

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING BUILDING & ENVIRONMENTAL SERVICES DEPT.

1195 THIRD STREET, SUITE 210, NAPA, CA 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Dept.

CONTACT PERSON: Matt Ringel, Planner III PHONE, EMAIL: 707-299-1351, matthew.ringel@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2024040604

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

PROJECT LOCATION: 1515 Soscol Ferry Road, Napa, CA 945584. APNs: 057-050-003-000, 057-010-010-000, 057-050-006-000, 057-010-038-000, 057-010-039-000, 046-400-016

PROJECT LOCATION – CITY (NEAREST): Napa

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Use Permit, Zone Change, Variance, Lot Line Adjustment, and Grading Permit to allow: a request to construct approximately 56-acres of floating solar panels on Napa Sanitation District’s existing wastewater ponds. The proposed commercial solar facility will produce approximately 34.7 megawatts (MW) of direct current electricity, converted to 24.5 megawatts (MW) of alternating current electricity. The proposed project includes approximately 2-miles of electrical transmission lines, with portions constructed above and below ground. The electrical transmission route will consist of 51 transmission line towers ranging in height from 38.5 feet to 74.5 feet tall. The proposed project will require the creation of one 0.13-acre electrical substation located on the northern portion of the Napa Sanitation District’s existing wastewater ponds and the 0.9-acre expansion of an existing Pacific Gas and Electric (PG&E) “Tuluca y” electrical substation located on Anderson Road. The expansion of the PG&E electrical substation will require approximately 24,700 cubic yards of earthwork.

- The construction of the 56-acre commercial solar facility, 42 of the proposed electrical transmission towers, and the 0.13-acre new electrical substation are within the permitting jurisdiction of Napa County. The project includes a request to change the Zoning District of the developed portions of the project parcels from Agricultural Watershed: Airport Compatibility (AW:AC) to Public Lands: Airport Compatibility (PL:AC) to support the establishment of a Commercial Solar Facility. The project includes request for a height Variance to construct above ground portions of the transmission lines taller than the Zoning District’s maximum height of 35 feet. The Variance requests relief of the height standards to establish 42 transmission line towers, within the jurisdiction of Napa County, at a height varying between 38.5 feet and 70 feet tall. A Lot Line Adjustment is proposed between Assessor Parcel Numbers 046-400-004-000 and 046-400-057-000, to accommodate the PG&E electrical substation expansion.
- The installation of 8 electrical transmission towers and the undergrounding of approximately 1,800 feet of electrical transmission lines are within the permitting jurisdiction of the California Department of Transportation (CalTrans).
- The electrical substation grading and electrical equipment associated with the 0.9-acre expansion of an existing Pacific Gas and Electric (PG&E) “Tuluca y” electrical substation located on Anderson Road and one Point of Connection Outside (POCO) transmission tower are within the permitting jurisdiction of the California Public Utilities Commission (CPUC).

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

APPLICANT NAME: Eva Pauly-Bowles – Dynamo Solar LLC

ADDRESS: 755 Baywood Drive, 2nd Floor Petaluma, CA 94954

PHONE: (707) 658-4596

This is to advise that the Napa County Board of Supervisors as Lead Agency Responsible Agency approved the above-described project on October 15, 2024, and made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE: Matthew Ringel DATE: October 21, 2024
Matt Ringel, Planner III

Date received for filing and posting at OPR: