



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: SEPTEMBER 14, 2021

DATE: Wednesday, September 08, 2021

TO: Board of County Commissioners

FROM: Dan Cahalane, Planner, Planning & Building, Community Services Department, 775-328-3628, dcahalane@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Department., 328-3619, mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Subject to a finding of conformance with the Truckee Meadows Regional Plan by the Regional Planning authorities, to approve a resolution initiating an amendment to the 2019 Truckee Meadows Regional Plan Map 3 – Regional Utility Corridors & Sites to include: (1) a 120 MW solar energy center (containing a ±660 contiguous acre solar field, switchyard, 84 MW solar energy storage system, and new substation) south of Flannigan; and (2) a short 34.5 KV overhead transmission line connection from the project switchyard to an existing 345 KV transmission line (WSUP21-0001 Rock Springs Solar). (Commission District 5.)

SUMMARY

The applicant, CED Rock Springs Solar, LLC. is requesting to establish a 120MW renewable energy production use type on 660 contiguous acres. This is a project of regional significance and requires a map change of the currently adopted Truckee Meadows Regional Plan. The application was approved unanimously by the Planning Commission on May 4, 2021.

Washoe County Strategic Objective supported by this item: Proactive Economic Development and Diversification

PREVIOUS ACTION

On May 4, 2021, the application was heard by the Washoe County Planning Commission. The Planning Commission approved the application with a unanimous approval of 5-0.

BACKGROUND

The applicant is requesting to establish a 120 MW solar renewable energy use type on 660 contiguous acres across 9 parcels south of Flannigan, Nevada. This project will also include 84 MW of battery storage. The proposed project will be constructed in a single phase.

AGENDA ITEM # _____

This project meets the criteria for a project of regional significance as defined in NRS 278.026(6), as it will generate more than 5 MW of electricity and proposes creating a substation within the facility per the Truckee Meadows Regional Planning Agency's 2019 Regional Plan, Appendix 2. The proposed facility will connect to the existing 345kV Fort Sage Substation via one of three open 345kV bays or open 24.9kV bay. The applicant is proposing to construct a 34.5kV substation on site to modulate power depending on the final attachment bay.

FISCAL IMPACT

No Fiscal Impact

RECOMMENDATION

It is recommended that the Board review the attachments submitted with this staff report and the information received during the public hearing and affirm the Planning Commission's unanimous approval of case number WSUP21-0001 Rock Springs Solar.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt the resolution to initiate an amendment to the 2019 Truckee Meadows Regional Plan Map 3 – Regional Utility Corridors & Sites to include: (1) a 120 MW solar energy center (containing a ±660 contiguous acre solar field, switchyard, 84 MW solar energy storage system, and new substation) south of Flanigan; and (2) a short 34.5 KV overhead transmission line connection from the project switchyard to an existing 345 KV transmission line (WSUP21-0001 Rock Springs Solar).”

Attachments:

- A. Resolution
- B. Planning Commission signed Action Order dated 5/4/2021
- C. Minutes of the 5/4/21 Planning Commission meeting
- D. Planning Commission staff report dated 5/4/2021.
- E. Conditions of Approval

cc: Applicant: CED Rock Springs Solar, LLC, 100 Summit Lake Dr,
Valhalla, NY 10595, mapellip@conedceb.com,
herediaj@conedceb.com
Representative: NewFields, 3265 N Fort Apache Rd, Las Vegas, NV 89129
kmacdonald@newfields.com



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2005

RESOLUTION

SPONSORING AN AMENDMENT TO THE TRUCKEE MEADOWS REGIONAL PLAN TO UPDATE THE EXISTING MAP 3: REGIONAL UTILITY CORRIDORS AND SITES TO INCLUDE: (1) A 120 MW SOLAR ENERGY CENTER (CONTAINING A ±660 CONTIGUOUS ACRE SOLAR FIELD, SWITCHYARD, 84 MW ENERGY STORAGE SYSTEM, AND NEW SUBSTATION) SOUTH OF FLANNIGAN; AND (2) A SHORT 34.5 KV OVERHEAD TRANSMISSION LINE CONNECTION FROM THE PROJECT SWITCHYARD TO AN EXISTING 345 KV TRANSMISSION LINE (WSUP21-0001 ROCK SPRINGS SOLAR)

WHEREAS, Truckee Meadows Regional Plan (TMRP) Policy PF 11 requires that all regional utility corridors and sites be identified on the existing Map 3: Regional Utility Corridors and Sites map;

WHEREAS, CED Rock Springs Solar, LLC has applied for a Washoe County special use permit in related and pending proceedings under WSUP21-0001 to construct a 120 MW solar energy center (containing a ±660 contiguous acre solar field, switchyard, 84 MW energy storage system, and new substation) south of Flannigan and a short 34.5 kV overhead transmission line connection from the project switchyard to an existing 345 kV transmission line as part of a project of regional significance known as the Rock Springs Solar facility;

WHEREAS, construction of the Rock Springs Solar facility will require an amendment to the TMRP Existing Utility Corridors map in order to identify the project site, including its substation and associated overhead transmission line;

WHEREAS, a special use permit for the Rock Springs Solar 120 MW solar energy center (including proposed substation and transmission line) was heard and conditionally approved by the Washoe County Planning Commission at their May 4, 2021 meeting and is pending review by the Regional Planning Commission as a Project of Regional Significance; and

WHEREAS, the Washoe County Commission has considered at its meeting on September 14, 2021 the request that it sponsor an amendment to the Regional Plan pursuant to NRS 278.0272(7) in connection with the overall completion of the Rock Springs Solar 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 existing Map 3: Regional Utility Corridors and Sites map, a part of the 2019 Truckee Meadows Regional Plan, for the addition of a new 120 MW solar energy center, including a new substation and overhead transmission line to support the development of the Rock Springs Solar project as provided in WSUP21-0001, and the map and documents attached hereto.

ADOPTED this 14th day of September 2021, to be effective only as stated above.

WASHOE COUNTY COMMISSION

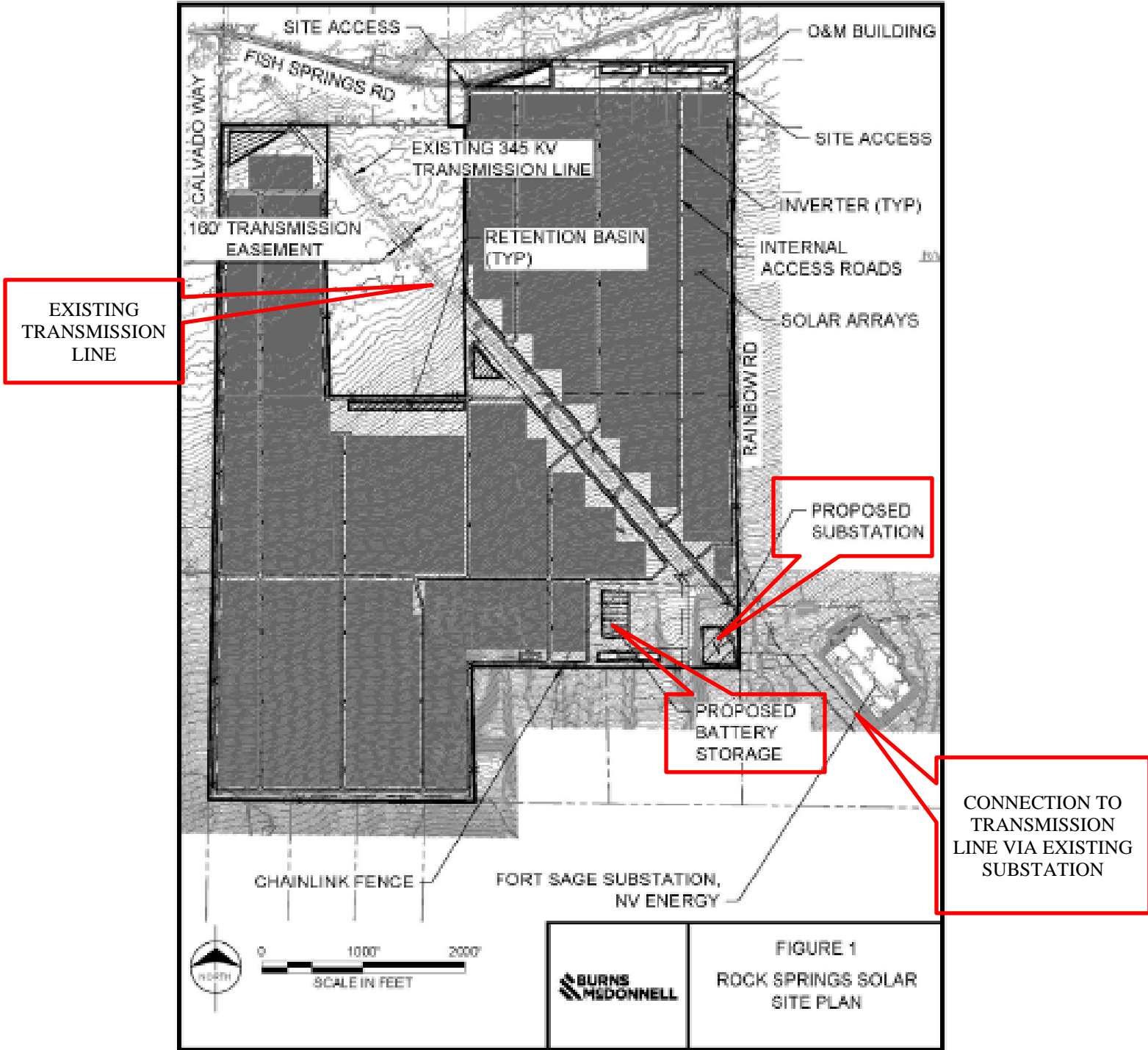
Bob Lucey, Chair

ATTEST:

Janis Galassini, County Clerk

EXHIBIT A

DETAIL FOR PROPOSED AMENDMENT TO
EXISTING MAP 3: Regional Utility Corridors and Sites



1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building Division

Planning Program

Planning Commission Action Order

Special Use Permit Case Number WSUP21-0001

Decision: **Approval with Conditions**

Decision Date: May 4, 2021

Mailing/Filing Date: May 6, 2021

Property Owner: CED Rock Springs Solar, LLC, 100 Summit Lake Dr, Valhalla, NY, 10595

Assigned Planner: Dan Cahalane, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3628
 E-Mail: dcahalane@washoecounty.us

Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar) – For hearing, discussion and possible action to approve a special use permit for 1) the establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system which is an Energy Production, Renewable use type; 2) major grading for 627 acres of ground disturbance, including 426,000cy of cut and 426,000cy of fill for site preparation; and; 3) requests to vary height, landscaping and parking by allowing structures up to a maximum of 100 ft. tall from 35 ft. tall, waiving all landscaping requirements, and waiving the paved parking requirement. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity, require construction of a substation and will require conformance review by the Regional Planning Commission. The substation will be located on APN 074-040-25. This project also requires an amendment to the Regional Utility Corridor Map of the 2019 Truckee Meadows Regional Plan.

- Applicant: CED Rock Springs Solar LLC
- Property Owner: Linda & Terry Bell; Cedar Lindsley Anderson; Luicinda Johnson; Robin & Randall Skipper; Ragnar Kuehnert Trust; Sam Lindsley; Julie Skeen & Peter LaBarge; and Pattee Williams
- Location: Approximately 45 miles northwest of Reno, near Flannigan
- APN: 074-061-21; 074-061-29; 074-061-30; 074-061-36; 074-061-37; 074-061-39; 074-040-20; 074-040-22; 074-040-25
- Parcel Size: Total project – 660 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire



INTEGRITY

EFFECTIVE
COMMUNICATIONQUALITY
PUBLIC SERVICE

To: CED Rock Springs Solar, LLC
Subject: WSUP21-0001
Date: May 6, 2021
Page: 2

- Development Code: Authorized in Article 302, 810 & 812
- Commission District: 5 - Commissioner Herman

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 810, *Special Use Permits*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on 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 High Desert 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 an energy production, renewable use and major grading permit 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.

And having made the additional findings per 110.810.35:

6. Environment. That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
7. Impact on Scenic Resources. That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
8. Reclamation. That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

To: CED Rock Springs Solar, LLC
Subject: WSUP21-0001
Date: May 6, 2021
Page: 3

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd

Trevor Lloyd
Secretary to the Planning Commission

TL/DC/am

xc:

Applicant: CED Rock Springs Solar, LLC, 100 Summit Lake Dr, Valhalla, NY, 10595

Representatives: NewFields, 3265 N Fort Apache Rd, Las Vegas, NV 89129

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Gerlach/Empire Citizen Advisory Board, Chair.



Conditions of Approval

Special Use Permit Case Number WSUP21-0001

The project approved under Special Use Permit Case Number WSUP21-0001 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on May 4, 2021. 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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Dan Cahalane, dcahalane@washoecounty.us , 775-328-3628

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. 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.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within **five** years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- 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 business license will be obtained to for the new use.
- f. The substation and connecting electrical infrastructure shall be exempt from the height restrictions for General Rural regulatory zones per WCC table 110.406.05.1
- g. Fencing surrounding the facility shall be painted a color that blends in with the surroundings and shall not have slats in accordance with High Desert Policy 2.13.
- h. The facility shall be exempted from the parking standard requirements found in WCC 110.410.25(a, c-g) except for the required ADA parking spot, unless exempted under the federal machine space exemption, in order to maintain the High Desert character under High Desert Policy 2.13
- i. The facility shall be exempted from the formal landscaping standards found in WCC 110.412.45(a-d) and 110.412.50(a-g) in order to maintain the High Desert character under High Desert Policy 2.13.
- j. The applicant shall provide detailed soils and geo-technical studies as part of the required grading permit plans per High Desert Policy 11.1. These plans shall comply with WCC 110.438.45-100. The applicant shall abide by all recommendations of the provided geotechnical studies per High Desert Policy 11.2.
- k. The applicant shall provide improved drainage in their final grading plans along the edges of the proposed site to mitigate any impacts to access roads and or legal developments in

the area or provide proof that there is no increased runoff from the proposed project. Applicant shall maintain all improved drainage areas throughout the life of the proposed project. These conditions are designed to satisfy High Desert Policy 15.3.

- I. In conformance with Washoe County Code Section 110.810.35(c), a reclamation plan shall be prepared prior to the issuance of building or grading permits. This shall ensure that the solar panels and associated infrastructure are properly decommissioned and the site is restored at the end of the solar facility's useful life. The plan shall be developed in consultation with the Nevada Department of Wildlife and/or the Nevada Department of Environmental Protection. At a minimum, the plan will include:
 - i. existing site conditions;
 - ii. the area of impact (to include all portions of the subject site);
 - iii. reclamation goals and methods;
 - iv. measures to prevent the spread of noxious weeds;
 - v. reclamation success criteria; and appropriate monitoring provisions.
- m. Prior to the issuance of building/grading permits, the applicant shall post a financial assurance for reclamation for eighty percent (80%) of the total reclamation costs as identified in the reclamation plan per condition 1l.
 1. At a minimum, revegetation of the site must result in eighty percent (80%) re-establishment of vegetation prior to the release of the bonds in accordance with High Desert Policy 6.4.
- n. Any contractor's yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45
- o. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely, P.E., 775-328-3600

- 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 developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- f. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
- g. 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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- h. A drainage report prepared by a licensed 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 peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- j. Provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

Washoe County Water Rights

3. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, vbehmaram@washoecounty.us

- a. The applicant and County personnel shall estimate the post construction projected annual ground water demand for the project to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination.
- b. Adequate ground water rights for both the construction phase and per the estimate in item # 1 shall be transferred to an appropriate ground water well / wells on parcels associated with this application. Transfer of these water rights may require filing of applications with the Nevada Division of Water Resources.
- c. The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the High Desert Area Plan.

- d. For the construction phase, proof of adequate water rights shall be provided prior to start of the construction phase. These water rights may be temporary in nature, and rely on Temporary permits from the Nevada Division of Water Resources.
- e. For the operational phase the proof of adequate water rights per item # 1 above shall be provided before Final inspection sign-off.

Washoe County Parks Program

- 4. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman, skirschenman@washoecounty.us

- a. The applicant shall consult with the USFWS to determine whether an incidental take permit is required for the proposed solar project. If this permit is required, it must be received prior to issuance of grading and/or building permits.
- b. The application indicates that no export or import of material is anticipated with the proposed project. Should importation of earthen materials be necessary, those materials shall be “certified weed free” to prevent the spread of noxious weeds in Washoe County.
- c. In conformance with the High Desert Area Plan Policy 2.2, prior to the issuance of building or grading permits, the applicant shall prepare a noxious weed management plan in consultation with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.
- d. The highlighted portions of the attached document (See Exhibit D), Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction (attached hereto), shall be included in the final plan set notes.
- e. The application states that a revegetation plan is being prepared for review. Prior to the issuance of building/grading permits, the applicant shall submit a revegetation plan, prepared by a qualified professional, to Washoe County Parks for review and approval. At a minimum, the plan will include:
 - a. Existing site conditions;
 - b. The area of impact (to include all disturbed undeveloped portions of the subject site);
 - c. Restoration goals;
 - d. Selection of native/perennial adapted plants or seed mixes;
 - e. Revegetation methods;
 - f. Measures to prevent the spread of noxious weeds;
 - g. Revegetation success criteria; and appropriate monitoring provisions.

Washoe County Health District - EHS

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

Contact Name – David Kelley, Dakelly@washoecounty.us

- a. Septic disposal is proposed as part of this plan. State of Nevada Bureau of Water Pollution (BWPC) should be consulted as they have jurisdiction over commercial septic systems. Any necessary building permits will need to match the BWPC approved septic in order to be approved by EHS during the plan review process.

- b. Future well installation is proposed as part of this plan. Permits for well installation will be required from EHS and approval from TMWA may be required if in TMWA's service area. State of Nevada Bureau of Safe Drinking Water should be consulted to determine if a public water system permit is required.

