



WSUP18-0010 Sunol Substation

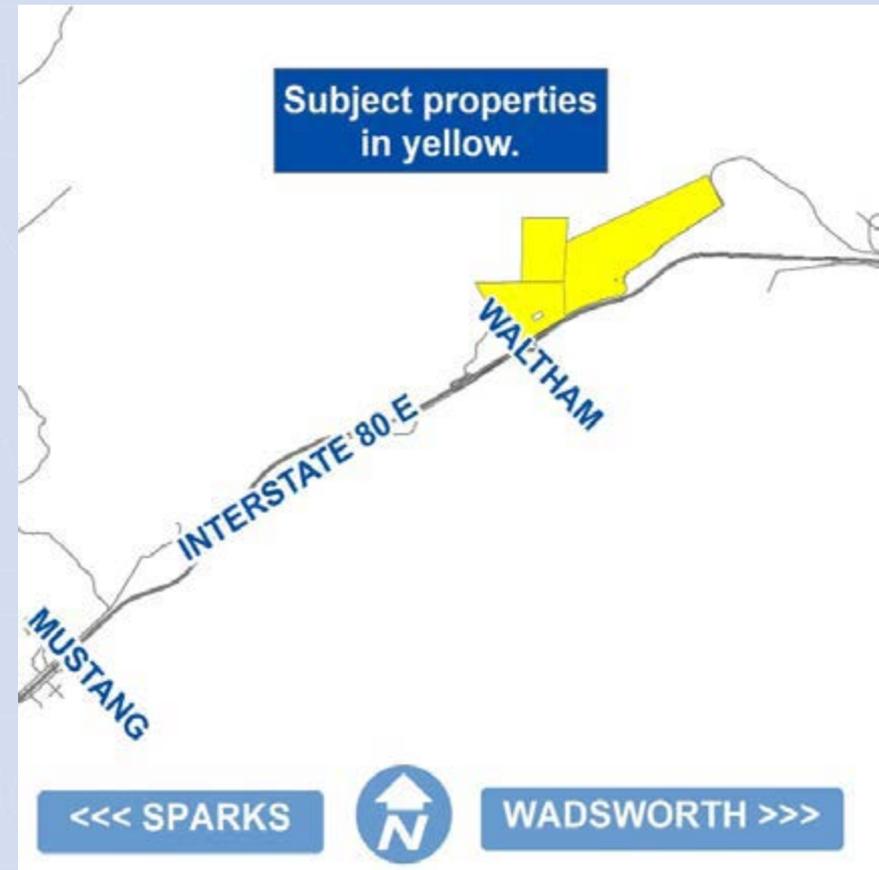


Washoe County Planning Commission
July 3, 2018



Overview

- East Truckee Canyon
- Reno Technology Park
- 612.51 acres
- Project area – 13.4 acres
- Two phases – 2020 and 2025





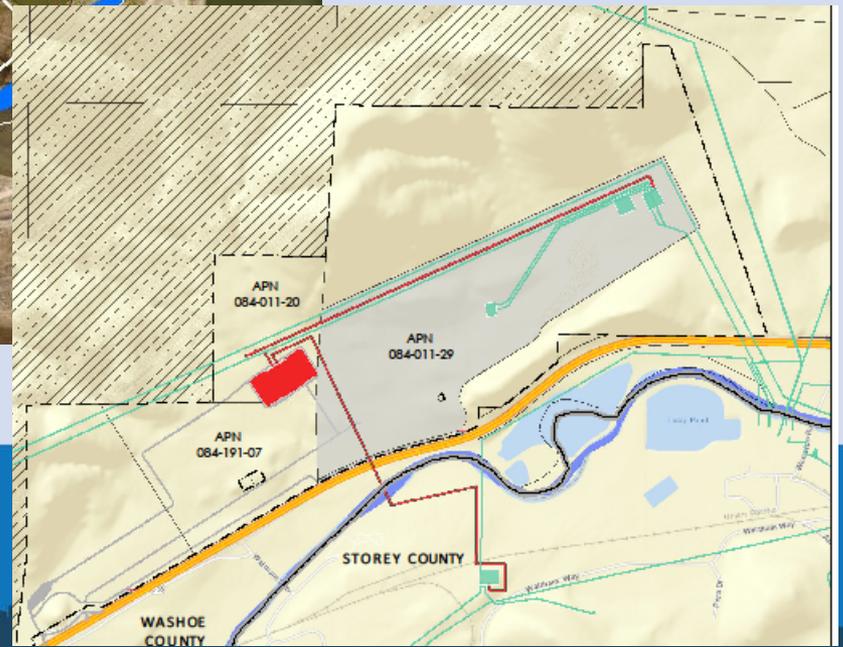
Overview

- 300 MW substation
- Two new 120kV transmission lines
- Project of Regional Significance
- TMRPC Amendment – Regional Utility Corridor Map





Overview





Landscaping

Development Agreement between Washoe County and Apple Inc. approved December 19, 2017

Section 2.03 General Development Standards

(f) Landscaping. Any landscaping requirements included in the Washoe County Code or the conditions of approval attached to the Special Use Permits shall not apply to the Project.



Amend condition

Washoe County Planning and Building Division

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

Contact Name – Eva Krause (775) 328-3628, ekrause@washoecounty.us

- b. The substation is planned to be constructed in phases to support the phased construction of the data center buildings. ~~The applicant shall submit complete~~ Construction plans shall be submitted and building permits issued for the first phase of the substation ~~and the switching station and the construction shall be completed~~ within three years from the date of approval by Washoe County. Construction of the remaining phases of the substation shall be completed within ten (10) years from approval by Washoe County.



Public Notice & CAB

- **Notice sent to 45 property owners within 6 miles**
- **East Truckee Canyon CAB meeting was cancelled**
 - CAB members were sent application
 - No comments received



Reviewing Agencies

- **Washoe County Community Services**
 - Planning and Building Division
 - Engineering and Capital Projects
- **Washoe County Health District**
- **Truckee Meadows Fire Protection District**
- **Nevada Department of Environmental Protection**



Special Use Findings

- 1. Consistency with Master Plan**
- 2. Improvements**
- 3. Site Suitability**
- 4. Issuance Not Detrimental**
- 5. Effect on a Military Installation**



Possible 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 included as Exhibit A **and amending condition 1.b. as presented**, to this matter, Special Use Permit Case Number WSUP18-0010 for Apple, Inc., having made all five findings in accordance with Washoe County Code Section 110.810.30