



Planning Commission Staff Report

Meeting Date: September 5, 2017

Subject: Amendment of Conditions for Special Use Permit Case Number SW15-002 (Turquoise Solar LLC)

Applicant(s): Turquoise Solar LLC

Agenda Item Number: 8A

Project Summary: Extend the expiration date by two years for Special Use Permit SW15-002 to develop a 60MW solar photovoltaic power facility.

Recommendation: Approval with Conditions

Prepared by: Eva M. Krause - AICP, Planner
Washoe County Community Services Department
Planning and Building Division

Phone: 775.328.3628
E-Mail: ekrause@washoecounty.us

Description

Amendment of Conditions for Special Use Permit Case Number SW15-002 – For possible action, hearing, and discussion to approve an amendment of conditions for Turquoise Solar LLC, an approved project to construct 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 proposed amendment of Condition 1(b) will grant the applicant two additional years until September 30, 2019 to complete construction plans and obtain building permits for the project.

- Applicant: Turquoise Solar, LLC
- Property Owner: Turquoise Solar, LLC
- Location: 21575 Interstate 80, Reno Technology Park
- Assessor's Parcel Numbers: 084-110-31, 084-110-32
- Parcel Size: 560 acres
- Master Plan Category: Industrial (I) and Rural (R)
- Regulatory Zone: Industrial (I) and General Rural (GR)
- Area Plan: East Truckee Canyon
- Citizen Advisory Board: East 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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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:

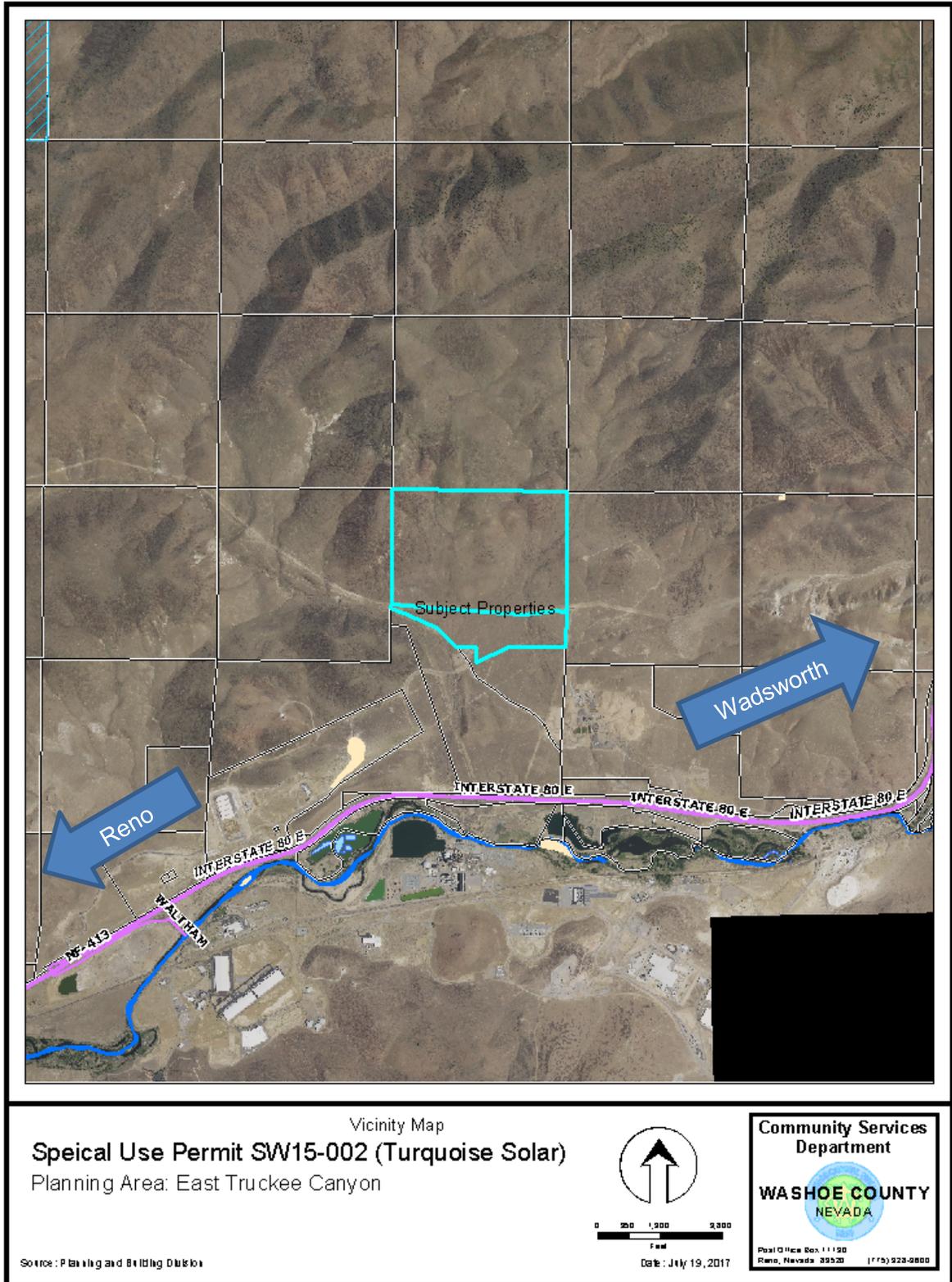
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as “Operational Conditions.”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

The Amended Conditions of Approval for Special Use Permit Case Number SW15-002 are attached to this staff report and will be included with the Action Order if approved by the Planning Commission.

The subject property has regulatory zones of Industrial and General Rural. The proposed use of for a photovoltaic field with a 120Kv transmission line connecting to a new sub-station is classified as Energy Production, Renewable, which is permitted in the Industrial zone with a special use permit per Washoe County Code (WCC) Table 110.302.05.4.

In addition the development is designated a Project of Regional Significance (PRS) per NRS 278.026. PRS requires the approval of the Truckee Meadows Regional Planning Agency (TMRP). The TMRP letter of approval for the project was signed and mailed on September 30, 2015.

The applicant is seeking Planning Commission approval to amend one of the conditions of approval for SW15-002.



Vicinity Map

History

July 7, 2015: Washoe County Planning commission approved SW15-002 Turquoise Solar LLC.

August 11, 2015: Washoe County Board of County Commissioners (Board) passed a resolution to sponsor an amendment of the Truckee Meadows Regional Plan to amend the Electric Utility Corridors South Map in support of the Turquoise Solar development.

