



Planning Commission Staff Report

Meeting Date: July 3, 2018

Agenda Item: 8B

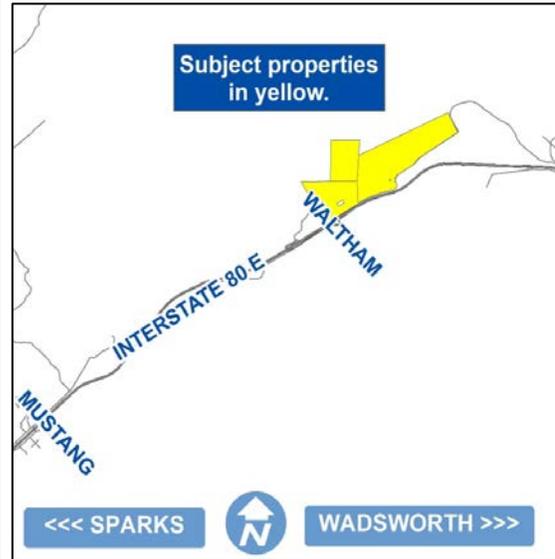
SPECIAL USE PERMIT CASE NUMBER: WSUP18-0010

BRIEF SUMMARY OF REQUEST: New 300 MW substation, switching station, transmission lines and associated equipment

STAFF PLANNER: Planner's Name: Eva Krause
Phone Number: 775.328.3628
E-mail: ekrause@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve the construction and operation of a 300 MW substation, a NV Energy switching station, emergency back-up generators, and 120 kV transmission line connections to the NV Energy Pah Rah switching station. The project will also add a 120 kV transmission line from the proposed switching station to the Patrick substation located on the south side of I-80, in Storey County. The project also includes grading in excess of 5,000 cubic yards of material and to modify the landscaping requirements per WCC section 110.412.40(a) by requiring no additional landscaping instead of the 20% landscaping area requirement. 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 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.



Owner/Applicant:	Apple, Inc.
Location:	21505 Reno Technology Park West
APN:	084-110-20, 084-110-29, 084-191-07
Parcel Size:	612.51 Acres
Master Plan:	Commercial, Industrial, Rural
Regulatory Zone:	GC, GR, I
Area Plan:	Truckee Canyon
Citizen Advisory Board:	East Truckee Canyon
Development Code:	Authorized in Article 810 & 812
Commission District:	4 – Commissioner Hartung

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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 conditions 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

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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 Conditions of Approval for Special Use Permit Case Number WSUP18-0010 are attached to this staff report and will be included with the Action Order.

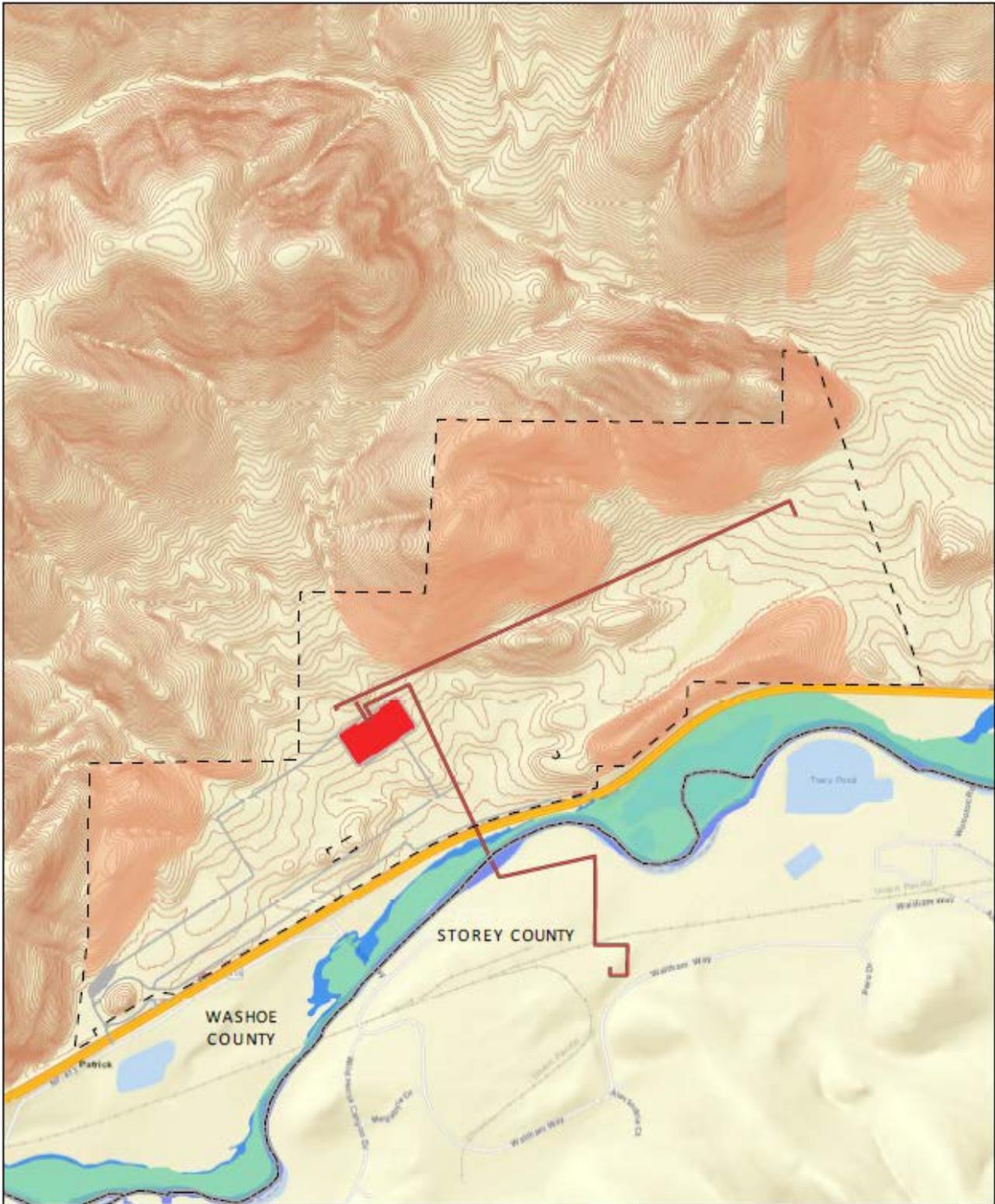
The subject property is designated as General Commercial (GC), General Rural (GR) and Industrial (I). The proposed use of a 300 megawatt substation and necessary supporting transmission line which is classified as a utility service use is allowed in the GC, GR and I regulatory zones with the approval of a special use permit per WCC section 110.302.05.2 (Civic Use Types). Therefore the applicant is seeking approval of this special use permit from the Planning Commission.

Furthermore, because Apple is functioning as a utility for this particular operation, and because the project involves construction of an electric substation, the transmission of over 60 kilovolts of electricity, and the capacity to generate over 30 megawatts of electricity, it meets the definition of a “project of regional significance” under NRS 278.026(6). Projects of regional significance must also be found in conformance with the regional plan by the regional planning authorities after approval is obtained at the local level. If this project is approved at the county level, it will also then be subject to regional conformance review by the regional planning authorities.

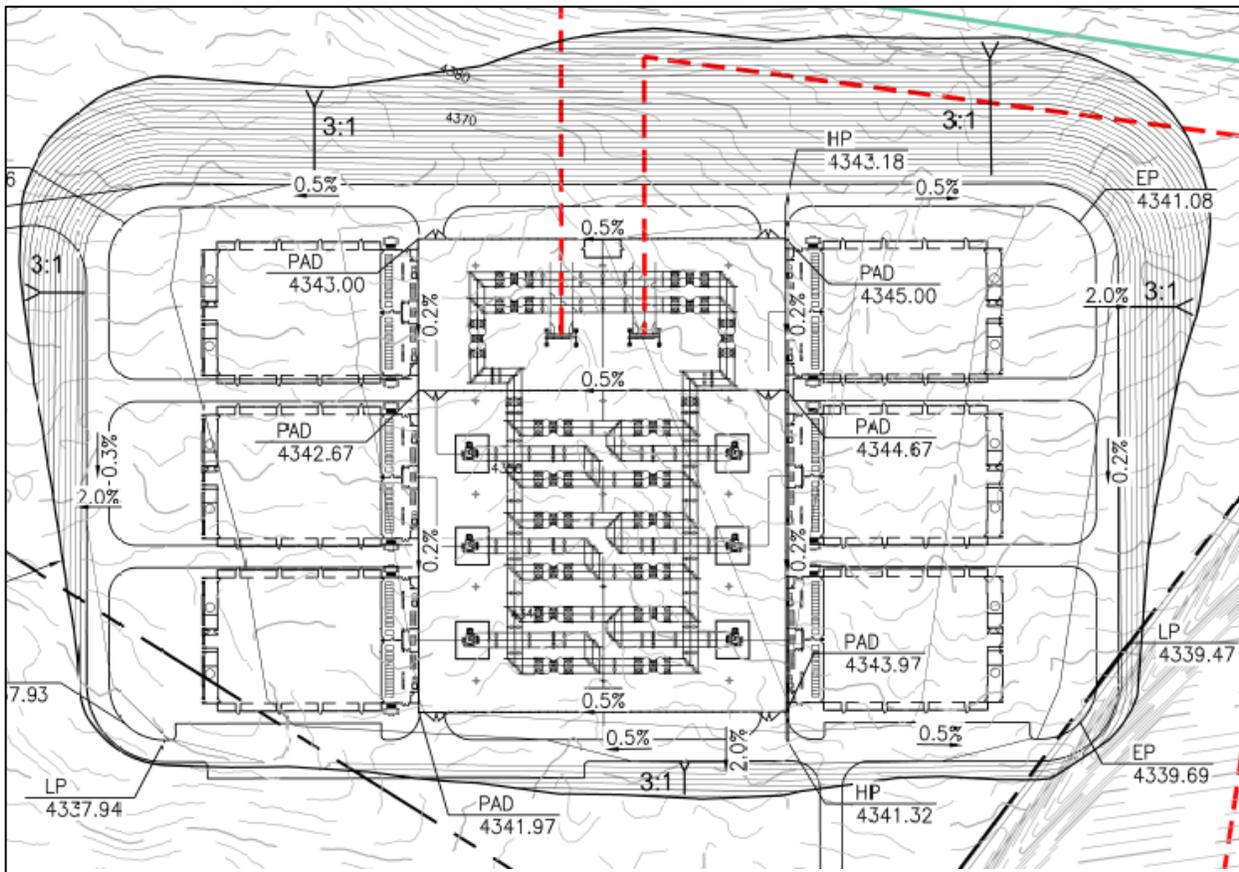
Additionally, the SUP ordinance allows modification of Code standards to be granted in conjunction with the approval process per WCC 110.810.20(e). The applicant is seeking to modify the landscaping requirements. The Planning Commission will also be ruling on this request.

The complete application is available on the Washoe County Planning and Building website at the following link:

https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_four/2018/files/WSUP18-0010_ap.pdf



Site Plan #1



Grading Plan

Project Evaluation

The applicant is asking to construct a new 300 megawatt substation, a new NV Energy switching station and new 120kV power transmission lines within three parcels totaling 612.51 acres. These proposed new facilities will help support the continued expansion of the Apple Data Center in the Truckee Canyon.

The proposed substation (Sunol Substation), switching station and transmission lines are needed to support expanding data center operations and were essentially addressed with the original Special Use Permit and development agreement, and the conditions approved with the Special Use Permit provide the necessary criteria for the newly proposed request. Staff recommends that this proposed Special Use Permit comply with all applicable conditions of the original Special Use Permits (SW11-001/SW11-003).

The proposed substation and switching station will be located within a 13.4 acre project area immediately west of the Mills data center cluster. The substation will encompass 3.22 acres and the switching yard will encompass approximately 1.52 acres. The remainder of the project area will include the backup generators, fuel storage, engine generator buildings, switchgear, control cabinets, etc. The project area will be placed in a location that will be visually obscured from most parts of the I-80 travel lanes.

The project will include the phased construction of the substation in conjunction with the buildout of six data center buildings, with the first building scheduled to be completed in 2020 and the remaining 5 buildings scheduled to be completed by 2030. Staff has proposed a condition that the first phase of the substation, as well as the switching station, shall be completed within three years and the remaining phases of the substation shall be completed within 10 years from approval by

Washoe County. It is anticipated that each data center cluster will require approximately 50 MW of power to operate. The switching yard is anticipated to be completed by 2020. The project includes grading in excess of 5,000 cubic yards and constitutes a major grading project. It is anticipated that the project grading will require approximately 427,440 cubic yards of cut and 24,615 cubic yards of fill. The cut and fill slopes will not exceed 3 Horizontal to 1 Vertical (3:1) slopes. The buildout of the substation will be phased but the grading for the entire site will occur with the first phase. All disturbed areas that are not part of the first phase will be stabilized and revegetated with the appropriate seed mix. The applicants will consult with the Washoe Storey Conservation District with regard to the final revegetation plan.

The Planning Commission is asked to modify the standards of the Development Code by removing the requirements for landscaping around the newly proposed substation and the expansion of the existing substation. Specifically, WCC section 110.412.40(a) requires that a minimum of twenty (20) percent of the total developed land area to be landscaped. However, due to the remote location of the substations and the natural screening which greatly obscures the visibility of the site from passing vehicles on Interstate 80 as well surrounding uses, the landscaping requirement would be essentially useless at this location. WCC section 110.810.20(d) authorizes the Planning Commission to modify standards of the Development Code as part of the approval of a special use permit application.

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

East Truckee Canyon Citizen Advisory Board (ETCCAB)

The proposed project was sent to the East Truckee Canyon Citizen Advisory Board (ETCCAB) members for comment. The ETCCAB meeting scheduled for June 12, 2018 was canceled. As of the writing of this staff report, no responses have been received from individual 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
 - Utilities/Water Rights
- Washoe County Health District
 - Environmental Health
 - Air Quality Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Truckee Meadows Regional Planning Agency
- Nevada Department of Transportation

- Nevada Division of Environmental Protection
- Nevada Department of Wildlife
- Bureau of Land Management
- Washoe Storey Conservation District

Five 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 if the special use permit is approved by the Planning Commission

- Washoe County Planning and Building Division addressed the phasing of the project, grading, revegetation, landscaping, and other pertinent matters.
Contact: Eva Krause, 775.328.3628, ekrause@washoecounty.us
- Washoe County Engineering and Capital Project addressed grading, construction improvement drawings, drainage, hydrology, stormwater runoff, and other pertinent matters.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- Washoe County Health District addressed site plan requirements and infrastructure location.
Contact: Wes Rubio, 775.328.2434, wrubio@washoecounty.us
- Truckee Meadows Fire Protection District addressed vegetation management and requirements for review of generators and containment of liquid filled transformers.
Contact: Lisa Beaver, 775.326.6005, lbeaver@tmfcpd.us
- Nevada Department of Environmental Protection commented it is the applicant's responsibility to identifying and acquiring the necessary NDEP permits.
Contact: Patrick A. Mohn, 775.3687.9419, 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 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 of 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.

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: Adequate utilities have been established with the existing developments of the site to support the proposed projects.

3. Site Suitability. That the site is physically suitable for the proposed substation and transmission lines and for the intensity of such a development.

Staff Comment: The proposed substation, switching station, transmission lines, backup generators and all associated equipment are necessary to support the existing and expanding data center operations and the site is physically suitable for such 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 substation and transmission lines 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; therefore there is no effect on a military installation.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project, or had no comment. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP18-0010 is being recommended for approval with conditions. Staff offers the following motion for the Planning Commission'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, with the conditions included as Exhibit A 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:

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;
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 the proposed substation and transmission lines, 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; and
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 from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Owner/Applicant: Apple Inc., Attn: Troy Hinson, One Apple Way – MS, Cupertino CA 95014
(thinson@apple.com)

Representatives: Stantec Consulting Services, Inc., Attn: Cynthia Albright, 6995 Sierra Center
Parkway, Reno, NV 89511 (cynthia.albright@stantec.com)



Conditions of Approval

Special Use Permit Case Number WSUP18-0010

The project approved under Special Use Permit Case Number WSUP18-0010 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on July 3, 2018. 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 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

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- 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 and building permits 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.
- 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. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The applicant shall comply with all applicable conditions of Special Use Permit case numbers SW11-001 and SW11-003 and such conditions shall be deemed satisfied by the agencies identified within the condition of approval for these special use permits.
- f. The applicant shall present a valid will serve letter from the water utility serving the project prior to issuance of the Building Permit for this project. If the project has no additional water demand, a letter stating that fact from the water utility will suffice.
- g. Prior to issuance of any building or grading permits, the applicant shall contact the Nevada Division of Environmental Protection (NDEP) to determine if the following permits are required: construction stormwater, working in waterways, dust control and air quality permits for the emergency generators.
- h. The applicant shall consult with the Washoe Storey Conservation District and prepare a revegetation plan for all disturbed areas within the project area.

Washoe County Engineering and Capital Projects Division

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

Contact Name – Leo Vesely, (775) 328-2313, 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. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. If material is to be exported from the site, the plans shall note where exported materials will be taken and a grading permit shall be obtained for the import site. Exported materials shall not be sold without the proper business license.
- e. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (WCC Sections 110.416, 110.420, and 110.421)

- g. A detailed 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.
- h. Any increase in storm water runoff resulting from the development and based upon the 5-year and 100-year storm shall be detained on site to the satisfaction of the County Engineer.
- i. Sediment loading to the detention basin shall be estimated and accounted for with the design of the detention basin.
- j. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- k. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

Washoe County Health District

3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio, (775) 328-2434, wrubio@washoecounty.us

- a. Upon submittal of the building plans, all existing infrastructure may need to be identified on the site plan where overhead lines are proposed.

Truckee Meadows Fire Protection District

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

Contact Name – Lisa Beaver, (775) 326-6005, lbeaver@tmfpd.us

- a. A vegetation management plan shall be provided for the substation that demonstrates the management and elimination of vegetation within the interior of the sub-station. The plan shall also demonstrated defensible space from the adjoining wildland area.
- b. Upon submittal of the building plans, the applicant shall provide plans for the installation of generator backup and secondary containment for liquid filled transformers.

Nevada Department of Environmental Protection (NDEP).

5. The following conditions were provided by NDEP. It is the developer's responsibility to identify and acquire all necessary NDEP permits.

Contact Name – Patrick A. Mohn, (775) 687-4684, pmohn@ndep.nv.gov

- a. The project may require the following permits:
 - i. Construction Stormwater
 - ii. Working in Waterways
 - iii. Dust Control
 - iv. Air Permit(s) for emergency generators
- b. If the substation has personnel staffing the facility the method(s) of sewage disposal will need to be identified.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: May 31, 2018

To: Eva Krause, Planning and Building Division

From: Leo R. Vesely, P.E., Engineering and Capitol Projects Division

Re: Sunol Substation at Apple Special Use Permit WSUP18-0010
APNs 084-110-07, 20 & 29

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The SUP is for the construction and operation of a 300 MW substation, a NVE switching station, 2 back-up generators, and 120 kV transmission line connection to the NV Energy Pah Rah switching station. The project will also add another 120 kV transmission line from the Pah Rah switching station to the Patrick substation located on the south side of I-80, in Storey County. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by Stantec Consulting. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo R. Vesely, P.E. (775) 328-2041

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. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
4. If material is to be exported from the site, the plans shall note where exported materials will be taken and a grading permit shall be obtained for the import site. Exported materials shall not be sold without the proper business license.
5. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: Sunol Substation WSUP18-0010
Date: May 31, 2018
Page: 2

6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo R, Vesely, P.E. (775) 328-2041

1. A detailed 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.
2. Any increase in storm water runoff resulting from the development and based upon the 5-year and 100-year storm shall be detained on site to the satisfaction of the County Engineer.
3. Sediment loading to the detention basin shall be estimated and accounted for with the design of the detention basin.
4. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
5. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

June 5, 2018

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

RE: Sunol; APN 084-110-20
Special Use Permit; WSUP18-0010

Dear Ms. Krause:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio, 775.328.2434, wrubio@washoecounty.us

- a. WCHD has reviewed the special use permit and has no objections to the approval of this project as proposed. Upon submittal of the building plans, all existing infrastructure may need to be identified on the site plan where overhead lines are proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr



Truckee Meadows Fire Protection District

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

Contact Name – Lisa M. Beaver, PE, (775) 328-6005, lbeaver@tmfpd.us

- a. Condition #1 – A vegetation management plan shall be provided for the substation that demonstrates the management and elimination of vegetation within the interior of the sub-station. The plan shall also demonstrated defensible space from the adjoining wildland area.
- b. Condition #2 – Submittal shall be provided for the installation of generator backup and secondary containment for liquid filled transformers.

