendered a Negative Declaration under CEQA.

Thank you for considering our request and application for the Napa Solar Farm. Please do not hesitate to call us if there are further questions or information needed to complete this review.

Respectfully submitted,

GREEN TECH POWER GROUP, LLC

Larry Asera, Managing Director

ACKNOWLEDGEMENT OF LIMITED CONSENT

This Acknowledgement of Limited Consent is made with respect to the following recitals:

1. On July 9, 2009, the Napa-Vallejo Waste Management Authority ("Authority") and Green Tech Power Group, LLC ("Developer") entered into an Exclusive Right to Negotiate Agreement relating to the possible installation and operation of an energy park using solar sources for the generation of electrical power at the American Canyon Sanitary Landfill owned by the Authority (the "Project").

2. As part of the Exclusive Right to Negotiate, the parties agreed to cooperate in good faith with each other with respect to negotiating an energy services contract, related ground lease, and obtaining necessary government approvals and to cooperate in the preparation thereof.


3. In order to expedite the possible construction and completion of the Project, Developer desires to submit a Use Permit Application to the Conservation, Development and Planning Department of the County of Napa, to start the process of obtaining a necessary Use Permit and compliance with the California Environmental Quality Act requirements.

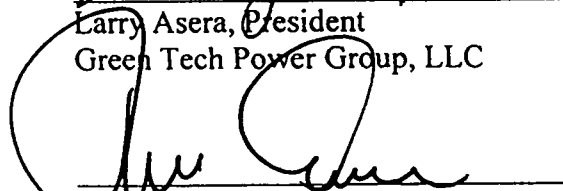
4. In order to process the Use Permit Application, it is necessary for Authority to sign off on the Application as owner of the Landfill. Authority is willing to do so, but only with the express understanding that signing such application in no way is construed as binding Authority to ultimately enter into an energy services contract and related ground lease with Developer, and Developer's obtaining of a Use Permit from the County of Napa does not give Developer any rights to further proceed with the Project without the express written consent of Authority. Developer is proceeding at its own risk in seeking Use Permit approval.

Now, therefore, Developer acknowledges and expressly agrees that Authority's signing of the Use Permit Application in no way is construed as binding Authority to ultimately enter into an energy services contract and related ground lease with Developer, and Developer's obtaining of a Use Permit from the County of Napa does not give Developer any rights to further proceed with the Project without the express written consent of Authority. Developer is proceeding at its own risk in seeking Use Permit approval.

Dated: 10/29/09

Dated: 11/2/09


Larry Asera, President
Green Tech Power Group, LLC


Trent Cave, Authority Manager

Project Description

NAPA SOLAR FARM

Napa-Vallejo Waste Management Authority American Canyon Landfill Site



The Napa Solar Farm is a proposed 6.7-MW solar electric power generation facility to be located adjacent to the City of American Canyon in the unincorporated area of Napa County, California. The proposed solar utility-scale central power station will consist of approximately 50,000 solar photovoltaic modules, assembled into large-scale solar arrays and ground-mounted on steel support structures on a fixed-axis. The project will be constructed on a 50-acre vacant parcel of land that was formerly a regional landfill site serving the Cities of Napa, Vallejo, and American Canyon and the County of Napa.

This “brownfields-to-greenfields” project will be constructed on a former landfill site that was closed over twenty years ago. A private gas-to-energy recovery project is presently in operation on the site with electricity sold to the local utility company.

The electricity generated from this innovative green power facility will be used to supplement existing power at the Napa-Vallejo Waste Management Authority site and to offset peaking power loads. It may also be used to meet the energy growth demands of the agency members of the Authority who will have priority dispatch as off takers for such facilities as the American Canyon Waste Water Treatment Plant or the Napa Waste Water Treatment Plant. Excess electricity may also be sold to Pacific Gas and Electric Company as part of

California’s Renewable Energy Portfolio Standard requiring private utility companies to purchase 20% of their power from renewable energy sources by 2010 and 33% by 2020. The 6.7 MW solar power project will generate over 7.5 million kWh of clean renewable energy per year and cost between \$20-25M. The Project Study was prepared by VTN Engineers and Green Tech Power Group.

The owner of the Napa Solar Farm will be the Green Tech Power Group, LLC in collaboration with Napa-Vallejo Waste Management Authority under an exclusive Solar Power License Agreement and a Solar Power Purchase Agreement. The owners have submitted applications for Economic Stimulus grants under the American Recovery and Reinvestment Act (ARRA) to be used to offset initial capital costs. The project also will qualify for the grants under the California Solar Initiative, Performance Based Incentive Program to subsidize the annual cost of the production of solar electricity over the first five-years. The balance of funding will be from private equity investors and loans guaranteed by the U.S. Department of Energy.

The Napa Solar Farm has no moving parts, produces no noise, and has zero air emissions. The fuel is from the sun and is the cleanest of the renewable energy technologies.

The environmental benefits of this 6.7-MW Solar Farm Project for the Authority service area include the avoidance of the following global warming pollutants: 60,000 lbs. of Smog (NO_x); 52,000 lbs. of Acid Rain (SO₂); 80 million lbs. of Carbon Emissions (CO₂). All of this is equivalent to removing 7,500 cars; planting 12,000 acres of trees; and providing 3,200 homes with electrical power.