September 10, 2015: Truckee Meadows Regional Governing Board adopted a resolution to amend map 9, adding a new regional utility site and utility corridor in East Truckee Canyon.

September 30, 2015: Truckee Meadows Regional Planning Commission found that the Turquoise Solar, Project of Regional Significance was in conformance with the Regional Plan.

March 2016: Turquoise Solar LLC entered into an Interconnection Agreement with NV Energy.

October 2016: Turquoise Solar LLC entered an agreement to provide 10 megawatt-hours of solar energy to a regional utility.

May/June 2017: Turquoise Solar LLC purchased a 560 acre parcel, and secured easements for development of the solar facility.

Project Evaluation

The applicant is requesting two additional years to complete construction plans and obtain a building permit to construct a renewable energy facility in East Truckee Canyon.

Since the special use permit (SUP) was approved and found in conformance with the Truckee Meadows Regional Plan, the applicant has pursued business partners, purchased land and invested in the development. Because of the size of the project, the related cost to develop and the need to acquire committed customers, the two year time frame stipulated in the special use permit is often not enough time to bring the project to fruition.

The original proposal included three parcels, 585 acres total, but not all of the property was intended to be developed. After the SUP was approved, the property owners (then Stonefield Inc.) recorded boundary line adjustments to custom fit the development. In April 2017, Turquoise Solar LLC purchased the 557 acres identified as the project area. This purchase of land represents Turquoise Solar LLC commitment to complete the development. Because of these changes, you will see that the property owner, number and size of parcels, Assessor's Parcel Numbers (APN) are different on this amendment when compared to the original 2015 application. None of these changes results in a change to the approved project.

Turquoise Solar LLC has demonstrated that they are diligently pursuing development of the approved solar facility. Staff supports the request to amend Condition 1(b), extending the deadline for an additional two years to continue development of the renewable energy production facility. All other conditions of approval for SW15-002 shall remain the same.

Staff has notified Truckee Meadows Regional Planning Agency (TMPA) of the requested amendment. TMPA staff stated that this change would not require a second conformance review. If approved, the staff report and action order shall be forwarded to TMPA. In accordance with WCC Section 110.812.25(f), TMRPA has 60 days to make a finding of conformance, after 60 days the amendment shall be deemed approved.

Proposed Amended Condition**Existing condition as approved:**

- 1.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 [September 30, 2017]. The applicant shall complete construction within the time specified by the building permits.

Requested condition:

- 1.b. The applicant shall submit complete construction plans and building permits shall be issued by September 30, 2019. The applicant shall complete construction within the time specified by the building permits.

East Truckee Canyon Citizen Advisory Board (ETCCAB)

The East Truckee Canyon Citizen Advisory Board was notified of the proposed amendment. There was no regularly scheduled Citizen Advisory Board meeting before the Planning Commission public hearing. No comments were received from CAB members.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Water Rights Coordinator Planner
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Truckee Meadows Regional Planning Agency
- Washoe-Storey Conservation District
- Nevada Division of Environmental Protection
- Nevada Department of Wildlife
- Nevada Division of Water Resources

Two out of the thirteen above listed agencies/departments 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 Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Building Division noted that only condition 1(b) is being amended and that all other conditions of approval are still required to be completed.

Contact Eva Krause, 775.328.3628, ekrause@washoecounty.us

- Nevada Division of Environmental Protection requires verification of the sewage disposal and water services provider's ability to serve the development. Also noted was the need for dust control and air quality permits.

Contact Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

Staff Comment on Required Findings

WCC Section 110.810.30 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 the required findings.

The project evaluation and finding made in 2015 are still valid and in effect. The review and discussion of the findings can be found on page 8 of the original staff report (Exhibit B).

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project or provided no comments. Therefore, after a thorough analysis and review, the Amendments of Conditions for Special Use Permit Case Number SW15-002 is being recommended for approval with conditions. Staff offers the following motion for the Board's 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 the amendment of Condition 1(b), as outlined in the staff report for this matter, for Special Use Permit Case Number SW15-002 for Turquoise Solar LLC having made all five findings in accordance with WCC 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 East 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 a solar power facility 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 and mailed to the applicant, 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 Building Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

xc: Applicant: Turquoise Solar LLC, 2001 Addison Street, Suite 300, Berkeley, CA 94704, Jill.daniel@estuarycapitalpartners.com

Property Owner: Turquoise Solar LLC

Staff Report xc: Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249



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 amended Conditions of Approval granted by the Planning Commission on September 5, 2017. 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.

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 Building 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 institution of revocation procedures.

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 Building

1. The following conditions are requirements of the Planning and Building 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 by September 30, 2017. 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. Deleted.
- 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 Building 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 Building 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 Building 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, ivesely@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. Access roads serving the project shall be all-weather and shall be surfaced with a minimum of six (6) inches of Type 2 Class B aggregate road base or approved equal and shall be provided with adequate roadside drainage and cross drainage consistent with County drainage standards..
- 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 Building - 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, 775.326.6000, 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. Deleted.
- 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 ***



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
Prepared by: Eva M. Krause - AICP, Planner
Planning and Development Division
Washoe County Community Services Department
Phone: 775.328.3796
E-Mail: ekrause@washoecounty.us

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
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Engineering and Capital Projects Division..... Exhibit C

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Nevada Department of Wildlife..... Exhibit H