From: Patrick Mohn
To: [Krause, Eva](#)
Subject: Apple - Sunol Substation WSUP18-0010
Date: Thursday, May 31, 2018 12:10:57 PM

Eva,

As requested, the NDEP is providing comment on the proposed project. The project may require the following permits, and the developer will be responsible for identifying and acquiring the necessary permits needed:

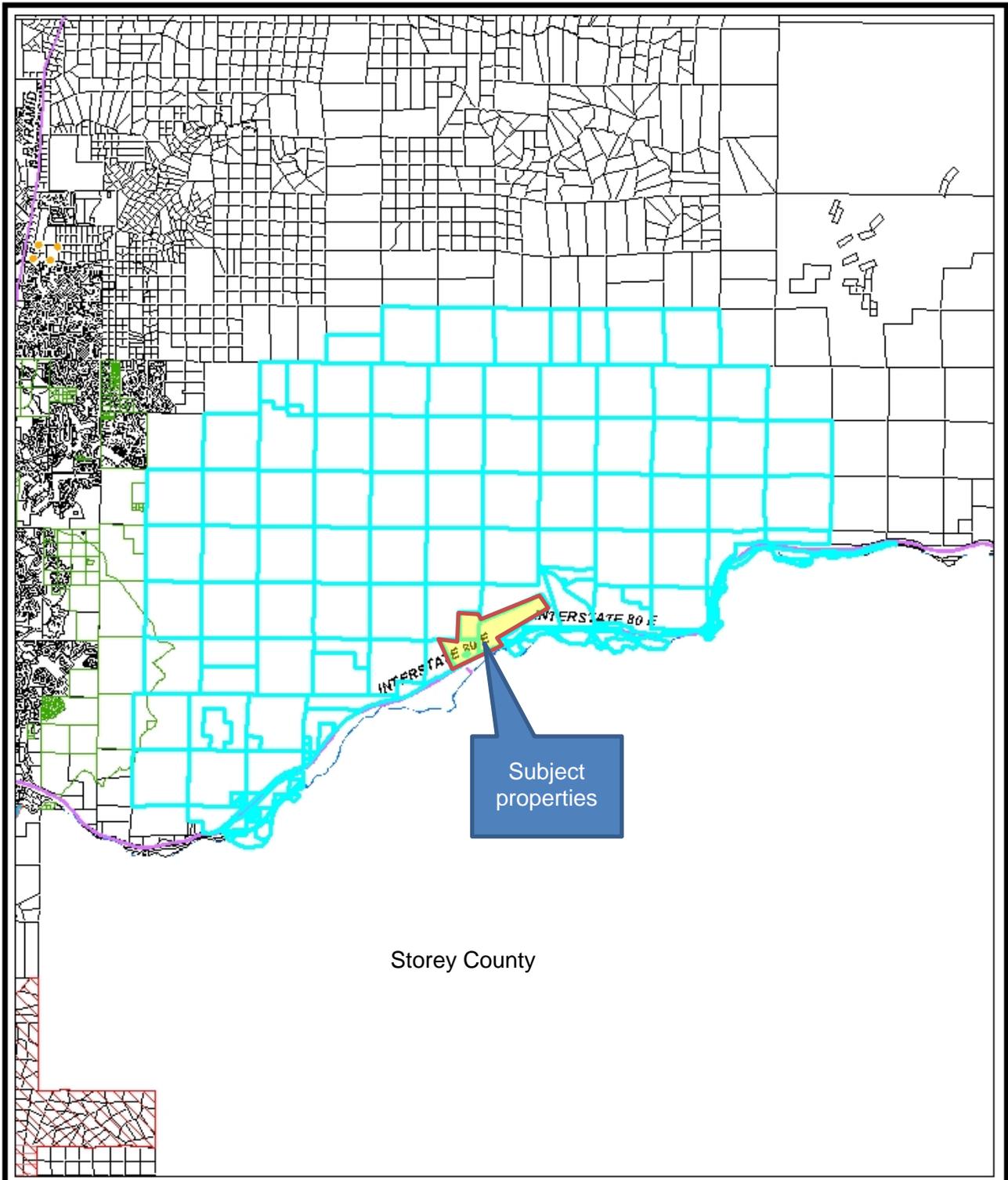
- Construction Stormwater
- Working in Waterways
- Dust Control
- Air permit(s) for emergency generators.

It was unclear from the application whether the substation will have personnel staffing the facility. If so, the method(s) of sewage disposal will need to be identified.

Pat

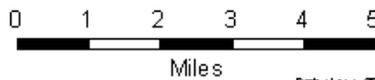


Patrick A. Mohn, M.Sc., P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov



WSUP18-0010 Public Notice Map

Parcels noticed with in 5 miles of subject property
(38 individual owners)



Community Services
Department



Post Office Box 11130
Reno, Nevada 89520 (775) 325-3600

Source: Planning and Building Division

Date: June 2018



Stantec Consulting Services Inc.
6995 Sierra Center Parkway, Reno, NV 89511-2213

April 15, 2018

Trevor Lloyd, Senior Planner
WASHOE COUNTY COMMUNITY DEVELOPMENT
1001 E. Ninth Street, 2nd Floor
Reno, NV 89502

**Reference: Apple Project Sunol Substation and NVE Newton Switching Station
Application for Special Use Permit**

Dear Mr. Lloyd,

Attached you will please find an application for a special use permit to add a 300 MW substation, a NVE switching station, and two (2) emergency backup generation areas. The applicant's substation is referred to as "Sunol". NV Energy's switching yard is referred to as "Newton" on our site plan. The special use permit also requests the addition of a new 120kV transmission line out of the proposed substation to connect with the NV Energy Pah Rah Switching Station located on the far east side of the property. The project will also add another 120kV transmission line from the proposed substation to connect to the existing NV Energy Patrick Substation located south of I-80 in Storey County. A small portion (approximately 325 linear feet) of an existing 120kV transmission line that connects to the Pah Rah Switching Station and heads west to Sparks will be abandoned with the proposed transmission line as shown on our drawings.

The amount of necessary grading exceeds 5,000 cubic yards, also necessitating a special use permit. All material will be moved and replaced on site. This substation will facilitate the campus expansion and will be constructed commensurate with the expansion, in phases. Continued construction on site requires the completion of this substation as an additional and final power source.

Thank you for all your assistance with regards to this application. Should you have any further questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink that reads "Cynthia Albright".

Cynthia Albright, AICP-CUD, GISP
Principal
Urban Planning and Design
Phone: (775) 398-1270
cynthia.albright@stantec.com

Design with community in mind

**WSUP18-0010
EXHIBIT G**

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Sunol Substation and NVE Switching Station			
Project Description: A 300MW substation and associated overhead transmission lines to connect into NVE power facilities			
Project Address: 21505 Reno Technology Park West, Washoe County Nevada			
Project Area (acres or square feet): 13.4 acres			
Project Location (with point of reference to major cross streets AND area locator): Apple Inc. campus off of the Patrick interchange on Reno Technology Park West			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-110-20	120.00	084-191-07	147.28
084-011-29	345.23		
Section(s)/Township/Range: T20N, R22E, S28, S29 and S32			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). WSUP-17-0008			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Apple Inc.		Name: Stantec Consulting Services Inc.	
Address: One Apple Way - MS		Address: 6995 Sierra Center Parkway	
Cupertino, CA	Zip: 95014	Reno, NV	Zip: 89511
Phone: 408-202-2503	Fax:	Phone: 775-398-1270	Fax:
Email: thinson@apple.com		Email: cynthia.albright@stantec.com	
Cell: 408-252-2503	Other:	Cell: 775-432-3488	Other:
Contact Person: Troy Hinson		Contact Person: Cynthia Albright, AICP-CUD, GISP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as above		Name: n/a	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

The project includes a new 300MW substation, switching station, and supporting overhead 120kV transmission comprised of utility and applicant owned infrastructure. The project area encompasses 13.4 acres. The substation measures 140,230 SF housing switching equipment and transformers to provide 34kV campus distribution. The distribution system will supply both normal and standby power to approximately future data center buildings planned on the campus. The substation is referred to as "Sunol."

NVE will add a 66,215SF switching station with two dedicated 120kV overhead power lines connecting to double-breaker-double buses supplying two main services to the applicant. This area is referred to as the "Newton" portion of the project.

Build-out of the Sunol substation will be a phased approach constructed in conjunction with the first data center building estimated to be on-line in late 2020. The remaining five data center buildings will be constructed by 2030 in time frames as warranted by demand. Campus distribution of both normal and standby power will be built in two phases: the first phase will install 150kW of power to supply three data centers and the second phase will install the remaining 150kW of substation capacity to supply the remaining three data centers.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

Approval of this special use permit will allow the applicant to facilitate future growth activities and development of the west campus. At present, the applicant has up to 100MW power supplied by NVE via two 120kV lines on the east side of the property. This power supply on site covers the existing structures and those under construction but will be at its maximum loading leaving no available power from the existing power generation facilities to support further any further expansion of the campus on the west side.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The proposed improvements encompass the proposed structures comprised of typical substation/switching station equipment with access roadways. The substations will be fenced and include emergency yard lighting along with an all-weather road for NVE access.

Buildout will include six transformers. Three will be installed during phase one with the remaining three (3) installed in a future phase as demand requires.

4. What is the intended phasing schedule for the construction and completion of the project?

NVE Newton switching station completion approximately August 2020

Sunol substation with first three transformers, associated switchgear, and standby power completion approximately August 2020

Sunol substation final three transformers, associated switchgear, and standby power approximately 2025 (TBD by demand)

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The west side of the campus slopes upward from the interstate to the back of the property. The intent is to locate the Project Sunol at the north end of the proposed campus expansion to provide direct access to the future building development which will be sited in front the substation, obstructing the lower 2/3 of the power generation infrastructure.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

The anticipated beneficial aspects to approving this special use permit request is the future build out of the west campus over the next ten (10) years. Construction creates jobs and tax revenue. There are no impacts on adjacent properties, existing infrastructure or public facilities.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Adjacent properties are owned by the United States of America with little or not access. These areas are topographically constrained and undevelopable. The campus expansion for the west side of the property that encompasses the substation, switching station and emergency back up power generation will be screened by the proposed data center buildings to follow.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

No adverse community impacts anticipated.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

None required.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Graded areas will be reseeded with the stockpiled topsoil and covered with rock mulch for stability where necessary.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No signage necessary. Emergency and yard lighting only.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

13. Utilities:

a. Sewer Service	N/A
b. Electrical Service	NVE
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	Private water system

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #	N/A	acre-feet per year	
i. Certificate #	N/A	acre-feet per year	
j. Surface Claim #	N/A	acre-feet per year	
k. Other #	N/A	acre-feet per year	

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A

14. Community Services (provided and nearest facility):

a. Fire Station	Sparks Station 31 or TMFPD Station 225 in Wadsworth
b. Health Care Facility	Northern Nevada Medical Center
c. Elementary School	N/A
d. Middle School	N/A
e. High School	N/A
f. Parks	N/A
g. Library	N/A
h. Citifare Bus Stop	N/A

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

Grading is required to create both building pads for future construction and set the elevation of the substation and supporting infrastructure. The project includes the addition of a 300MW substation, NVE switching yard, emergency backup power generation, and additional transmission lines that connect to both existing overhead transmission and across I-80 into Storey County for interconnection with the Pah Rah switching station. The proposed new utilities occupy a 13.4-acre area. The proposed location is north of the future data centers on land less than 30% slopes.

