



Planning Commission Staff Report

Meeting Date: July 7, 2015

Subject: Special Use Permit Case Number SW15-002
Applicant: Turquoise Solar LLC
Agenda Item Number: 8A
Project Summary: Hearing, discussion, and possible provisional approval of a 60MW Solar Energy facility, a project of regional significance, located in East Truckee Canyon within the Reno Technology Park.
Recommendation: Approval with Conditions
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Description

Special Use Permit Case Number SW15-002 (Turquoise Solar, LLC) – Hearing, discussion, and possible action to provisionally approve a 60MW Solar Energy project. The project includes a 585 acre photovoltaic field, a 60MW sub-station, and a 120Kv transmission line connecting the proposed new sub-station to the NV Energy Pah Rah sub-station. The project also includes up to 7,200 cubic yards of grading. The construction of a new sub-station will require a conformance review with the Truckee Meadows Regional Plan for a Project of Regional Significance and will, if provisionally approved by the Washoe County Planning Commission, require subsequent action by the Washoe County Board of Commissioners to sponsor an amendment to the Truckee Meadows Regional Plan to identify the location of the new sub-station and transmission line(s) on the Regional Utility Corridor Map of the Truckee Meadows Regional Plan.

- Applicant: Turquoise Solar, LLC
- Property Owner: Stonefield, Inc.
- Location: 21575 Interstate 80, Reno Technology Park
- Assessor's Parcel Numbers: 084-110-26, 084-110-24, 084-110-27
- Parcel Size: 784.68 acres
- Master Plan Category: Industrial and Rural (I) (R)
- Regulatory Zone: Industrial and General Rural (I) (GR)
- Area Plan: East Truckee Canyon
- Citizen Advisory Board: Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permit and Article 812, Projects of Regional Significance
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 21, T20N, R22E, MDM, Washoe County, NV

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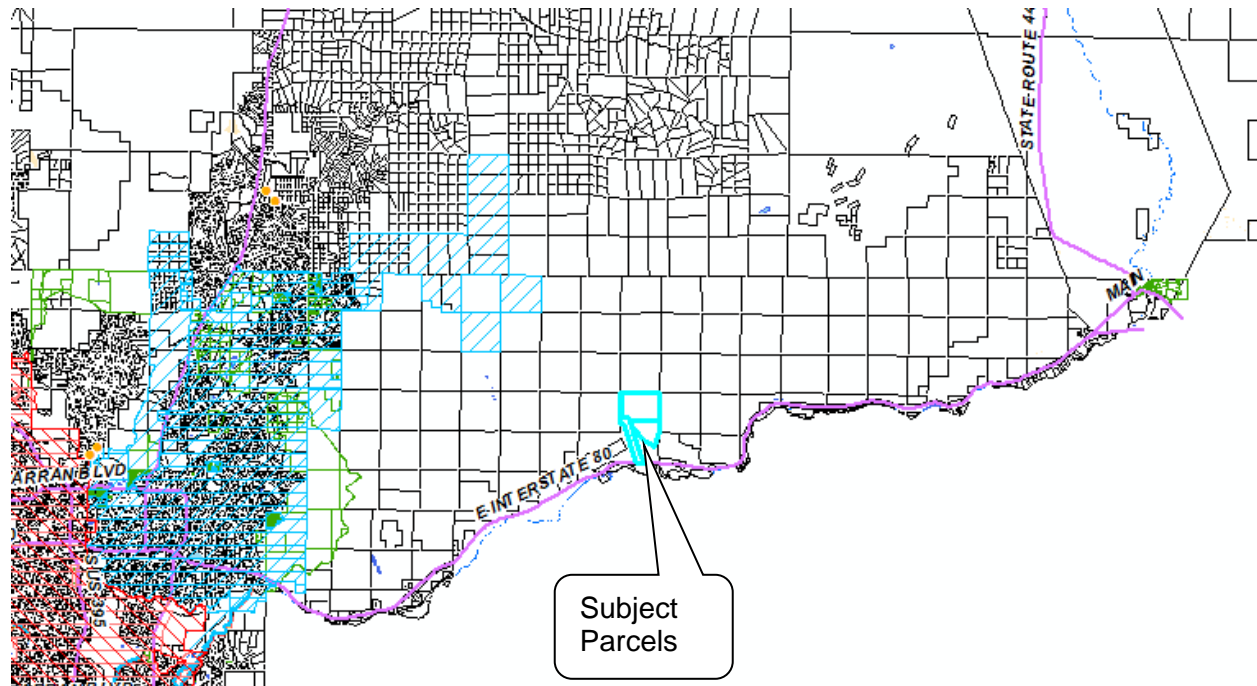
Project Application Exhibit J

Special Use Permit

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the business or project.

The proposed Conditions of Approval for Special Use Permit Case Number SW15-002 are attached to this staff report as Exhibit A and will be included with the Action Order.



Vicinity Map

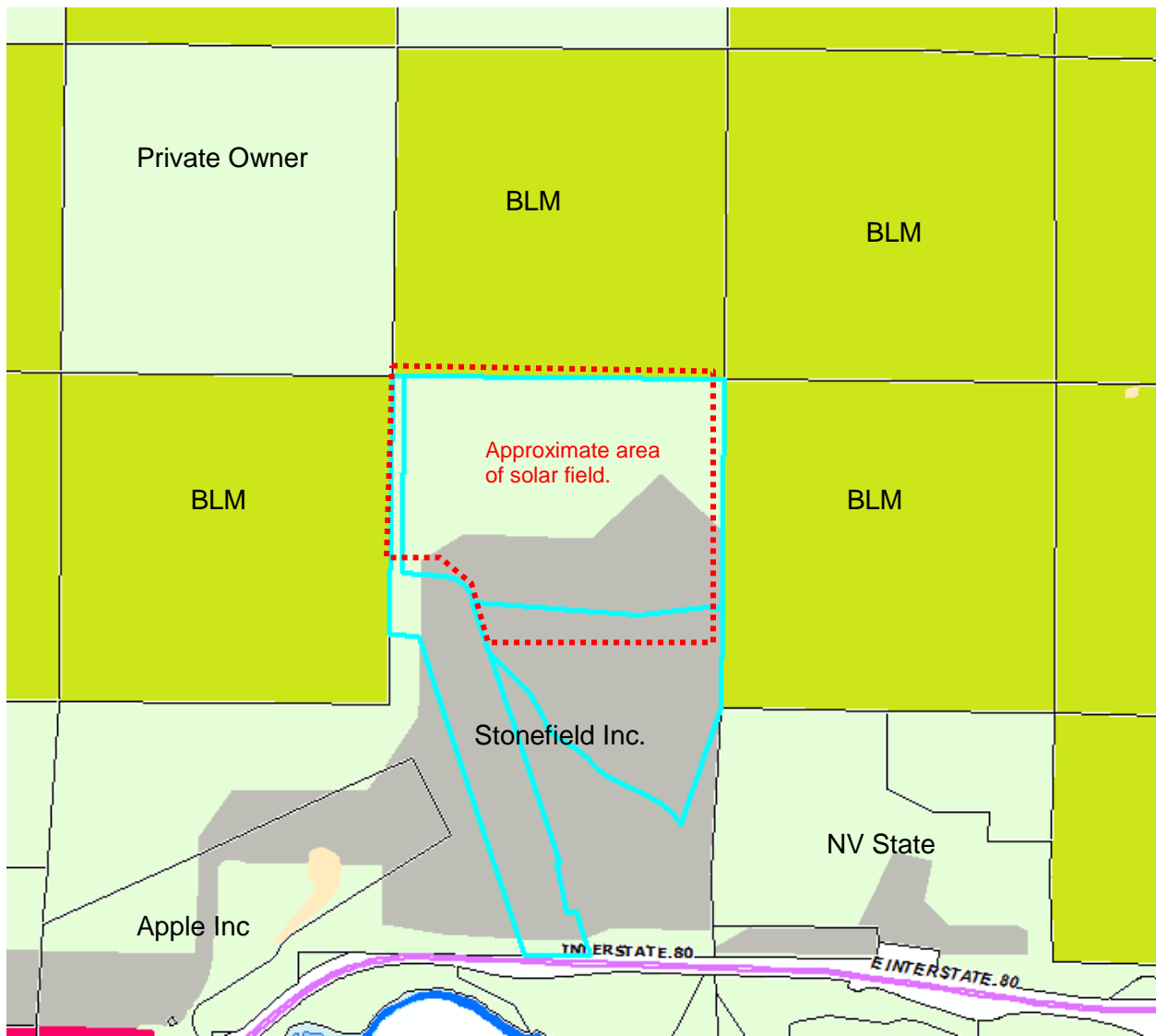
Project Background

The applicant is asking to construct a 60 MW (approximately) solar photo voltaic facility over a ±585 acre site and construct a 60MW sub-station that will be tied into the planned NV Energy Pah Rah sub-station located on the Apple, Inc. site, via overhead 120kV transmission lines. The entire project is located within the boundaries of the Reno Technology Park. The proposed sub-station and transmission line will augment Northern Nevada's renewable power supply.

In accordance with NRS 278.026, the proposed solar facility is a Project of Regional Significance (PRS) because it is a utility project that includes at least one of the following:

- (a) An electric substation;
- (b) A transmission line that carries 60 kilovolts or more;
- (c) A facility that generates electricity greater than 5 megawatts;

If the Planning Commission approves this proposed Special Use Permit, the request will be forwarded to the Truckee Meadows Regional Planning Commission (RPC) for a conformance review with the Truckee Meadows Regional Plan (TMRP) for a Project of Regional Significance (PRS). The project has been determined to be a PRS because it involves the construction of a power sub-station and transmission lines over 60 kV. Concurrently, the Washoe County Board of County Commissioners (BCC) will be asked to sponsor an amendment to the TMRP to identify the new locations of the sub-stations and transmission lines to reflect such facilities on the Regional Utility Corridor map of the TMRP. Such an amendment to the TMRP will require approval by both the RPC and the Regional Planning Governing Board (RPGB).