Public Notice Exhibit I

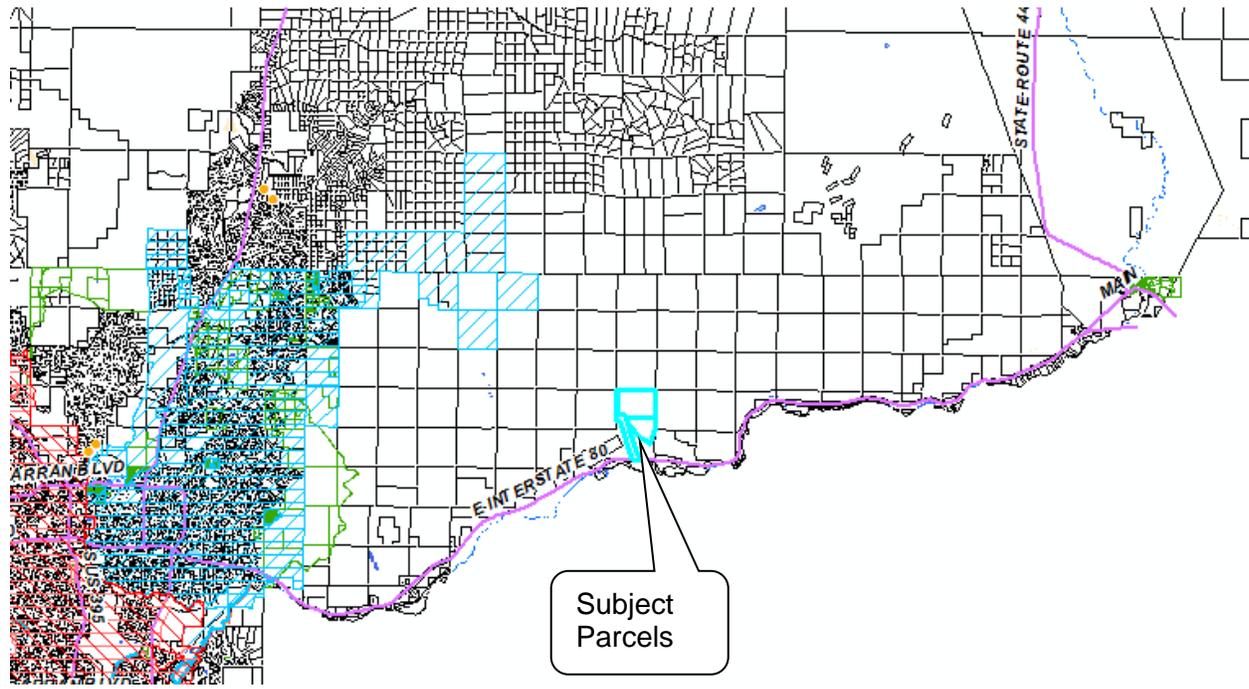
Project Application Exhibit J

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:

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- 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

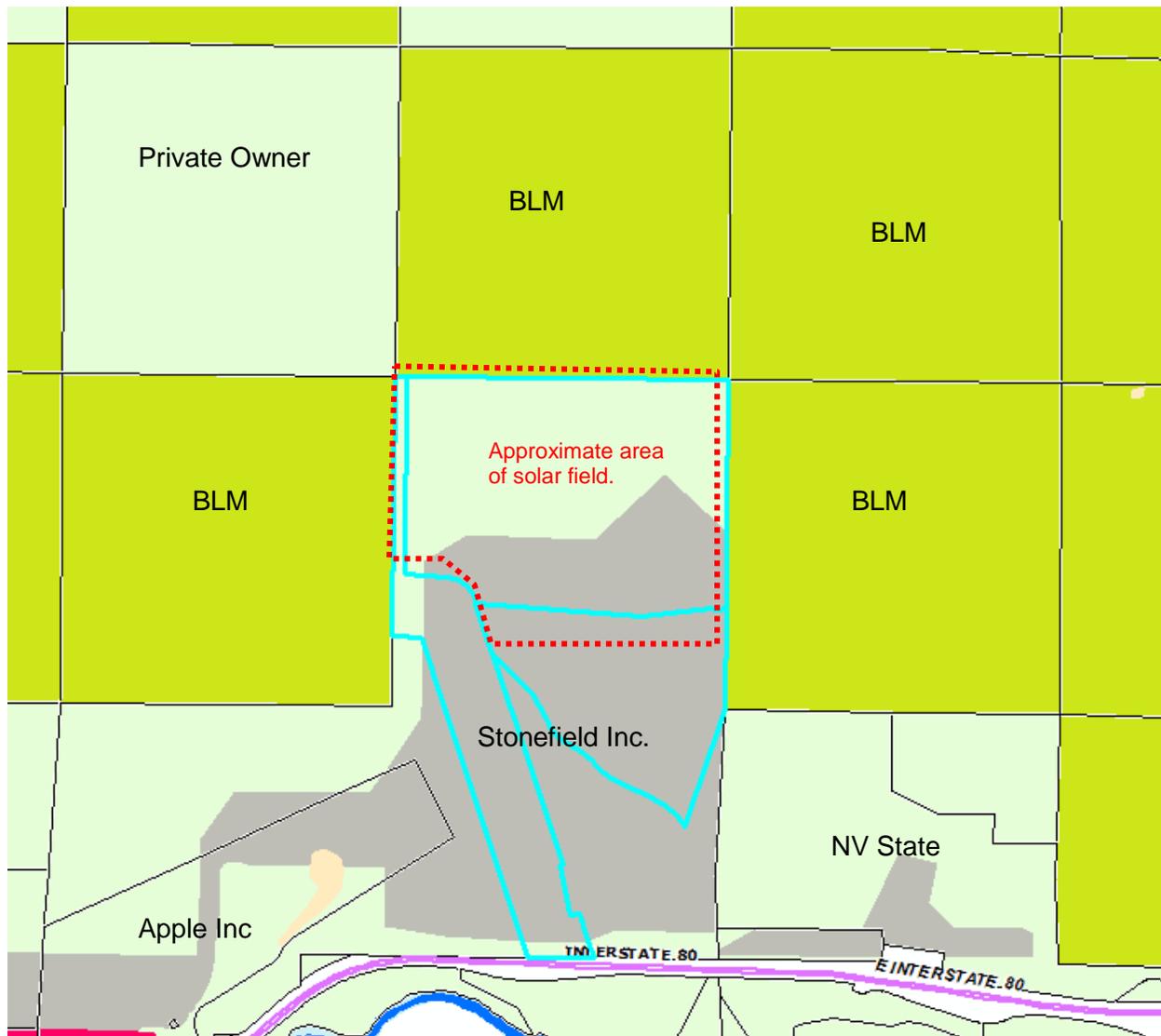
Project Background

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).