2. How many cubic yards of material are you proposing to excavate on site?

The approximate numbers according to preliminary grading are as follows:
427,440 cy of cut; 24,615 cy of fill for a net of 402,825 cy of cut.

3. How many square feet of surface of the property are you disturbing?

The Sunol Project involves three parcels totaling 613.51 acres; however, the substation site in total is 13.4 acres or 583,704 sf of surface disturbance at build out.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

No export or import of soil is necessary. The applicant has plenty of land area to work with to balance the site.

Other materials imported will consist of Type 2 aggregate base for the roadway surfaces and concrete for the substation. Some riprap may be necessary for graded slopes but a 3:1, this material is not anticipated at this time.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No. The proposed Project Sunol is a portion of a much larger campus expansion which cannot move forward without additional power generation, coordination and connection with NVE. No export of material will be necessary.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

Yes. A grading plan is included. Please note the project site sits at an existing elevation of 4360. The edge of pavement around the substation is proposed at elevation 4339. The 21' depth of cut is driven by the integration of the building pads, roadway network and new utilities.

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

Project Sunol will be visible from I-80. The substation is located approximately 1,785 feet north of the centerline of the freeway. See Figure X for a photograph of the Claremont substation constructed on site that is an 80MW facility. The photograph is taken approximately 300 feet from Claremont. Project Sunol's physical location will be nearly 60 times further away than from where this picture was taken. At posted speeds on I-80 and at that distance, the substation will be largely unnoticeable. Only the tops of the tower structures will ultimately be visible once the campus buildings are erected in front of the substation.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No. n/a

10. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

The proposed slopes will have a maximum of 3:1. Standard Best Management practices selected from the Truckee Meadows Construction Site BMP Manual will be identified on the erosion control plans for the larger grading effort to prevent erosion until the revegetation is established.

11. Are you planning any berms?

Yes No If yes, how tall is the berm at its highest?

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Retaining walls will not be required.

13. What are you proposing for visual mitigation of the work?

The substation will be visually mitigated by the construction of campus buildings proposed in front of the substation. The building heights are approximately 45 feet.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No trees will be removed; none existing in this area.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

<p>A specialized revegetation seed mix will be developed for the west campus expansion in conformance with the Nevada Department of Agriculture requirements. Typically, the mix is broadcast at approximately 24.5 pounds per acre. Utilization of recycled paper mulch (broadcast at 2,000 pounds per acre) with tackifier broadcast at 200 pounds per acre) is also anticipated.</p>	Table 1. Revegetation Seed Mix			
	BOTANICAL NAME	COMMON NAME/VARIETY	SIZE OF SEED	PLS * LBS/ACRE
	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	SMALL	3.00
	AESCLEPIAS SPECIOSA	SNOWY MILKWEED	SMALL	0.50
	AGROPYRON CRISTATUM	CRESTED WHEATGRASS	MEDIUM	2.00
	AGROPYRON FRAGILE	SIBERIAN WHEATGRASS	MEDIUM	2.00
	ARTEMISIA TRIDENTATA SSP WYOMINGENSIS	WYOMING SAGEBRUSH	V. SMALL	0.50
	ATRIPLEX CANESCENS	FOUR-WING SALTBRUSH	LARGE	4.00
	CHRYSOTHAMNUS NAUSEOUS	RUBBER RABBIT BRUSH	SMALL	0.50
	CLEOME LUTEA	BEE PLANT	MEDIUM	0.25
	ELYMUS CINEREUS	GREAT BASIN WILDRYE	LARGE	2.00
	ELYMUS ELYMOIDES	SQUIRRELTAIL	LARGE	2.00
	HELIANTHUS ANNUUS	SUNFLOWER	LARGE	0.50
	LOLIUM MULTIFORUM	ANNUAL RYEGRASS	SMALL	5.00
	PSOROTHANMUS SP	INDIGO BUSH	LARGE	1.00
SARCOBATUS VERMICULATUS	GREASEWOOD	MEDIUM	1.00	
SIPAERALCEA GROSSULARIA	GLOBEMALLOW	MEDIUM	0.25	
TOTAL			24.50	

16. How are you providing temporary irrigation to the disturbed area?

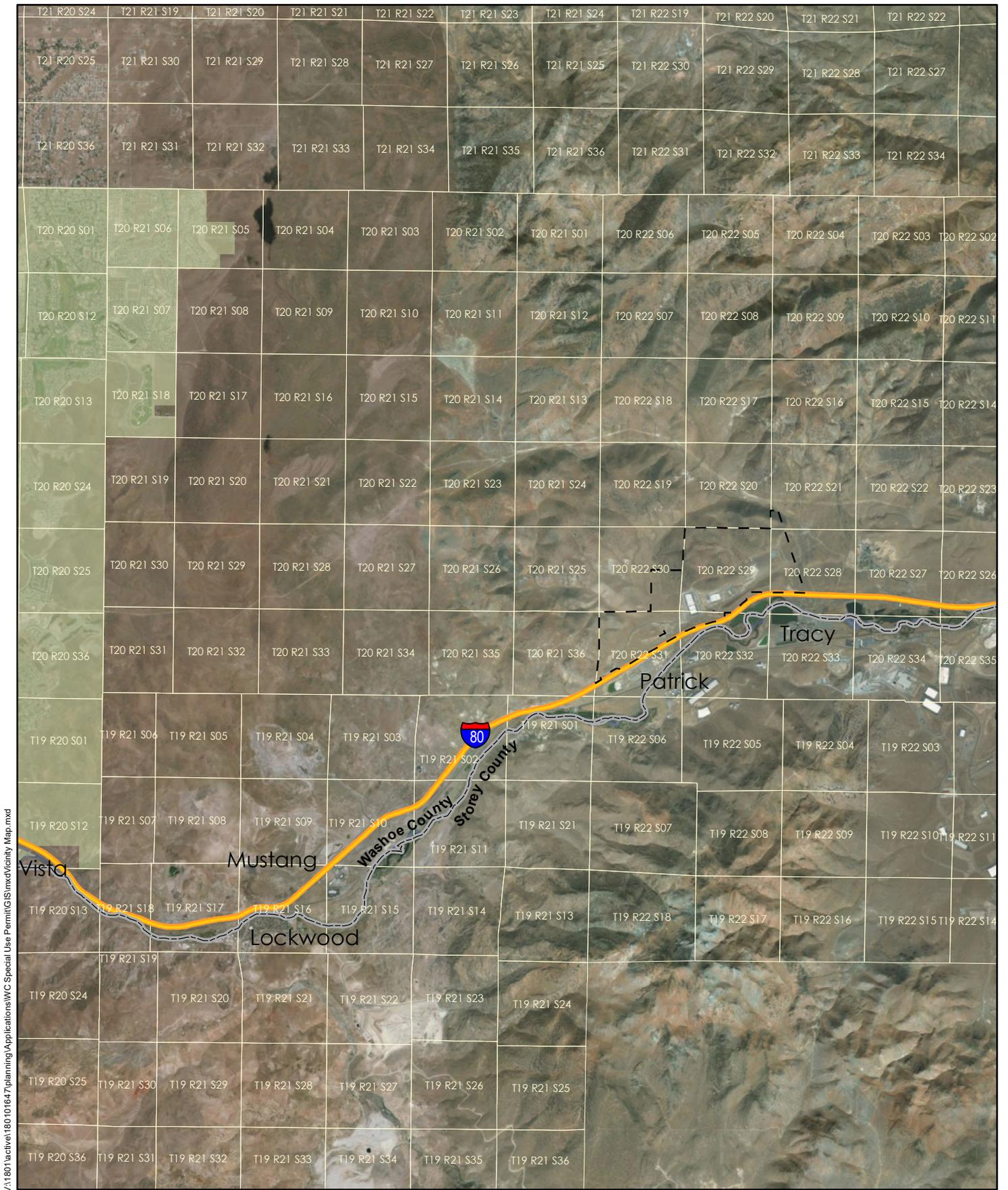
Temporary irrigation will not be used.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

Not applicable.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
------------------------------	--	-------------------------------



V:\1801\active\180101647\planning\Applications\WC Special Use Permit\GIS\mxd\Vicinity Map.mxd

Project Sunol Substation and Transmission Application for Special Use Permit

Date: May 15, 2018
Projection: State Plane Nevada West Zone, NAD 83 US Survey Foot
Source: Washoe County Department of Community Development;
 August 2017 digital data release;
 Stantec Consulting Services Inc.
Scale: 1 inch = 8,000 feet

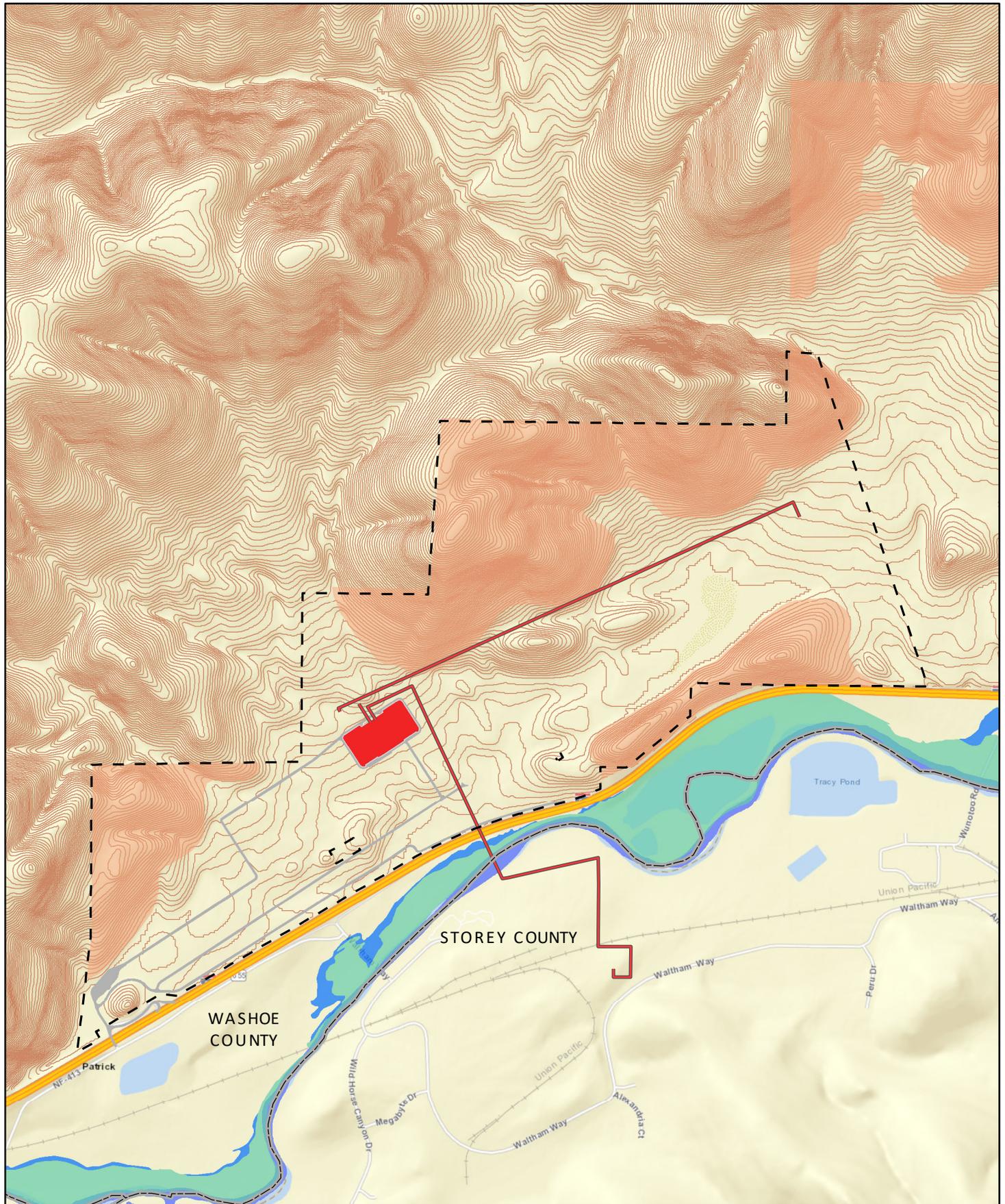
Legend

- Property Boundary
- Section, Township, Range
- Washoe-Storey County Line
- Sparks City Limits

**Figure 1
Vicinity Map**



V:\1801\active\180101647\planning\Applications\WC Special Use Permit\GIS\mxd\Development_Suitability_Map.mxd



Project Sunol Substation and Transmission Application
for Special Use Permit

Date: May 15, 2018
 Projection: State Plane Nevada West Zone, NAD 83 US Survey Foot
 Source: Washoe County Department of Community Development;
 August 2017 digital data release;
 Stantec Consulting Services Inc.
 Scale: 1 inch = 2,000 feet

Legend

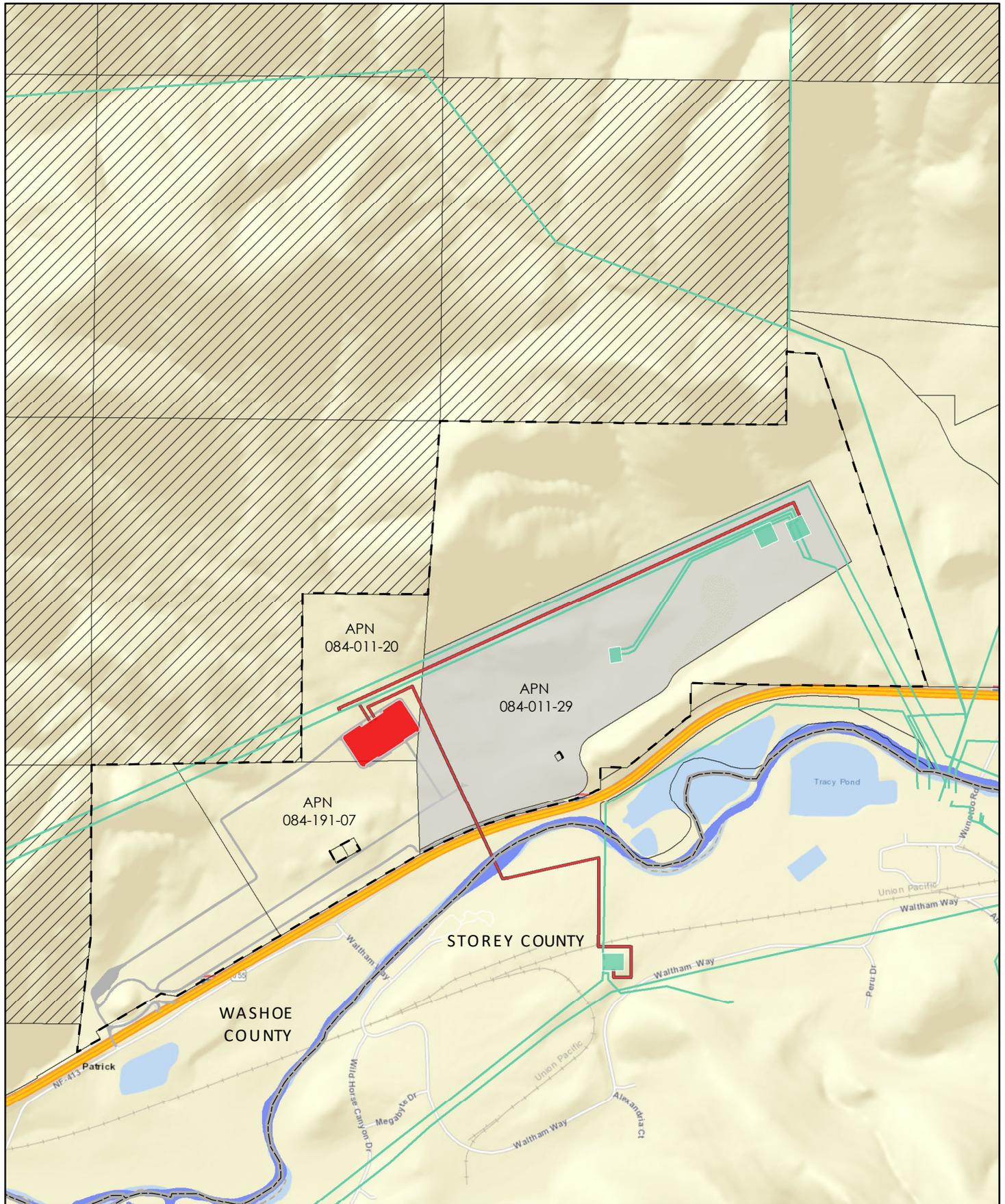
- Property Boundary
- Washoe-Storey County
- Proposed Substation
- Proposed Transmission
- Proposed Roadways

- Zones A, AE, AO or AH
- Zone X (500 year)
- 10-foot Contour Interval
- Slopes over 30%

Figure 2
Development Suitability Map



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Project Sunol Substation and Transmission Application for Special Use Permit

Date: May 15, 2018
 Projection: State Plane Nevada West Zone, NAD 83 US Survey Foot
 Source: Washoe County Department of Community Development; August 2017 digital data release; Stantec Consulting Services Inc.
 Scale: 1 inch = 2,000 feet

Legend

- Property Boundary
- Washoe-Storey County
- Vacant
- Industrial
- USA

Figure 3 Regional Transmission and Land Use

- Existing/Approved Substations
- Proposed Substation
- Regional Utility Corridors
- Proposed Transmission



WSUP18-0010
 EXHIBIT G



Location of Proposed
Sunol Project

Project Sunol Substation and Transmission Application
for Special Use Permit

Figure 4
View North of Proposed Substation Site

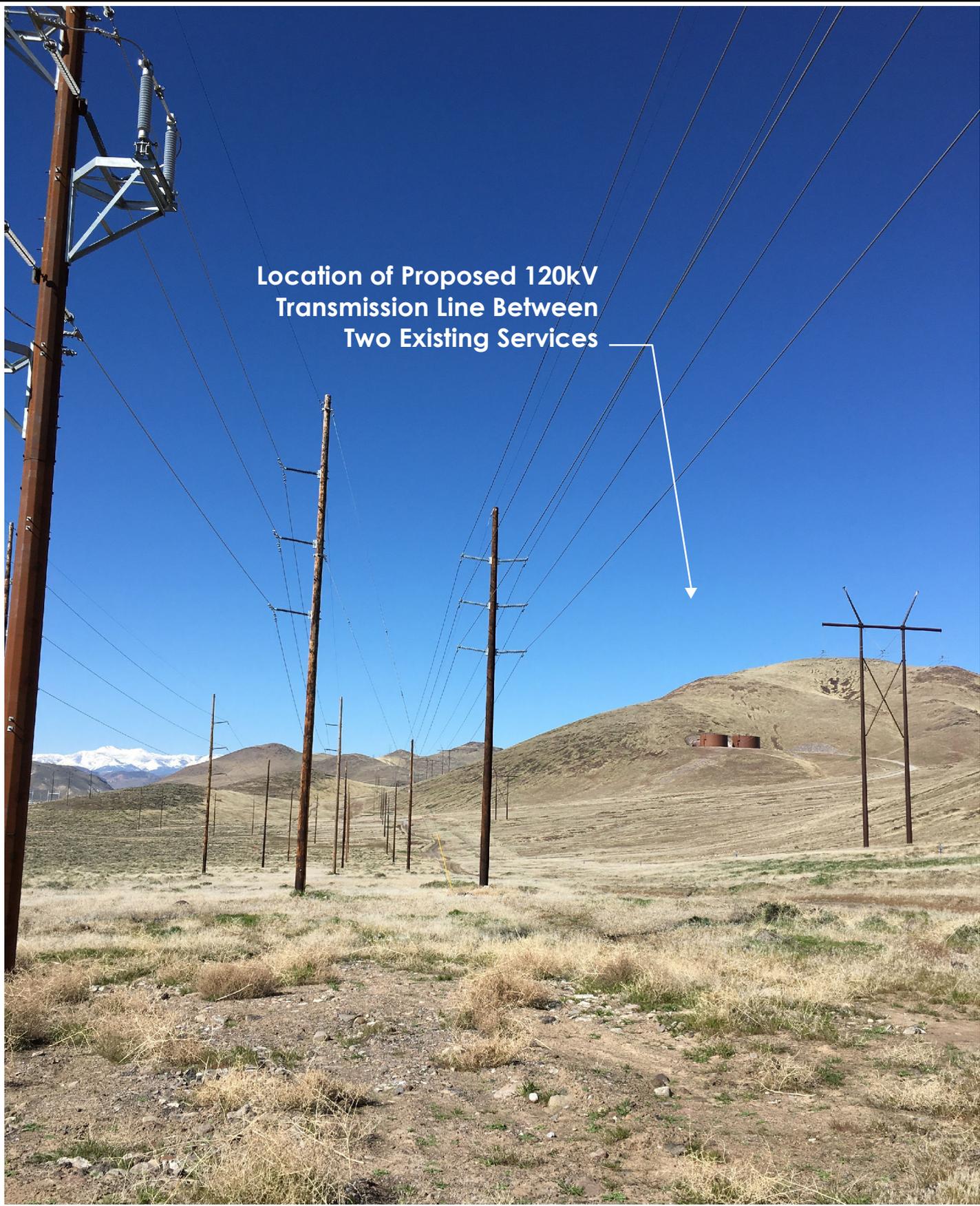
V:\1801\active\180101647\planning\Applications\WC Special Use Permit\GIS\mxd\Site Photograph.mxd



Project Sunol Substation and Transmission Application for Special Use Permit

Figure 5
View of Existing Claremont Substation

V:\1801\active\180101647\planning\Applications\WC Special Use Permit\GIS\mxd\Site Photograph.mxd



Location of Proposed 120kV
Transmission Line Between
Two Existing Services



Project Sunol Substation and Transmission Application
for Special Use Permit

Figure 6
View West of Proposed Transmission Alignment

PROJECT SUNOL SPECIAL USE PERMIT APPLICATION

APPENDICES

Washoe County Assessor's Parcel Map...Appendix A

Project Sunol Overall Existing and Proposed Conditions...Appendix B

Project Sunol Site Plan...Appendix C

Project Sunol Grading Plan...Appendix D

Proof of Property Tax Payment...Appendix E

Parcels with 750'...Appendix F

Title Report...Appendix H (original only)

APPENDIX A

Assessor's Map Number

084-11

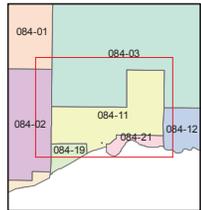
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

Michael E. Clark, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



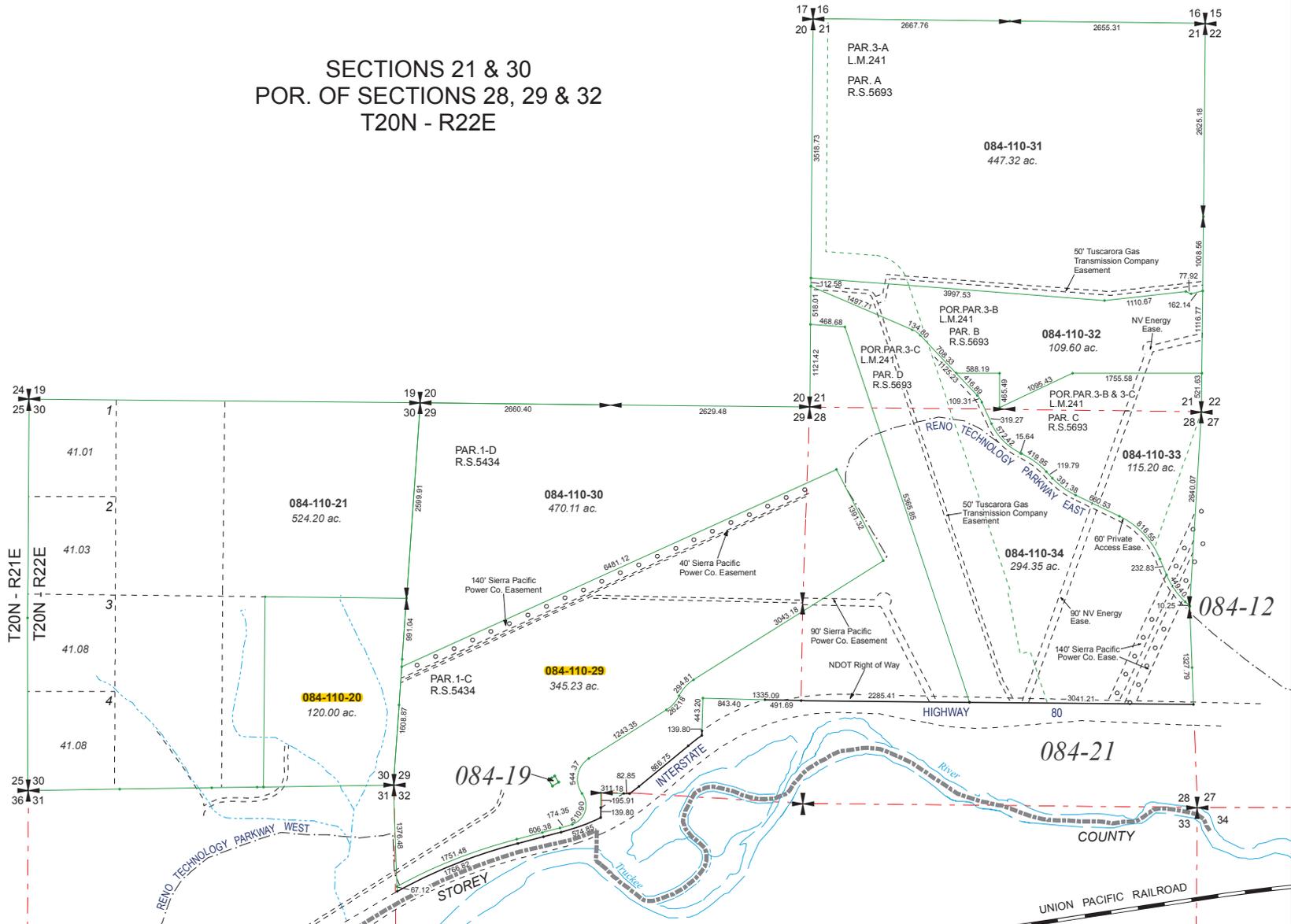
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created by: CFB 02/21/2012
 last updated: CFB 7/28/14 KSB 3/08/16
 area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent 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**



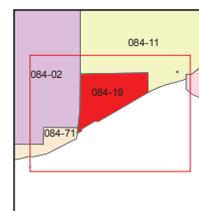
PORTION SEC. 31 & SW 1/4 SEC. 29
T20N - R22E