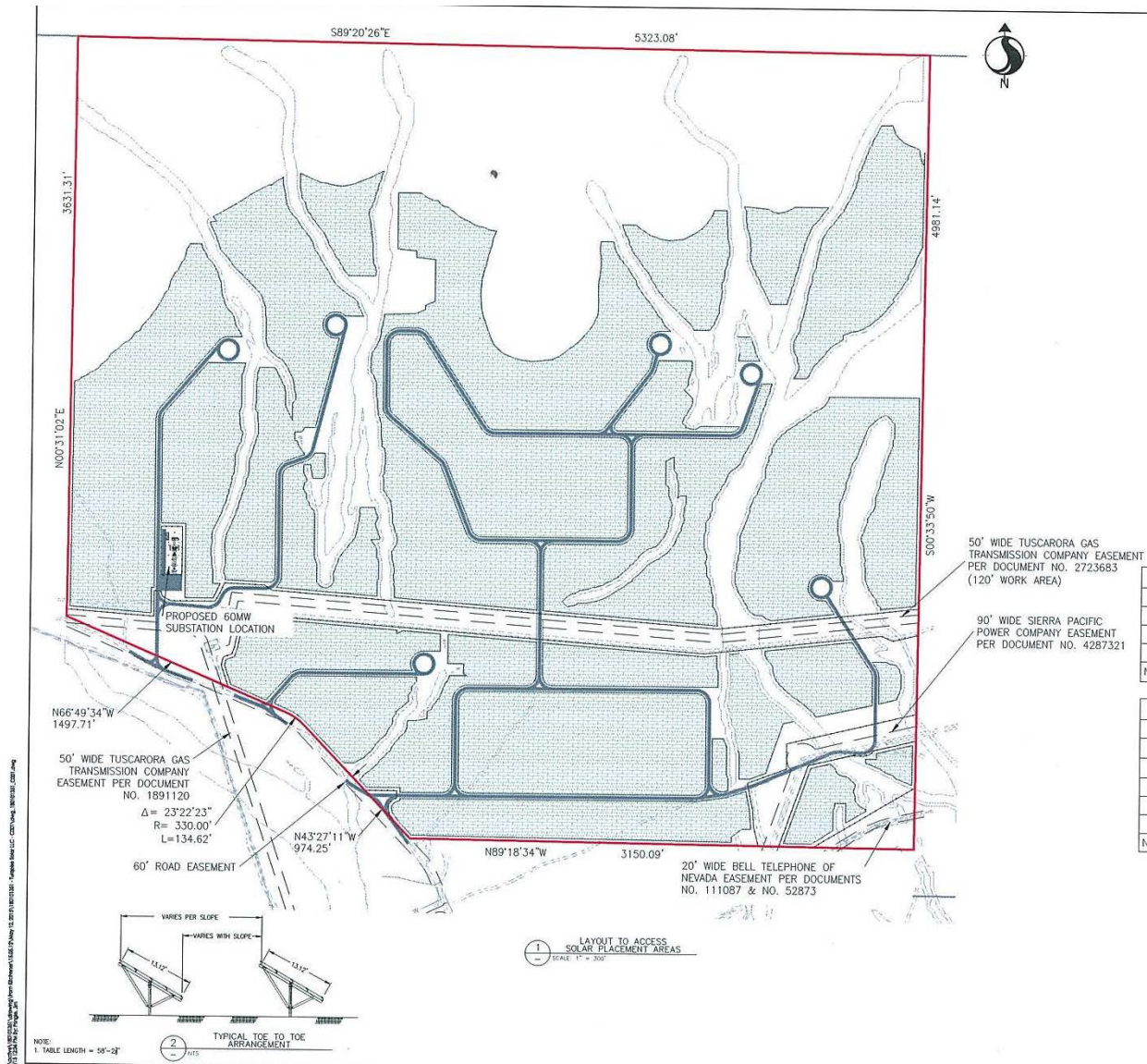


Surrounding property owners

Project Evaluation

The subject parcels are located north of Interstate I-80, in East Truckee Canyon, approximately 8 miles east of the Sparks city limits. Bureau of Land Management (BLM) land surrounding the properties is zoned Open Space. The Apple, Inc. site is zoned Industrial and General Rural, and is currently being developed.

The project area is located on three parcels which total 785 acres and is zoned General Rural and Industrial. The applicant is proposing to develop 585 acres with a solar panel array. The project also includes a 60MW substation and maintenance building. The sub-station will be connected by a 120kV transmission line to the NV Energy Pah Rah sub-station located on the Apple, Inc. property.



Site Plan

Landscaping

The site is located in a rural area that has minimal natural vegetation and limited water resources to support landscaping. The application is asking that the landscaping requirements within Article 412, Landscaping, be waived because the use is an industrial use type (energy production), as noted below.

Section 110.412.10 Exemptions. The following uses are exempt from the provisions of this article:

- (d) Industrial Use Types. No uses are exempt. However, the provisions of this article may be waived during the approval process for use types classified under energy production, mining operations, and petroleum gas extraction.

Grading

The project proposes to grade less than 7,200 cubic yards of soil over the 585 acre site. This volume of grading requires a Special Use Permit pursuant to Article 438, Grading Standards. However, since grading is a component of the proposed project, a second Special Use Permit for grading is not required following the provisions of WCC Section 110.438.35 (see below). Engineering and Capital Projects Division requires a complete set of construction improvement drawings, including an on-site grading plan, as part of the building/grading permit review and will have the ability to impose appropriate grading conditions as part of that permit.

Section 110.438.35 Major Grading Permit Thresholds.

- (b) A special use permit is not required for:
 - (1) Earthwork performed by the subdivider or developer of an approved subdivision, or other projects that has completed a hearing process and review pursuant to which mitigation conditions could have been attached in the same manner as in the special use permit process.

Hillside Development

The site slopes vary from 4% to more than 40%. The applicant states that the solar arrays will encroach onto areas with slopes greater than 30%. The Washoe County Development Code discourages, but does not prohibit, building on slopes greater than 30%. The proposed solar field will minimally alter or disrupt the natural topography and landscape.

Water

The project requires approximately 100 acre feet of water during construction and one acre foot annually for operations and maintenance, thereafter. Both the temporary and permanent water demand will be met by the Reno Technology Park Water Company (RTPWC). RTPWC is a nonprofit corporation established to own, operate, and maintain the industrial and domestic water supply and the water distribution infrastructure serving the Reno Technology Park. RTPWC holds rights to 1,125 acre feet annually (AFA) of water. Of the 1,125 AFA, 125 AFA have been assigned to Apple, leaving 1,000 AFA with RTPWC.

Roads

The project area is not open to the public, and its internal roads do not provide access to other adjacent sites. The applicant proposes to design the internal roads for all terrain vehicles. Washoe County Codes require that all on site roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer and the Truckee Meadows Fire Protection District. The applicant is required to conform to appropriate County road construction and maintenance standards.

Transmission line

The new 120kV transmission line, from the proposed new sub-station to the NVE Pah Rah sub-station (located on the Apple site), requires that the Regional Utility Corridor Map, within the TMRP, be amended. Should the Planning Commission provisionally approve the Turquoise Solar project, staff will request that the BCC sponsor an amendment to the Regional Utility Corridor Map. If the Board moves to sponsor that amendment, staff will forward both the Turquoise Solar project and the Regional Utility Corridor Map amendment to the RPC for review

and possible approval. As noted earlier, the Regional Utility Corridor Map amendment must also be approved by the RPGB.

Staff Comment on Required Findings

Washoe County Code Section 110.810.30 of Article 810, Special Use Permits, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with all of the required findings as follows.

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan.

Staff Comment: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan; specifically Policy TC.1.3 which seeks to preserve the visual qualities of the Truckee Canyon by placing these facilities behind several large hills obscuring them from travelers along Interstate 80. In addition, the project integrates the development into the slopes of the site to minimize the grading. A records search of biological and cultural resources did not reveal any detrimental impacts to wildlife or any potential significant historic or cultural resources on the site.

2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The site is accessed from Interstate 80 at the Patrick exit. Water service is provided by the Reno Technology Park Water Company. Because the site is an unmanned facility that will be operated remotely, the demand for public services are minimal.

3. **Site Suitability.** That the site is physically suitable for proposed sub-stations and transmission lines, and for the intensity of such a development.

Staff Comment: The site is located in a rural area that abuts BLM properties on three sides with industrially zoned land to the south. Nevada Department of Wildlife (NDOW) has stated this area is a low value wildlife habitat. The Tuscarora natural gas pipeline, a NVE transmission line, and a telecommunication line cross the site. The site is physically suitable for the proposed development.

4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The proposed solar field, sub-station and transmission line will be located in an area with a high concentration of transmission

lines and other appurtenances. There are no residential, civic or other similar uses within close proximity to the subject property and the proposed uses will not result in a significant detrimental impact to public health, safety or welfare.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: *There are no military installations within the required 3,000 foot noticing distance to the subject property.*

East Truckee Canyon Citizen Advisory Board (ETCCAB)

The proposed project was presented by the applicant and the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on June 3, 2015. The attached memorandum (Exhibit B) from the CAB reflects that there were no questions or comments by the Board or public on the proposed solar facility. A motion to recommend approval passed unanimously.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Service Department
 - Planning and Development Division
 - Water Management Planner Coordinator
 - Utility Services
 - Engineering and Capital Projects Division
 - Land Development
 - Street Naming
 - Traffic
- Washoe County Health District
 - Environmental Health Services Division
 - Vector-Borne Diseases
 - Air Quality Management Division
 - Land Development Program
- Truckee Meadows Fire Protection District
- Truckee Meadows Regional Planning

- Washoe-Story Conservation District
- Nevada State Historic Preservation
- Pyramid Lake Paiute Tribe
- Regional Transportation Commission
- Nevada Department of Transportation
- Nevada Department of Wildlife
- Nevada Department of Environmental Protection
- US Fish and Wildlife

Seven out of the eighteen above listed agencies provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The proposed Conditions of Approval is attached as Exhibit A to this staff report and will be included with the Action Order.

- Planning and Development addressed the requirement for a decommission plan along with standard special use permit conditions.

Contact: Eva Krause, AICP at 775.328.3796 or ekrause@washoecounty.us

- Engineering and Capital Projects addressed grading, grading bonds, road design, storm water management, and hydrology/hydraulic reports.

Contact: Leo Vesely, P.E., 775.325.8032, lvesely@washoecounty.us

- Water Management Planner Coordinator requested a will serve letter and evidence of water available for construction.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- Health District, Vector Borne Diseases addressed detention pond design and soils ability to receive and infiltrate storm water.

Contact: J.L. Shaffer, 775.785.4599, jshaffer@washoecounty.us

- Health District, Land Development addressed water lines and existing well on site.

Contact: Chris Anderson, PE, 775.328.2632, canderson@washoecounty.us

- Truckee Meadows Fire Protection District requires that the project meet Washoe County Code Chapter 60 regulations.

Contact: Amy Ray, 326-6000, aray@fmfpd.us

- Nevada Department of Wildlife addressed the installation and management of transmission lines in accordance with Avian Power Line Interaction Committee's Suggested Practices for Avian Protection; creating a monitoring program to determine impacts on migratory birds; and maintaining sportsman access to BLM lands.

Contact: Mark Freese, 775.688.1145, markfreese@ndow.org

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SW15-002 is being recommended for approval with conditions. Staff offers the following motion for the Commissions consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with the conditions contained in Exhibit A to the staff report, Special Use Permit Case Number SW15-002 for Turquoise Solar, LLC, subject to conformance review by the regional planning authorities having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for 60MW solar facility and sub-station, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed

in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission.

xc: Applicant: Turquoise Solar LLC
One Samsome Street, Suite 2900
San Fransico, CA 94104
jill.daniel@estuarycapitalpartners.com

Property Owner: Stonefield Inc.
355 Boxing Way
Sparks NV 89434
gary@wildisland.com

Developer: Turquoise Solar LLC

Representatives: Stantec Consulting Services Inc.
Cynthia Albright, AICP
6995 Sierra Center Parkway, Suite 200
Reno NV 89511
Cynthia.albright@stantec.com

Action Order xc:

Conditions of Approval

Special Use Permit Case Number SW15-002

The project approved under Special Use Permit Case Number SW15-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on July 7, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Development Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Development Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact: Eva M. Krause, 775.328.3796, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County and the Truckee Meadows Regional Planning Agency. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. The applicant shall bring the property into conformance with all development code standards for an industrial use, including but not limited to paving, parking, and lighting standards.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- f. The applicant shall submit a decommissioning plan prior to the issuance of a grading and/or building permit. The decommissioning plan will specifically address the removal of the racking/mounting system and all panels, the removal of all inverters, the removal of all/any structural foundations, and all other associated appurtenances that include the entire solar project, and provide for revegetation. The decommissioning plan will contain a cost estimate for all

aspects of the site reclamation, and a financial assurance in the amount of the cost estimate, which shall be provided to the Planning and Development Division. The amount for the salvaged materials shall not be part of the consideration in the decommissioning cost estimate. The applicant shall be required to secure a letter of credit or other form of security sufficient to cover the obligations under the decommissioning plan.

- g. The following **Operational Conditions** shall be required for the life of the development:
1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the Conditions of Approval shall render this approval null and void.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 4. This special use permit shall remain in effect as long as the use is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, P.E., 775.325.8032, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist prior to obtaining a grading/building permit. The County Engineer shall determine compliance with this condition.

- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
- f. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- g. Per the development code, all on site roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer and the Truckee Meadows Fire Protection District.
- h. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- i. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the County Engineer.

Washoe County Planning and Development - Water Management Coordinator

- 3. The following conditions are requirements of the Water Management Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647

- a. Require valid will serve from water purveyor for the permanent water demands for this project and associated facilities.
- b. Require acknowledgment from water purveyor of their ability to provide water for the temporary water demand during construction phase.

Washoe County Health District

- 4. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact: J.L. Shaffer, 775.785.4599, jshaffer@washoecounty.us

- a. The Health District will require percolation testing at or near the design grade of the proposed detention basins' representative materials, to determine the soils ability to receive & infiltrate storm water. The maximum drain time of 7 days is required after a storm event per Truckee Meadows Regional Drainage Manual

(Section 1302.1). The maximum drain time of 7 days is required as well for nuisance water runoff.

- b. The four new detention basins will require our standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) to the outlet pipe. In addition, we will require over excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce the downstream effects of storm water runoff.
- c. If vegetation is planted in the detention basins, no planting shall occur within one foot on either side of the low flow channel. The following maintenance language shall be noted on the civil plans," all vegetation, debris and blockages shall require removal in the low flow channel including one foot on either side of the channel on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than 7 days" (040.022).
- d. Based on the hydrologic conditions, if high velocity flows are channelized the Health District will require low flow channels lined with 8-10 inch rock within the flow line (040.02).
- e. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

For the following conditions, Contact: Chris Anderson, PE, 775.328.2632, canderson@washoecounty.us

- f. The project proposes approximately 3,000 feet of six (6) inch water main and is a modification to a Public Water System Reno Technology Park Water Company NV0001132. Prior to any construction of the water system, a Water Project submittal must be made to, and approved by, this Division per NAC445A.6669.
- g. Division records indicate there is an existing 525 deep well (Permit 2125) within the boundaries of the proposed project. The well must be identified on the plans. Any proposed use of the well must meet the requirements of the Washoe County Health District Regulations Governing Well Construction.

Truckee Meadows Fire Protection District

- 5. The following conditions are requirements of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 326-6000, aray@fmfpd.us

- a. This project shall meet the requirements of Washoe County Code 60. Plans for the project shall be submitted for review and approval.

Nevada Department of Wildlife

6. The following conditions are requirements of Nevada Department of Wildlife which shall be responsible for determining compliance with these conditions.