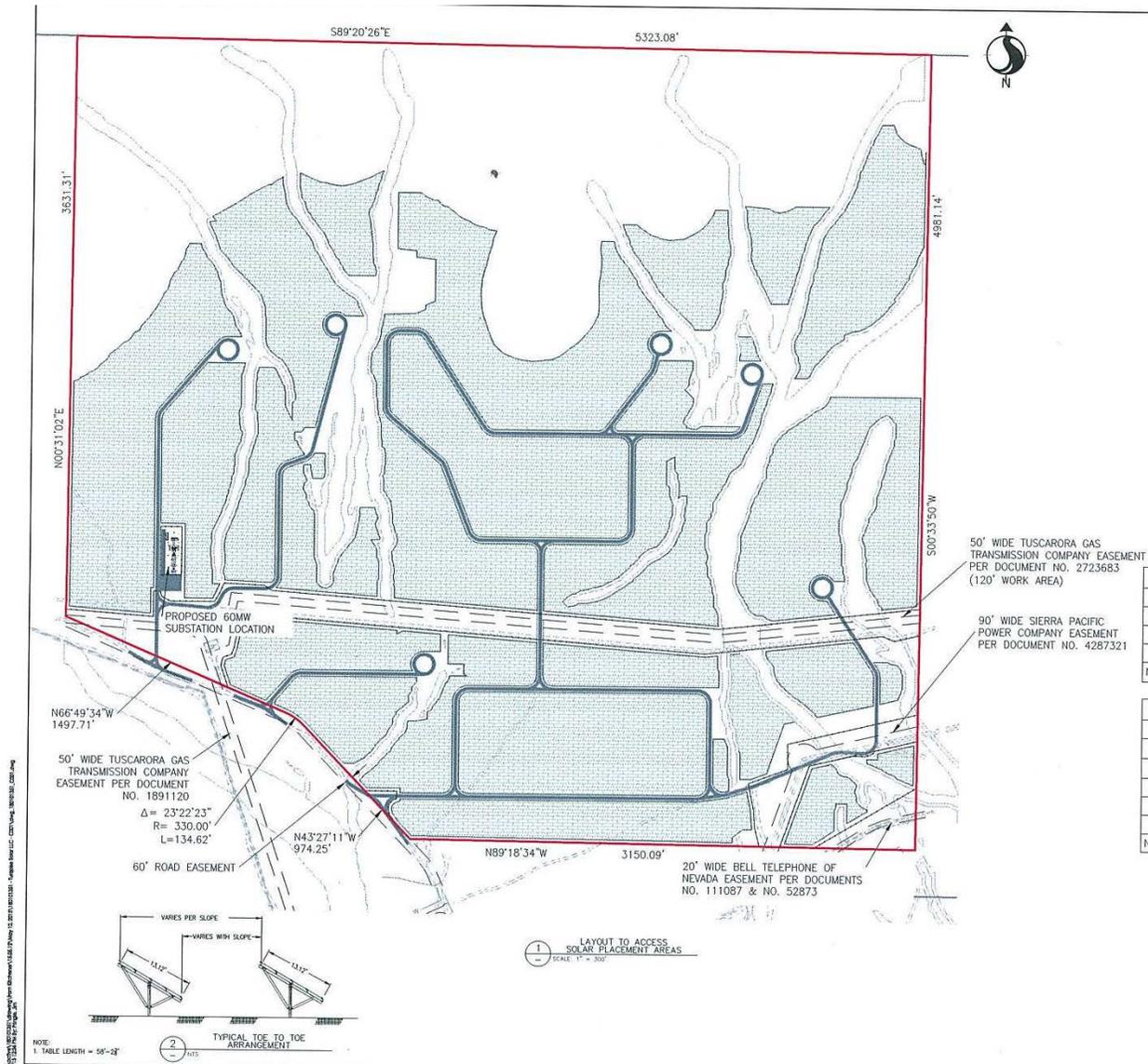


Surrounding property owners

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:



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

RESOLUTION

SPONSORING AN AMENDMENT TO THE TRUCKEE MEADOWS REGIONAL PLAN TO AMEND THE ELECTRICAL UTILITY CORRIDORS SOUTH MAP TO INCLUDE THE FOLLOWING: (1) A 585 ACRE SOLAR ARRAY FIELD AND NEW SUBSTATIONS ON ASSESSOR'S PARCEL NUMBER 84-110-26 IN EASTERN WASHOE COUNTY TO THE NORTH OF THE TRACY POWER PLANT AND I-80; AND (2) A NEW UTILITY CORRIDOR FOR OVERHEAD TRANSMISSION LINES WHICH CROSS OVER ASSESSOR'S PARCEL 084-110-26, 084-110-24, 084-110-27 AND CONNECT TO THE NV ENERGY SWITCHING YARD ON ASSESSOR'S PARCEL 084-110-29
(SW15-002 – Turquoise Solar LLC)

WHEREAS,

- A. The Regional Plan 3.8.1 requires that all transmission lines of 60kV or greater, electrical substations and regional utility sites (solar field) shall be located within a utility corridor as identified on the *Utility Corridors South* map;
- B. Turquoise Solar LLC has applied for a special use permit with Washoe County in related and pending proceedings under permit number SW15-002 to construct a 585 acre solar array field in the area of eastern Washoe County on parcel number 84-110-26 to the north of the Tracy Power plant and I-80, as well as associated features including a substation and 120kV overhead transmission lines that will connect to the NV Energy switching yard on Assessor's parcel number 084-110-29.
- C. A modification of the utility corridor to identify a 585 acre solar array field and substations as well as the associated overhead transmission lines and substation requires an amendment of the 2012 Truckee Meadows Regional Plan, *Utility Corridor South* map;
- D. A special use permit for the proposed substations and utility (transmission) lines was heard and approved by the Washoe County Planning Commission at their July 7, 2015 meeting and is pending review by the regional planning commission as a project of regional significance; and
- E. The Washoe County Commission has considered at its meeting on August 11, 2015, Turquoise Solar LLC's request that it sponsor an amendment to the regional plan pursuant to NRS 278.0272(7) in connection with the overall completion of Turquoise Solar LLC's project and determined that the request is meritorious and will be beneficial to the residents of the community by furthering the responsible development of renewable energy resources.

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby sponsor the amendment of the Utility Corridors South map, a part of the 2012 Truckee Meadows Regional Plan, for the addition of a new 585 acre solar array field, a new substation and utility corridors for the overhead transmission lines to support the development of Turquoise Solar LLC, solar energy project as provided in special use permit case number SW15-002 and the map, and documents attached hereto.

ADOPTED on August 11, 2015, to be effective only as stated above.

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

By: Maura Berkley
Chair

ATTEST
Nancy L. Parent
Nancy Parent, County Clerk

Vaughn Hartung, Chair • Charlene Bybee, Vice-Chair • Jenny Brekhus • Oscar Delgado • Naomi Duerr • Jeanne Herman • Ed Lawson • Bob Lucey • Geno Martini • Paul McKenzie • Kimberly H. Robinson, Executive Director • LIAISON - Veronica Frenkel, WCSD Board of Trustees

September 11, 2015

Kimberly H. Robinson
Executive Director of Regional Planning, and
Clerk of the Regional Planning Commission
1105 Terminal Way, Suite 316
Reno, Nevada 89502

Received by Clerk: 9/11/15 *HK*

Mailed: 9/11/15 *UB*

Dear Ms. Robinson:

On September 10, 2015, the Regional Planning Governing Board (RPGB) held a public hearing and adopted the following Regional Plan amendment:

RPGB Resolution 15-05 regarding mapping amendments to maps 9- adding a new regional utility site and utility corridor in the East Truckee River Canyon at 21575 Interstate 80.

This letter has been filed with the Clerk of the Regional Planning Governing Board on this date and constitutes notice of final action under NRS 278.0235, "Actions against Agency: Commencement."

Please do not hesitate to contact me at 775/321-8397 if you have any questions on this matter.

Sincerely,



Lauren Barrera

Regional Planner

cc:

File: RPA15-003

Claudia Hanson, City of Reno

Armando Ornelas, City of Sparks

Bill Whitney, Washoe County

Eva Krause, Washoe County

Norman Azevedo



REGIONAL PLANNING COMMISSION

Kevin Weiske, Chair • James Barnes, Vice-Chair • Sarah Chvilicek • Roger Edwards • Tom Lean • Charles Reno • Art Sperber • Doug Voelz • Jason Woosley • Kimberly H. Robinson, Executive Director

September 30, 2015

Kimberly H. Robinson
Executive Director of Regional Planning, and
Clerk of the Regional Planning Commission
1105 Terminal Way, Suite 316
Reno, Nevada 89502

Received by Clerk: SR for KHR 9/30/15

Mailed: UP 9/30/15

Dear Ms. Robinson:

On September 30, 2015, the Regional Planning Commission (RPC) held a public hearing and determined that the following matter conforms with the comprehensive Regional Plan:

Regional Plan Conformance Review – project of regional significance, Turquoise Solar (CR15-009) – a project of regional significance (PRS) for the construction of: 1) a facility that generates electricity greater than 5 megawatts, 2) an electric substation, and 3) a transmission line carrying greater than 60 kilovolts.

This letter has been filed with the Clerk of the Regional Planning Commission on this date and constitutes notice of final action under NRS 278.0235, "Actions against Agency: Commencement," unless a petition for review is timely filed by a person seeking review of the RPC action or determination pursuant to section I.3 of the Regional Planning Governing Board's *Regulations on Procedure*.

Please do not hesitate to contact me at 775.321.8397 if you have any questions on this matter.

Sincerely,

Lauren Barrera
Regional Planner

cc:

File CR15-009
Claudia Hanson, City of Reno
Armando Ornelas, City of Sparks
Bill Whitney, Washoe County

Ashley D. Turney, City of Reno
Beverly Beaty-Benadom, City of Reno
Debra Goodwin, RTC
Eva Krause, Washoe County

From: Patrick Mohn
To: [Krause, Eva](#)
Cc: [Emerson, Kathy](#); [Stark, Katherine](#)
Subject: RE: July Agency Review Memo
Date: Wednesday, July 26, 2017 1:36:36 PM
Attachments: [image003.png](#)

Eva,

The NDEP has reviewed the application from Turquoise Solar for the SUP. The NDEP understands that the facility will be a commercial/industrial facility and not residential.

Since this is an application for extension to an SUP, the NDEP has the following comments:

- Tentative and Final Maps specifying the method of sewage disposal and water service will need to be submitted. The NDEP does not review improvement plans for Washoe, but the ability of the wastewater treatment facility and the water service provider to serve the new development is verified by the NDEP per review of Tentative and Final Maps.
- The NDEP recommends connection to a community sewer system and wastewater treatment plant. However, if commercial septic is proposed for the Turquoise Solar facility, a General OSDS permit will be required from the NDEP.
- Permits for construction include dust control (Washoe) and stormwater.
- Air quality permits may also be required (Washoe), i.e. for emergency generators, etc.
- Authorizations may also be required from the Nevada PUC.

Regards,

Pat



Patrick A. Mohn, M.Sc., P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov

From: Stark, Katherine [<mailto:KRStark@washoecounty.us>]
Sent: Thursday, July 20, 2017 1:50 PM
To: Patrick Mohn <pmohn@ndep.nv.gov>
Cc: Stark, Katherine <KRStark@washoecounty.us>; Emerson, Kathy <KEmerson@washoecounty.us>
Subject: July Agency Review Memo

Good afternoon,

Please find the attached Agency Review Memo with a case received in July by Washoe County Community Services Department, Planning & Building.

You've been asked to review the application for the [item](#). The item description and link to the application are provided in the memo.

Thank you!

Katy Stark

Office Support Specialist | Washoe County Community Services Department | Planning & Building Division

krstark@washoecounty.us | o 775.328.3618 | f 775.328.6133 | 1001 E. Ninth St., Bldg. A, Reno, NV 89512