Assessor's Map Number
084-19

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231

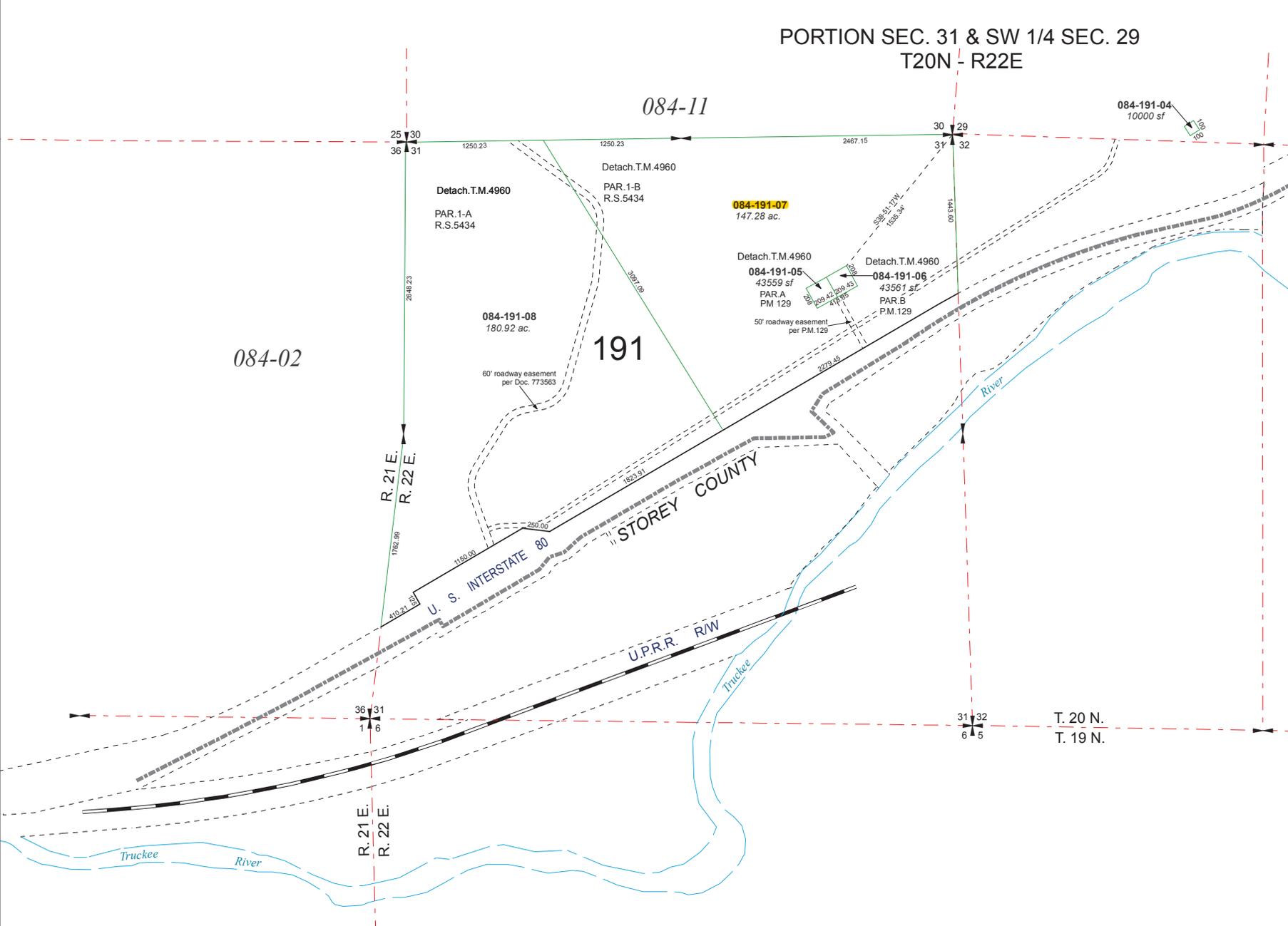


Feet
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1 inch = 800 feet



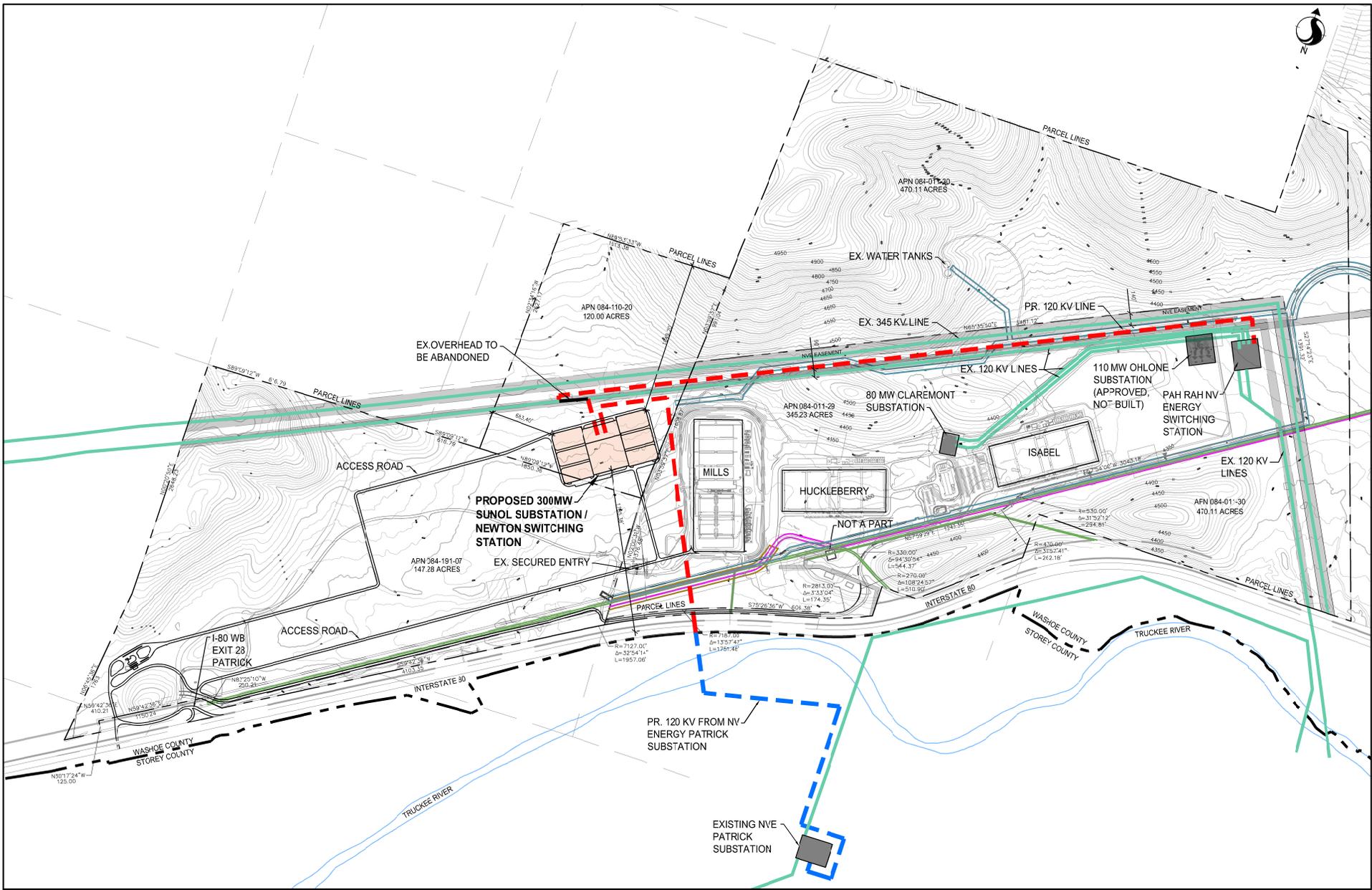
created by: CFB 05/28/2009
last updated: CFB 07/25/2014
area previously shown on map(s)
084-10

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



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2018.05.15 8:56:35 AM



Stantec
6995 Sierra Center Parkway
Reno, NV 89511
Tel: 775.850.0777
www.stantec.com

Legend	
	EX. OVERHEAD POWER LINES
	EX. OVERHEAD POWER LINES TO BE ABANDONED
	PR. WASHOE COUNTY OVERHEAD POWER LINES
	PR. STOREY COUNTY OVERHEAD POWER LINES
	WASHOE COUNTY BORDER
	PR. SUBSTATION/SWITCHING STATION
	EX./APPROVED SUBSTATIONS
	EX. NVE EASEMENTS
	EX. CONTOURS (10' INTERVAL)
	TRUCKEE RIVER

Client/Project
**PROJECT SUNOL
SPECIAL USE
PERMIT APPLICATION**

Project No.
180101647

Title
**EXISTING AND PROPOSED
CONDITIONS
APPENDIX B**

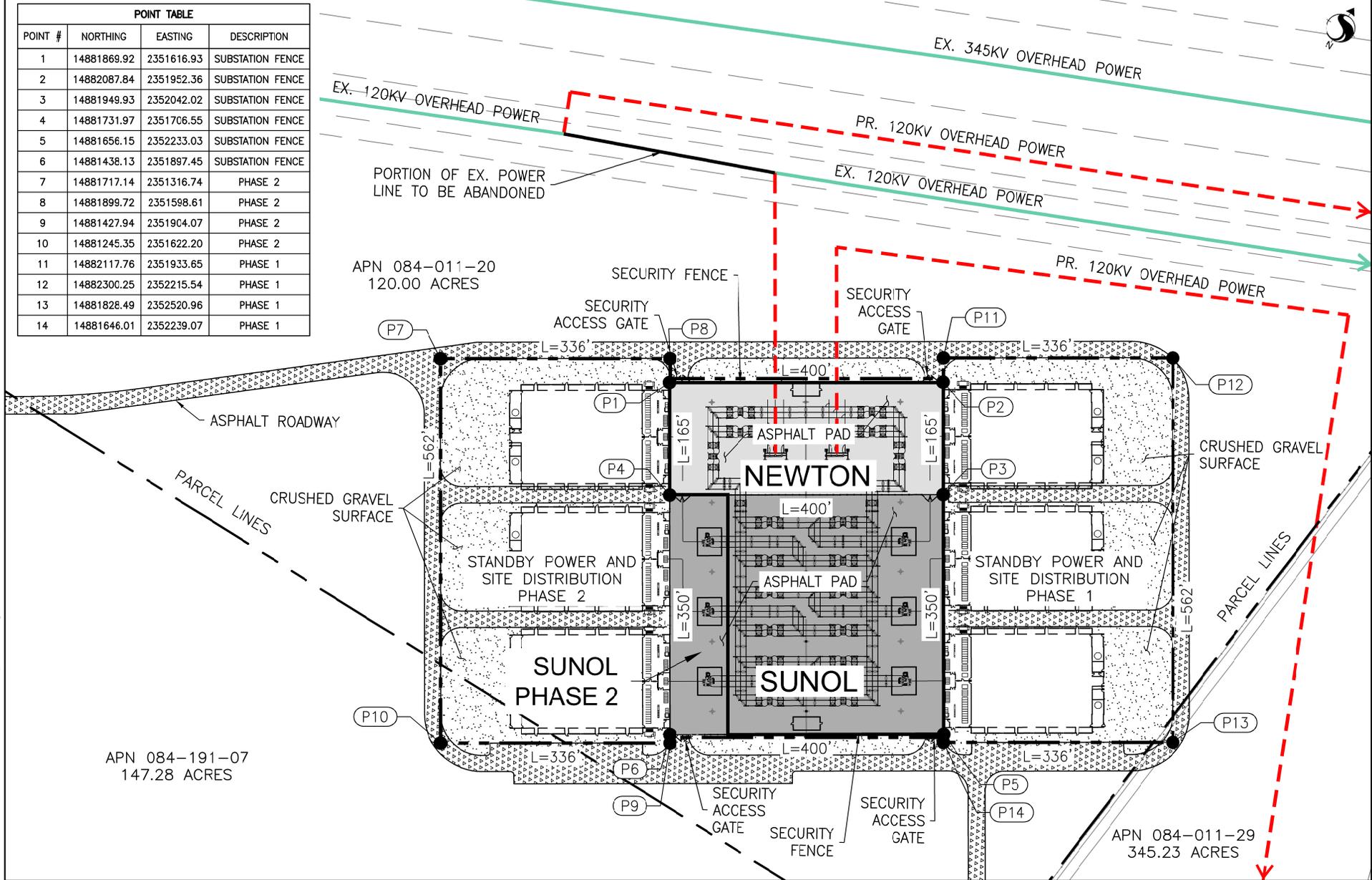
Scale
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Date
2018.05.15

Reference Sheet

Figure No.
**WSUP18-0010
EXHIBIT G**

POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	14881869.92	2351616.93	SUBSTATION FENCE
2	14882087.84	2351952.36	SUBSTATION FENCE
3	14881949.93	2352042.02	SUBSTATION FENCE
4	14881731.97	2351706.55	SUBSTATION FENCE
5	14881656.15	2352233.03	SUBSTATION FENCE
6	14881438.13	2351897.45	SUBSTATION FENCE
7	14881717.14	2351316.74	PHASE 2
8	14881899.72	2351598.61	PHASE 2
9	14881427.94	2351904.07	PHASE 2
10	14881245.35	2351622.20	PHASE 2
11	14882117.76	2351933.65	PHASE 1
12	14882300.25	2352215.54	PHASE 1
13	14881828.49	2352520.96	PHASE 1
14	14881646.01	2352239.07	PHASE 1



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2018.05.15 8:51:32 AM



Stantec
6995 Sierra Center Parkway
Reno, NV 89511
Tel: 775.850.0777
www.stantec.com

Legend	
	EX. OVERHEAD POWER LINES
	EX. OVERHEAD POWER LINES TO BE ABANDONED
	PR. OVERHEAD POWER LINES
	NY ENERGY SWITCHING STATION (NEWTON-1.5 AC)
	APPLE SUBSTATION (SUNOL-3.2 AC)
	PHASE 1 CONSTRUCTION (4 AC)
	TOTAL SITE AREA (13.4 AC)

Client/Project
**PROJECT SUNOL
SPECIAL USE
PERMIT APPLICATION**

Project No.
180101647

Title
SUNOL SITE PLAN
APPENDIX C

Scale
1" = 200'