Contact: Mark Freese, 775.688.1145, markfreese@ndow.org

- a. Transmission lines and all electrical components should be designed, installed, and maintained in accordance with the Avian Power Line Interaction Committee's (APLIC's) Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Reducing Avian Collisions with Power Lines (APLIC 2012) to reduce the likelihood of large bird electrocutions and collisions.
- b. Maintain sportsman access. Adjacent public lands are utilized for hunting. Wildlife artificial water developments occur within 1.5 miles of the project site and access should be maintained for hunting.
- c. Migratory water birds utilize the Truckee River as a migratory corridor. It has been hypothesized that some birds may mistake solar panels for a lake (i.e. termed "Lake Effect") and attempt to land. No studies exist to support or refute this hypothesis. Kagan et al. (2014) analyzed avian mortality at a photovoltaic solar power plant in California and documented mortalities for an array of waterbird species, with the primary cause of death being blunt trauma (birds colliding with structures associated with the solar facility). As such, we recommend developing a monitoring plan to detect such impacts and a contingency plan to respond to these potential impacts.
- d. Increased development typically results in increased scavengers and predators. To prevent this and the subsequent imbalance in predator's and prey in this area, we recommend storing trash and food in closed and secured containers, which would be removed as necessary, to reduce the attractiveness to scavengers and predators, particularly ravens. We also suggest promptly removing road-killed and incidentally killed wildlife within the project area.
- e. All surface disturbing activities should occur outside of the migratory bird nesting period (February 1 to August 15 for raptors and April 15 to July 15 for all other avian species). If surface disturbing activities are to occur during this period, pre-construction avian surveys would be conducted in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface disturbing. If ground disturbing activities do not take place within 14 days, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.
- f. To prevent entrapment of wildlife, all steep-walled trenches, auger holes, or other excavations would be covered at the end of each day or when long breaks in construction activity are expected.

*** End of Conditions ***



East Truckee Canyon Citizen Advisory Board

AMENDED MEMORANDUM

To: Commissioner Vaughn Hartung
From: Misty Moga, Administrative Recorder
Re: **Case Number SW15-002 (Turquoise Solar LLC)**
Date: June 11, 2015

The following is a portion of the draft minutes of the East Truckee Canyon Citizen Advisory Board held June 3, 2015

9. DEVELOPMENT PROJECT – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: http://www.washoecounty.us/comdev/da/da_index.htm

A. Case Number SW15-002 (Turquoise Solar LLC) – Hearing, discussion, and possible provisional approve a 60MW Solar Energy facility, a project of regional significance, located in East Truckee Canyon within the Reno Technology Park. *(For possible action).*

Applicant: Turquoise Solar, LLC

Property Owner: Stonefield Inc

Location: 21575 Interstate 80, Reno Technology Park

Assessor's Parcel Number(s): 084-110-26, 084-110-24, 084-110-27

Parcel Size: 784.68 acres. Master Plan Category: Industrial and Rural

Regulatory Zone: Industrial and General Rural. Area Plan: East Truckee Canyon

Development Code: Article 810 and Article 812

Section/Township/Range: Section 21, T20N, R22E, MDM, Washoe County, NV

Staff: Eva M. Krause , AICP, Planner, Washoe County Community Services Department

Planning and Development Division, Phone: 775-328-3796, E-mail:

ekrause@washoecounty.us.

Cynthia Albright gave an update:

- Power plant at the Reno Technology Park was approved for 60MWatt facility.
- Apple, Inc bought 427 acres and constructed a data center project. Apple sits in the middle of the complex.
- She showed a map of the 500 acres where the facility would be located.
- The use is allowed under the current zoning; however, anything regarding power more than 5MW must go through regional planning. Anytime you are moving 1000 cubic yards of dirt, you are required to go through the necessary steps.
- She showed the kb line in relation to other utilities lines. On the north east corner of Apple, Inc, NV energy is building on the corner of their property. The transmission lines will feed to the energy grid.
- Intent is to develop the entire area of 585 acres to be solar to get 60watts of renewable energy. There are no employees at the location.

- She said they met with TMFPD, they have to make sure the road is accessible to project site. TMFPD was concerned with personnel safety, not fire issues.
- She showed 12 foot roadways on the map (black lines); she said they are utilizing the site to the greatest potential. It's operated by computer system and it will be fenced.
- She said solar power doesn't require water to operate. The amount of water used will be for construction and dust control and to keep the panels clean. Water is a non-issue.
- It's a great project opportunity for this area. All the panels are south facing. Panels will move with the sunlight. Generate the most renewable energy as possible.

Jill Daniel, Estuary, Turquoise Solar spoke:

She said they are working with master developers of the power park; there is a need to add renewable energy to this region. Across the street, you have the NV generating station, Barrett Gold generating station. More power users want to get their power from solar energy. There is a major demand for solar. It's intended to be least impactful on the property and the least amount of transmission lines. It will run along an existing line. It's minimally invasive. The sun hits the panel, creates electric charge and power, and transmits the power to the grids.

There has been a lot of attention at Legislation regarding solar power. Excess power can be sold back to the grid for retail rate. This project, we will be selling power at wholesale rate to power users. Primary subsidy is 30% credit of federal taxable income. The subsidy will be going away due to solar popularity. She said they will be selling power to large industrial companies. NV Energy will probably add an additional charge for facilitating the power transmission. Large industrial users have energy backups. There will be a need for a regional plan amendment for the substation and transmission and project; the Washoe County Planning Commission will hear and make recommendation to modify the regional plan. There are 5 public hearing to go. A utility corridor already exists on this property, and therefore there shouldn't be an issue.

There was no discussion or questions from the board or the public.

MOTION: Bambi Van Dyke made a motion to approve the project as presented. Carrie Silas seconded the vote. The motion passed unanimously.