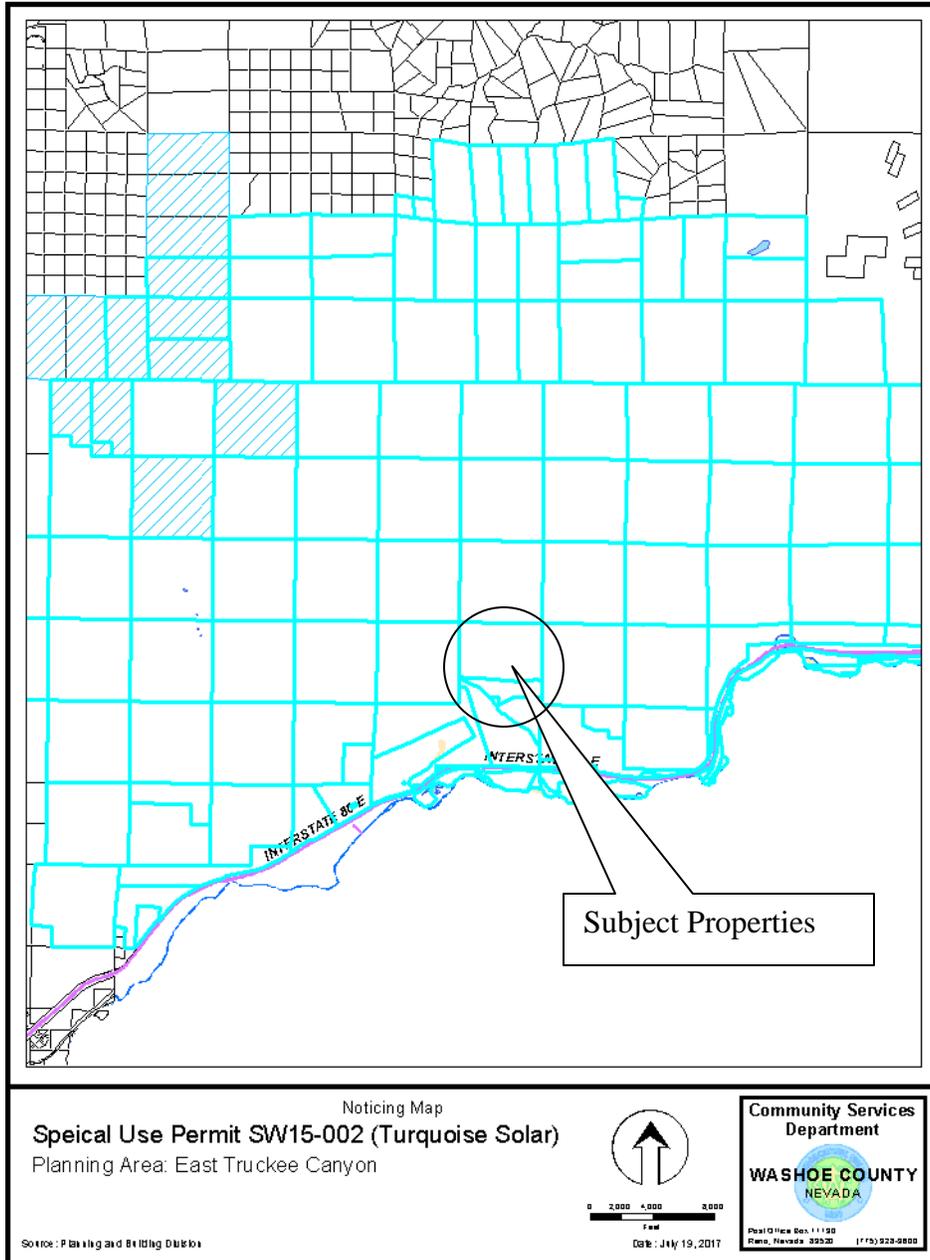


Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

Exhibit G

Public Notice

A public notification is required to be mailed to at least 30 separate property owners within a minimum 500 foot radius of the subject property at least 10 days before the public hearing date. Public notification for Special Use Permit Case Number SW15-002 was mailed to 37 separate property owners within a 5 mile radius of the subject property.



Public Notice Map

July 7, 2017

Ms. Eva Krause
Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth Street, Building A
Reno, NV 89512

**Subject: Turquoise Solar LLC Special Use Permit (Case Number SW15-002)
Extension of Time Request Application**

Dear Eva,

Turquoise Solar LLC (“Turquoise Solar”) hereby submits this Extension of Time Request Application for its approved Special Use Permit (Case Number SW15-002) for a 60 megawatt solar photovoltaic power project at the Reno Technology Park in the Truckee Canyon.

Turquoise Solar submitted its Special Use Permit Application to Washoe County on May 15, 2015. The Special Use Permit Application was approved by the Washoe County Planning Commission on July 7, 2015 subject to the Amended Conditions of Approval. The Amended Conditions of Approval included Condition 1.b. which stated “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 project was approved by the Truckee Meadows Regional Planning Commission on September 9, 2015 and by the Truckee Meadows Regional Planning Governing Board on September 10, 2015 under Regional Plan Amendment 15-003.

The development of a large-scale solar project requires many multi-disciplinary activities, a significant investment of time, and cooperation with numerous parties in the community. Turquoise Solar applied for its Special Use Permit very early in its project development process. It is typical for large-scale solar projects to require at least two years – and in some cases, a much longer period of time – to complete all development steps before construction plans can be finalized.

Turquoise Solar has worked steadily on the development of the project since the receipt of these approvals and has made significant progress. Turquoise Solar has achieved the following milestones:

- In March 2016, Turquoise Solar entered into an Interconnection Agreement with NV Energy. Under this agreement, Turquoise Solar will deliver its energy to NV Energy’s transmission system. Turquoise Solar has provided NV Energy with all cash deposits and financial security required under this agreement. NV Energy has begun making upgrades to its transmission system to prepare for Turquoise Solar.
- In October 2016, Turquoise Solar entered an agreement to provide 10 megawatts of solar energy to a regional utility. Turquoise Solar will provide this utility with nearly 30,000 megawatt-hours per year of emissions-free, renewable energy – enough to supply nearly 4,200 homes. The utility has filed for the approval of the Public Utilities Commission and expects approval in August 2017.

- In addition to the 10 megawatts to be supplied to the utility referenced above, Turquoise Solar is in discussions with other energy users in northern Nevada about supplying their renewable energy needs. Many companies have recently announced new facilities or major expansions in northern Nevada and are interested in sourcing local renewable energy to power their operations. The availability of renewable energy in the region has been important to many companies' decisions to locate in northern Nevada.
- In May and June 2017, Turquoise Solar exercised its options to purchase the 560 acres of land comprising its project site. We have also secured related easements and water rights.

Turquoise Solar has invested over \$4 million in the development of the project to date. We are excited about the progress that we have made and we look forward to supplying renewable energy to the region.

Turquoise Solar respectfully requests an extension of time of two years for our Special Use Permit in order to complete the project development process and initiate construction of northern Nevada's largest solar energy generating facility. We would be very pleased to answer any questions or provide any further information that may be helpful.

Sincerely,



Jill M. Daniel
Project Manager
Phone: 415-254-3419
Email: jill.daniel@estuarycapitalpartners.com

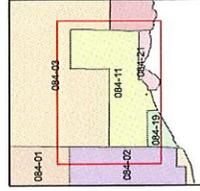
SEC. 21 & 30 PORTIONS OF SEC'S. 28 & 29, T20N - R22E

Assessor's Map Number
084-11

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, Nevada 89512
(775) 338-2231