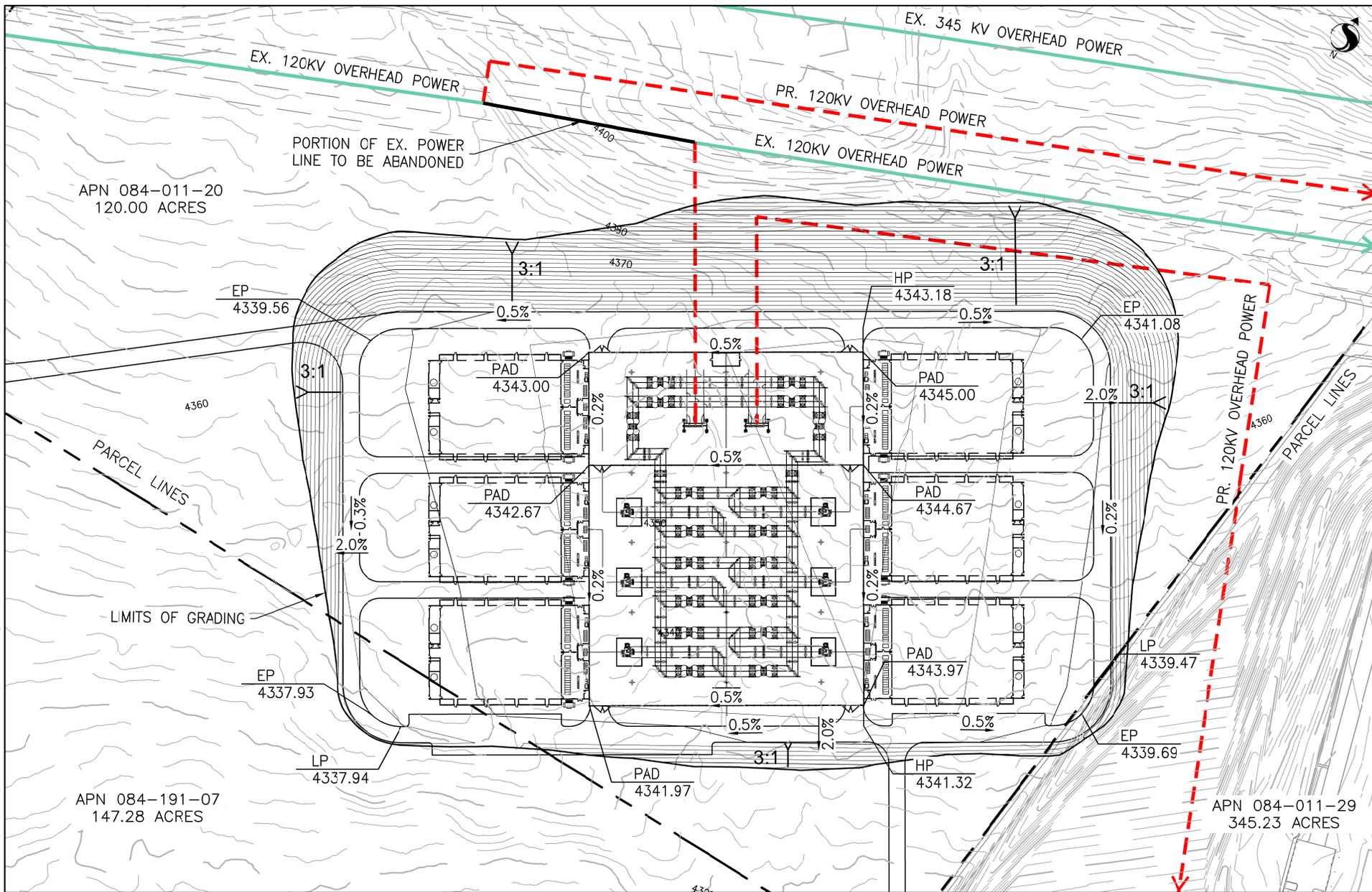
Date
2018.05.15

Reference Sheet
WSUP18-0010
1 of 4

Figure No.
EXHIBIT G

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2018.05.15 8:59:24 AM



Stantec
 6995 Sierra Center Parkway
 Reno, NV 89511
 Tel: 775.850.0777
 www.stantec.com

- Legend
- EX. CONTOURS (10' INTERVAL)
 - PR. CONTOURS (10' INTERVAL)
 - EX. OVERHEAD POWER LINES
 - EX. OVERHEAD POWER LINES TO BE ABANDONED
 - PR. OVERHEAD POWER LINES

QUANTITIES

CUT: 427,440 CY
 FILL: 24,615 CY
 NET: 402,825 CY CUT

Client/Project
**PROJECT SUNOL
 SPECIAL USE
 PERMIT APPLICATION**

Project No.
 180101647

Title
SUNOL GRADING PLAN

APPENDIX D

Scale
 1" = 200'

Date
 2018.05.15

Reference Sheet
WSUP18-0010

Figure No.
EXHIBIT G

APPENDIX F

PIN	TOWNSHIP	RANGE	SECTION_	STREETNUM	STREET	FIRSTNAME	LASTNAME	MAILING1	MAILING2	MAILCITY	MAILSTATE	MAILZIP	LAND_USE	ZONING
084-020-15	20	21	26	0	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	OS
084-120-07	20	22	26	0	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	OS
084-120-06	20	22	23	0	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	OS
084-171-02	19	21	11	0	INTERSTATE 80 E	JAMES W & SHERYL G et al	JACKSON FAMILY TRUST	285 BRIDLE PATH TER		SPARKS	NV	89441	120	GR
084-120-29	20	22	27	0	INTERSTATE 80 E		NEVADA STATE OF	1263 S STEWART ST		CARSON CITY	NV	89701	120	GR
084-020-20	20	21	35	0	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	OS
084-120-19	20	22	26	0	INTERSTATE 80 E		NEVADA STATE OF	1263 S STEWART ST		CARSON CITY	NV	89701	120	GR
084-120-05	20	22	25	0	INTERSTATE 80 E		NEVADA STATE OF	1263 S STEWART ST		CARSON CITY	NV	89701	120	GR
084-120-08	20	22	26	0	INTERSTATE 80 E		EAGLE-PICHER MINERALS INC	9785 GATEWAY DR		RENO	NV	89521	120	GR
084-120-30	20	22	25	0	INTERSTATE 80 E		NATURE CONSERVANCY	1 E 1ST ST STE 1007	C/O FINANCE DIRECTOR	RENO	NV	89501	120	GR
084-120-14	20	22	25	0	INTERSTATE 80 E		UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS ST STOP 1640	ATTN: PROPERTY TAX DEPARTMENT	OMAHA	NE	68179	700	GR
084-020-21	20	21	35	0	INTERSTATE 80 E		PATRICK MUSTANG ENTER LLC	688 BANCROFT ST		SANTA CLARA	CA	95051	120	GR
084-101-03	19	21	2	0	INTERSTATE 80 E		DEBORD FAMILY TRUST	12301 INTERSTATE 80 E		SPARKS	NV	89434	120	GR
084-171-01				0	INTERSTATE 80 E		DEBORD LIVING TRUST	12301 INTERSTATE 80 E		SPARKS	NV	89434	120	GR
084-101-05	19	21	2	13301	INTERSTATE 80 E		DEBORD FAMILY TRUST	12301 INTERSTATE 80 E		SPARKS	NV	89434	200	GR
084-120-26	20	22	27	22560	INTERSTATE 80 E	STAN	LUCAS	2850 TEMPLE AVE		LONG BEACH	CA	90806	670	SEE NOTES
084-212-05				0	INTERSTATE 80 E		NATURE CONSERVANCY	1 E 1ST ST STE 1007	C/O FINANCE DIRECTOR	RENO	NV	89501	120	GR
084-020-19	20	21	36	0	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	GR
084-110-21	20	22	30	0	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	GR
084-020-14	20	21	25	0	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	OS
084-191-05				0	INTERSTATE 80 E		STONEFIELD INC	355 BOXINGTON WAY		SPARKS	NV	89434	120	GC
084-110-20	20	22	30	0	INTERSTATE 80 E		STONEFIELD INC	355 BOXINGTON WAY		SPARKS	NV	89434	150	See Notes
084-191-06				0	INTERSTATE 80 E		STONEFIELD INC	355 BOXINGTON WAY		SPARKS	NV	89434	120	GC
084-191-08				0	INTERSTATE 80 E		STONEFIELD INC	355 BOXINGTON WAY		SPARKS	NV	89434	150	GC
084-120-32	20	22	24	25000	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	OS
084-191-07				21100	INTERSTATE 80 E		STONEFIELD INC	355 BOXINGTON WAY		SPARKS	NV	89434	150	GC
084-212-01	20	22	29	0	INTERSTATE 80 E		SIERRA PACIFIC POWER CO	PO BOX 10100	C/O LAND DEPARTMENT	RENO	NV	89520	120	GR
084-120-27	20	22	34	0	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	GR
084-120-33	20	22	24	24200	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	OS
084-120-02	20	22	26	0	INTERSTATE 80 E		EP MINERALS LLC	9785 GATEWAY DR STE 1000	ATTN LAURA A PATRNO	RENO	NV	89521	120	GR
084-030-21	20	22	20	0	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	OS
084-120-28	20	22	27	22585	RENO TECHNOLOGY PKWY E	STAN	LUCAS	2850 TEMPLE AVE		LONG BEACH	CA	90806	670	See Notes
084-030-19	20	22	22	0	INTERSTATE 80 E		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	120	OS
084-110-33	20	22	28	21755	RENO TECHNOLOGY PKWY E		STONEFIELD INC	355 BOXINGTON WAY		SPARKS	NV	89434	150	I
084-110-34	20	22	28	21755	RENO TECHNOLOGY PKWY E		STONEFIELD INC	355 BOXINGTON WAY		SPARKS	NV	89434	150	See Notes
084-120-24	20	22	27	22000	RENO TECHNOLOGY PKWY E	STAN	LUCAS	2850 TEMPLE AVE		LONG BEACH	CA	90806	150	See Notes
084-110-31	20	22	21	21575	RENO TECHNOLOGY PKWY E		TURQUOISE SOLAR LLC	2001 ADDISON ST STE 300	C/O ESTUARY CAPITAL ADVISORS LLC	BERKELEY	CA	94704	150	See Notes
084-110-32	20	22	21	21905	RENO TECHNOLOGY PKWY E		TURQUOISE SOLAR LLC	2001 ADDISON ST STE 300	C/O ESTUARY CAPITAL ADVISORS LLC	BERKELEY	CA	94704	150	SEE NOTES
084-710-01	19	21	2	12880	INTERSTATE 80 E		DEBORD FAMILY TRUST	12301 INTERSTATE 80 E		SPARKS	NV	89434	120	GR
084-710-02	20	21	36	12650	INTERSTATE 80 E		DEBORD FAMILY TRUST	12301 INTERSTATE 80 E		SPARKS	NV	89434	120	GR