CC: Bambi Van Dyke, Chair
Vaughn Hartung, Commissioner
Al Rogers, Constituent Services

Andrea Tavener, Constituent Services

INTEROFFICE MEMORANDUM

DATE: May 29, 2015
TO: Eva Krause, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **SW15-002**
APN 084-110-24, 26 & 27
TURQUOISE SOLAR PROJECT

I have reviewed the referenced special use permit and have the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist prior to obtaining a grading/building permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
6. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
7. Per the development code, all on site roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer and the Truckee Meadows Fire Protection District.
8. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations,

points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

9. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the County Engineer.

LRV/Irv

From: Behmaram, Vahid

Sent: Thursday, May 21, 2015 11:54 AM

To: Jeppson, Don C; Emerson, Kathy; Whitney, Bill; Vesely, Leo; Easter, Marty; Lawson, Clara

Subject: RE: May Agency Review Memo

Water Rights Comments:

- 1) Require valid will serve from water purveyor for the permanent water demands for this project and associated facilities.
- 2) Require acknowledgment from water purveyor of their ability to provide water for the temporary water demand during construction phase.

I will review both for approval.

Vahid Behmaram

Water Management Planner Coordinator

June 23, 2015

Washoe County
Community Development
C/O Eva Krause
1001 E Ninth St.
Reno, NV 89512

Dear Eva,

After having reviewed the Special Use Permit request from Turquoise Solar LLC, please be advised of the following.

1. The Health District will require percolation testing at or near the design grade of the proposed detention basins' representative materials, to determine the soils ability to receive & infiltrate storm water. The maximum drain time of 7 days is required after a storm event per Truckee Meadows Regional Drainage Manual (Section 1302.1). The maximum drain time of 7 days is required as well for nuisance water runoff.
2. The four new detention basins will require our standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) to the outlet pipe. In addition, we will require over excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce the downstream effects of storm water runoff.
3. If vegetation is planted in the detention basins, no planting shall occur within one foot on either side of the low flow channel. The following maintenance language shall be noted on the civil plans," all vegetation, debris and blockages shall require removal in the low flow channel including one foot on either side of the channel on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than 7 days" (040.022).
4. Based on the hydrologic conditions, if high velocity flows are channelized the Health District will require low flow channels lined with 8-10 inch rock within the flow line (040.02).
5. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

If there are any questions concerning the aforementioned Vector planning conditions as it relates to Environmental Health, please call us at 785-4599.

Sincerely,

J. L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Division

June 12, 2015

Eva M. Krause AICP, Planner
Washoe County Community Services Department
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Turquoise Solar LLC; APNs 084-110-26, 084-110-24, 084-110-27
Special Use Permit; SW15-002

Dear Ms. Krause:

The Washoe County Health District, Environmental Health Services Division (Division) Land Development Program has reviewed the above referenced project. The proposed project will be served by public water system and proposes no onsite sewage disposal.

Approval by this Division is subject to the following conditions:

1. The project proposes approximately 3,000 feet of six (6) inch water main and is a modification to a Public Water System Reno Technology Park Water Company NV0001132. Prior to any construction of the water system, a Water Project submittal must be made to, and approved by, this Division per NAC445A.6669.
2. Division records indicate there is an existing 525 deep well (Permit 2125) within the boundaries of the proposed project. The well must be identified on the plans. Any proposed use of the well must meet the requirements of the Washoe County Health District Regulations Governing Well Construction.

If you have any questions regarding the foregoing, please call Chris Anderson at 328-2632.

Sincerely,
Chris Anderson, P.E.
Registered Engineer
Land Development Program
Environmental Health Services

SW15-002
EXHIBIT F

CA:ca

Cc: File - Washoe County Health District
Cynthia Albright, AICP – Stantec Consulting Services

June 9, 2015

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Special Use Permit Case Number: SW 15-002 (Turquoise Solar LLC)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above Special Use Permit with the following conditions:

- This project shall meet the requirements of Washoe County Code 60. Plans for the project shall be submitted for review and approval.

Please contact me with any questions at (775) 326-6005.

Thank you,
Amy Ray
Fire Marshal

From: Mark Freese [mailto:markfreese@ndow.org]
Sent: Tuesday, June 09, 2015 12:46 PM
To: Emerson, Kathy
Subject: Turquoise Solar LLC 60MW photovoltaic project

Kathy,
NDOW concurs that the project site is appropriately sited as it is low value wildlife habitat. We do recommend the following:

Transmission lines and all electrical components should be designed, installed, and maintained in accordance with the Avian Power Line Interaction Committee's (APLIC's) Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Reducing Avian Collisions with Power Lines (APLIC 2012) to reduce the likelihood of large bird electrocutions and collisions.

Maintain sportsman access. Adjacent public lands are utilized for hunting. Wildlife artificial water developments occur within 1.5 miles of the project site and access should be maintained for hunting.

Migratory water birds utilize the Truckee River as a migratory corridor. It has been hypothesized that some birds may mistake solar panels for a lake (i.e. termed "Lake Effect") and attempt to land. No studies exist to support or refute this hypothesis. Kagan et al. (2014) analyzed avian mortality at a photovoltaic solar power plant in California and documented mortalities for an array of waterbird species, with the primary cause of death being blunt trauma (birds colliding with structures associated with the solar facility). As such, we recommend developing a monitoring plan to detect such impacts and a contingency plan to respond to these potential impacts.