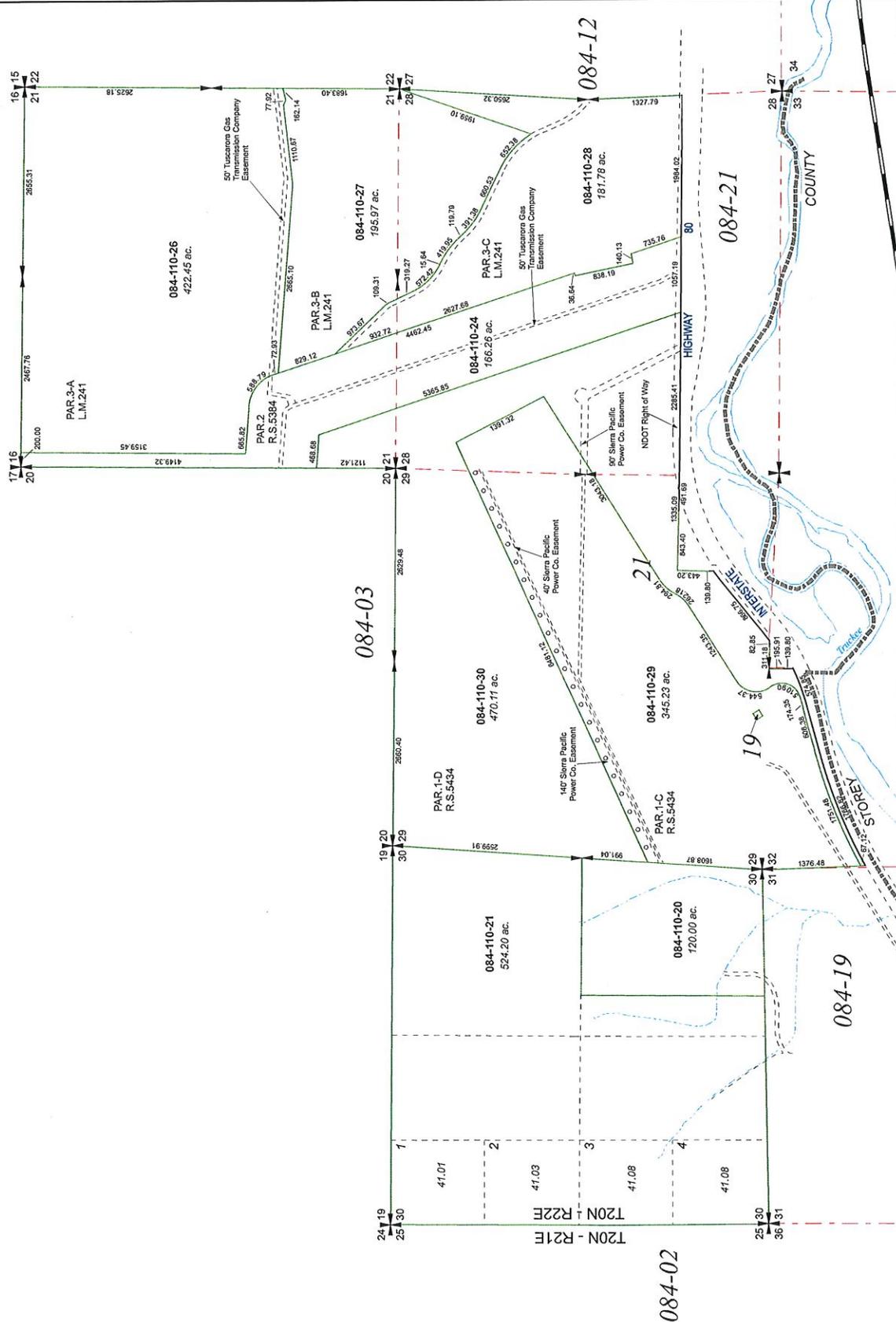


Scale
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1 inch = 1,320 feet



created by: CFB 02/21/2012
last updated: CFB 07/28/2014
area previously shown on map(s)

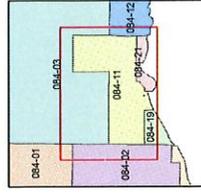
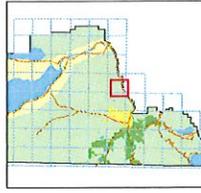
NOTE: This map was prepared for the use of the Nevada County Assessor's Office. It is not a survey and is not intended to be used as a substitute for a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data collected hereon.



STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor
1001 East Ninth Street
Reno, Nevada 89512
(775) 328-2231



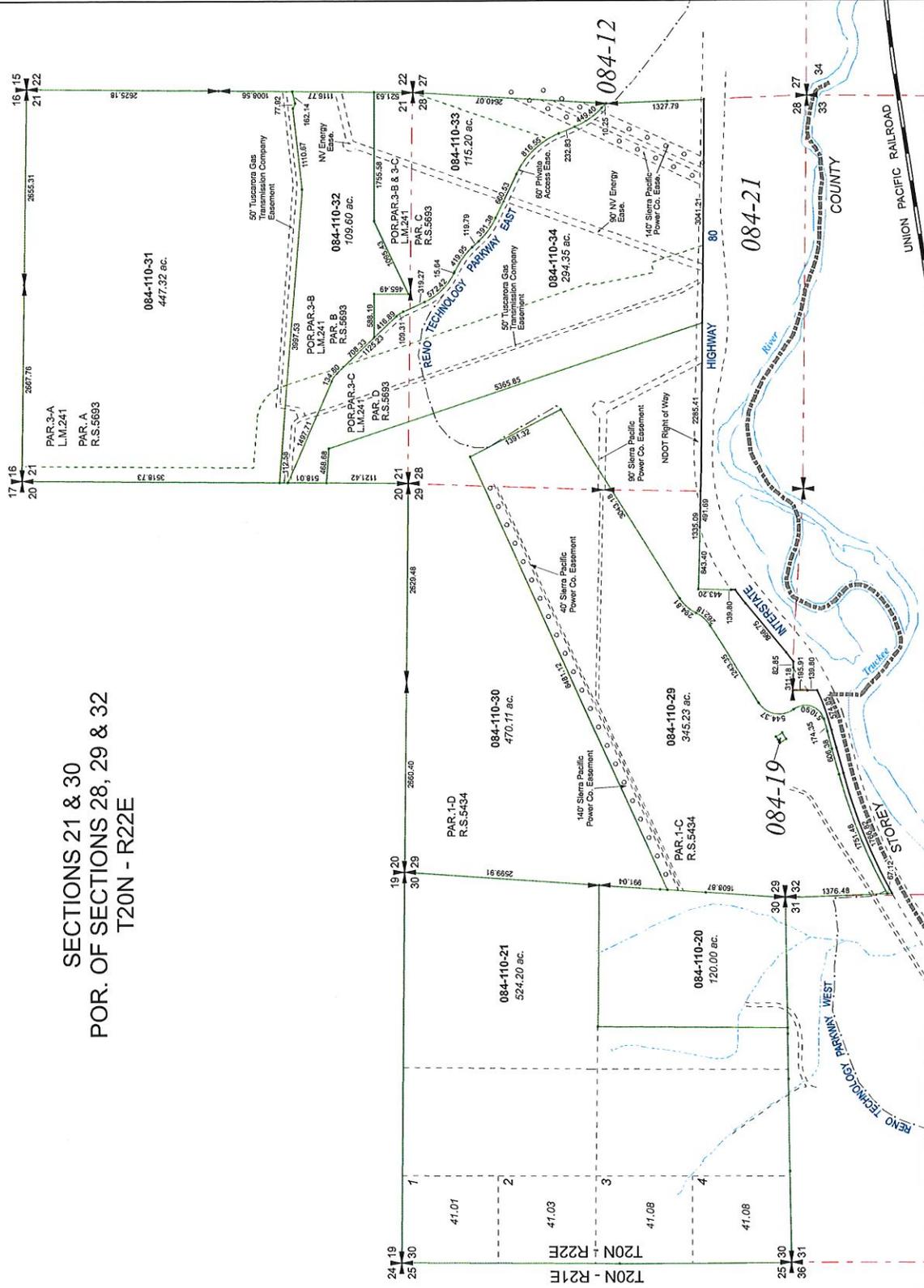
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1 inch = 1,320 feet



created by: CFB 02/21/2012
last updated: CFB 7/28/14 KSB 3/08/15
area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended to be used for any other purpose. A survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

**SECTIONS 21 & 30
POR. OF SECTIONS 28, 29 & 32
T20N - R22E**



Property Owner Affidavit

Applicant Name: Turquoise Solar LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Jill Daniel
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 084-110-31, 084-110-32

Printed Name Jill Daniel

Signed Jill Daniel

SEE NOTARY'S CERTIFICATE

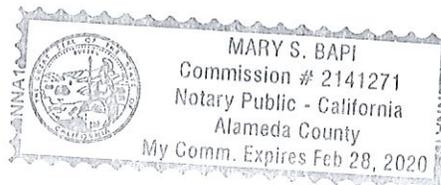
Address 2001 Addison Street, Suite 300
Berkeley, CA 94704

Subscribed and sworn to before me this
7 day of JULY, 2017

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: 02-28-2020



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

CALIFORNIA JURAT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

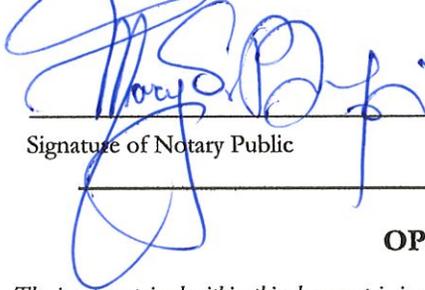
State of California

County of ALAMEDA

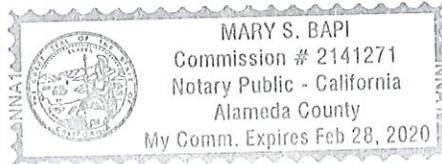
Subscribed and sworn to (or affirmed) before me on this 7th day of JULY
2017, by JILL M. DANIEL

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.



Signature of Notary Public



(Notary Seal)

OPTIONAL INFORMATION

The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.

DESCRIPTION OF ATTACHED DOCUMENT

PROPERTY OWNER AFFIDAVIT

(Title of document)

Number of Pages _____ (Including jurat)

Document Date _____

(Additional Information)

CAPACITY CLAIMED BY SIGNER

_____ Individual
_____ Corporate Officer
_____ Partner
_____ Attorney-In-Fact
_____ Trustee
_____ Other: _____

LIMITED POWER OF ATTORNEY

Turquoise Solar, LLC (the “**Company**”), a limited liability company organized and existing under the laws of the State of Delaware, hereby constitutes and appoints Jill Daniel the Company's true and lawful attorney-in-fact to:

1. Execute, acknowledge and deliver on behalf of the Company the following documents:
 - (a) That certain Washoe County Extension of Time Request Application for its approved Special Use Permit (Case Number SW15-002) for a 60 megawatt solar photovoltaic power project at the Reno Technology Park in the Truckee Canyon (the “**Application**”);
2. Execute, acknowledge and deliver on behalf of the Company all other agreements, instruments and documents that may be necessary or desirable to properly execute and file the Application.
3. Do and perform any and every act required, necessary or proper to be done in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as the Company might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that such attorney-in-fact, shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and powers herein granted.

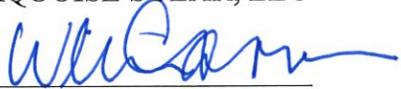
The Company ratifies and confirms everything that the attorneys-in-fact or any of them, may lawfully do or cause to be done by virtue of this instrument.

This Power of Attorney, unless earlier revoked by the Company in a signed writing delivered to each of the foregoing attorneys-in-fact, shall remain in effect until the date on which the transactions set out in the Power of Attorney are consummated.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has executed this Power of Attorney as of this 30th day of June, 2017.

TURQUOISE SOLAR, LLC

By 

Name: William Cannon

Title: Manager

IN PRESENCE OF:

STATE OF NEW YORK)
)SS.
COUNTY OF NEW YORK)

On the 30th day of June, 2017, before me personally came William Cannon, to me known, who, being by me duly sworn, did depose and say that he is the Manager of TURQUOISE SOLAR, LLC, the corporation described and which executed the foregoing instrument.


Notary Public

Printed Name: Laura Robbins

My Commission Expires: December 28, 2018

LAURA ROBBINS
Notary Public, State of New York
01RO6018072
Qualified in Nassau County
Commission Expires December 28, 2018

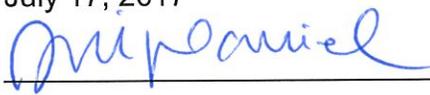


Community Services Department Planning & Development Division

Early Application Waiver

I, Jill Daniel Applicant / Applicant representative
(Print name) (circle one)

understand that for the privilege and convenience of submitting my application before the scheduled application date, I am waiving my right to claim that the county has failed to process my application in a timely matter, as required by NRS 278.02327. I understand that my application will be assigned to a staff planner and processed during the next application cycle, and the County will conform to the State and Washoe County Development Code mandated processing requirements as of the date of that application cycle.

Application Type and Case No	<u>Special Use Permit Extension of Time Request Case Number SW15-002</u>
Property address or APN	<u>APNs 084-110-31 and 084-110-32</u>
Date Submitted	<u>July 7, 2017</u>
Application Date	<u>July 17, 2017</u>
Signature	<u></u>
Print Name	<u>Jill Daniel</u>

- I am applying for an Administrative Permit and will attempt to obtain all the required surrounding property owner signatures prior to the application date. If I do not obtain all the signatures by the application cycle date I shall contact Planning and Development Division at 328-6100 on the application date to requesting that my case be scheduled to be heard by the Board of Adjustment/Planning Commission.