Increased development typically results in increased scavengers and predators. To prevent this and the subsequent imbalance in predator's and prey in this area, we recommend storing trash and food in closed and secured containers, which would be removed as necessary, to reduce the attractiveness to scavengers and predators, particularly ravens. We also suggest promptly removing road-killed and incidentally killed wildlife within the project area.

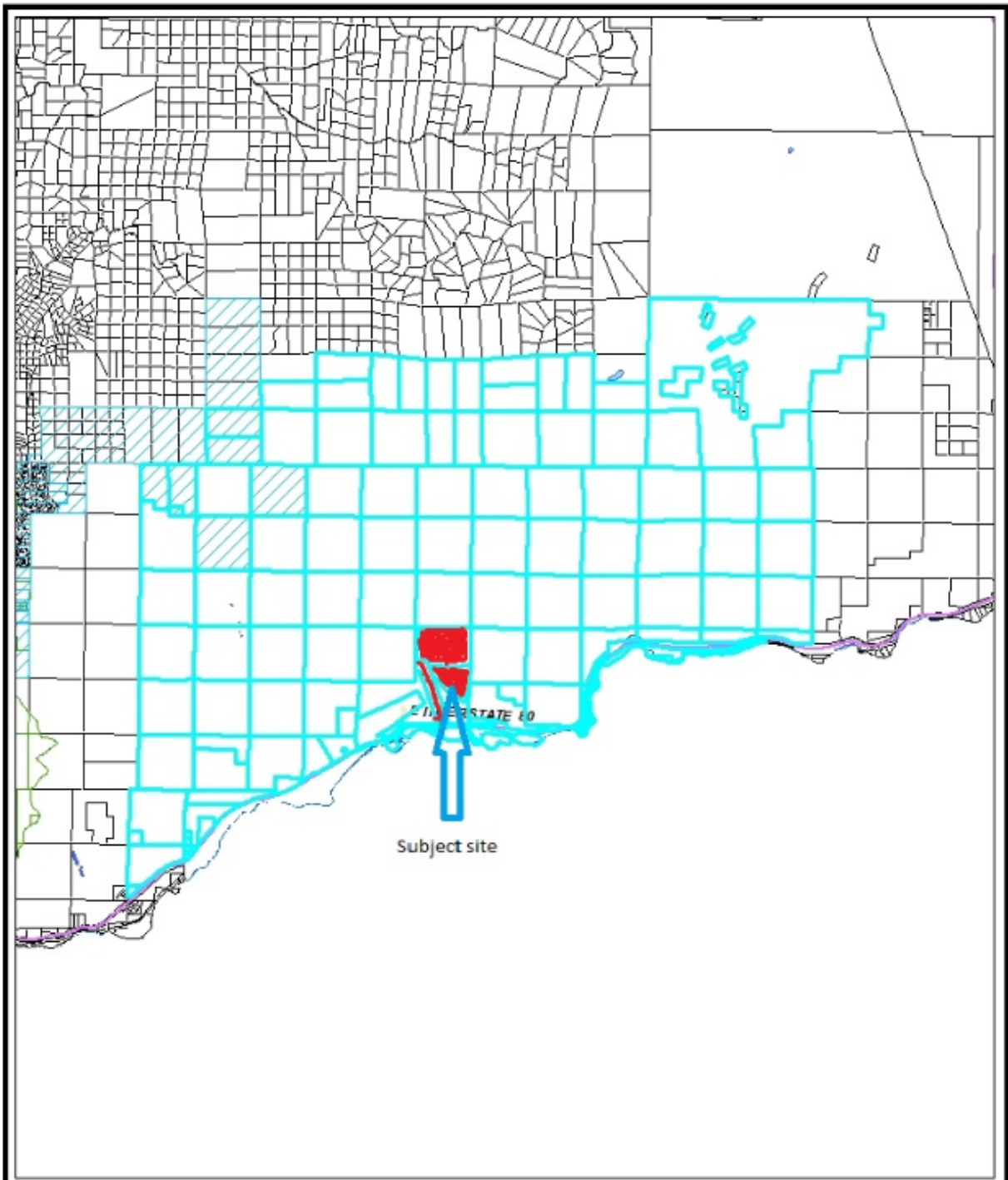
All surface disturbing activities should occur outside of the migratory bird nesting period (February 1 to August 15 for raptors and April 15 to July 15 for all other avian species). If surface disturbing activities are to occur during this period, pre-construction avian surveys would be conducted in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface disturbing. If ground disturbing activities do not take place within 14 days, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.

To prevent entrapment of wildlife, all steep-walled trenches, auger holes, or other excavations would be covered at the end of each day or when long breaks in construction activity are expected.

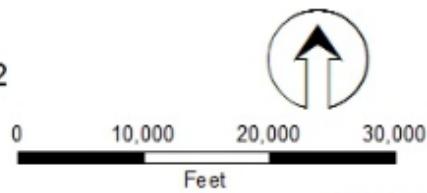
Let me know if you have any questions.

Mark Freese
Western Region Supervising Habitat Biologist

Nevada Department of Wildlife
1100 Valley Road
Reno, NV 89512
P: (775) 688-1145
F: (775) 688-1889



Noticing Map For
 Special Use Case No. SW15-002
 Turquoise Solar LLC
 Reno Technology Park



Community Services
 Division
 Planning and
 Development
 WASHOE COUNTY
 NEVADA

Post Office Box 11120
 Reno, Nevada 89520
 (775) 223-2600

Source: Planning and Development

Date: May 2015