Washoe County Health District - AQM

6. The following conditions are requirements of the Washoe County Health District – Air Quality Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, GRosa@washoecounty.us

- a. The AQMD will require a Dust Control Permit for the 660 acres of disturbance and a Supplemental Dust Control Plan from Rock Springs Solar. The Supplemental Dust Control Plan will need to include specifics in regards to phasing of the project, dust control measures being employed during the course of construction and a long term dust control plan for the Rock Springs Solar Project. The Dust Control Permit Application and Supplemental Dust Control Plan will need to be reviewed by the AQMD prior to the issuance of a Dust Control Permit.
- b. The construction of the project may also require the use of mobile stationary source equipment such as aggregate crushers and screens. These pieces of equipment will require a Stationary Source permit with the AQMD prior to their use. The AQMD will need a better understanding of any support structures or equipment to determine if any additional Stationary Source permits will be required. This equipment may include but is not limited to fuel burning equipment, emergency generators, etc. that have the potential to emit 2 pounds per day of criteria air pollutants or 1 pound a day of toxic air pollutants.

State Historic Preservation Office

7. The following conditions are requirements of the State Historic Preservation Office, which shall be responsible for determining compliance with these conditions.

Contact Name – Rebecca Lynn Palmer, rlpalmer@shpo.nv.gov

- a. If Indian burials are identified or disturbed during the course of grading or construction of this project, state law requires that all work in the vicinity of the find cease and the person shall immediately report the discovery and the location of the Indian burial site to the State Historic Preservation Office (NRS 38.170.1(a)).

Truckee Meadows Fire Protection District

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

Contact Name – Dale Way / Brittany Lemon, dway@tmfpd.us / blemon@tmfpd.us

- a. Shall complete a Hazardous Materials Management Plan (HMMP) for the site. (2018 IFC 407.6 / 5001.5.1) prior to construction.
- b. Shall complete a Hazardous Materials Inventory Statement (HMIS) for the site. (2018 IFC 407.5 / 5001.5.2) prior to construction.
- c. Energy Storage Systems shall comply with NFPA 855, 2020 Edition.

*** End of Conditions ***



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Larry Chesney, Chair
Francine Donshick, Vice Chair
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson
Larry Peyton
Pat Phillips

Tuesday, May 4, 2021
6:00 p.m.

Secretary

Trevor Lloyd, Secretary

Zoom Teleconference Only

The Washoe County Planning Commission met in a scheduled session on Tuesday, May 4, 2021, via teleconference.

No members of the public were allowed in the Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting was televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

1. *Determination of Quorum

Chair Chesney called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair
Francine Donshick, Vice Chair
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson
Larry Peyton
Pat Phillips

Commissioners absent:

Staff present: Trevor Lloyd, Secretary, Planning and Building
Roger Pelham, MPA, Senior Planner, Planning and Building
Courtney Weiche, Planner, Planning and Building
Dan Cahalane, Planner, Planning and Building
Julee Olander, Planner, Planning and Building

Jenn Gustafson, Deputy District Attorney, District Attorney's Office
Lacey Kerfoot, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. *Pledge of Allegiance

Commissioner Chesney led the pledge to the flag.

3. *Ethics Law Announcement

Deputy District Attorney Gustafson provided the ethics procedure for disclosures.

4. *Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. *General Public Comment and Discussion Thereof

Chair Chesney opened the Public Comment period.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the agenda for the May 4, 2021 meeting as written. Commissioner Peyton seconded the motion, which passed unanimously with a vote of seven for, none against.

7. Approval of April 6, 2021 Draft Minutes

Commissioner Chvilicek moved to approve the minutes for the April 6, 2021, Planning Commission meeting as written. Commissioner Bruce seconded the motion, which passed unanimously with a vote of seven for, none against.

8. Public Hearings

A. Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar) [For possible action] – For hearing, discussion and possible action to approve a special use permit for 1) the establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system which is an Energy Production, Renewable use type; 2) major grading for 627 acres of ground disturbance, including 426,000cy of cut and 426,000cy of fill for site preparation; and 3) requests to vary height, landscaping and parking by allowing structures up to a maximum of 100 ft. tall from 35 ft. tall, waiving all landscaping requirements, and waiving the paved parking requirement. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity, require construction of a substation and will require conformance review by the Regional Planning Commission. The substation will be located on APN 074-040-25. This project also requires an amendment to the Regional Utility Corridor Map of the 2019 Truckee Meadows Regional Plan.

- Applicant: CED Rock Springs Solar LLC
- Property Owner: Linda & Terry Bell; Cedar Lindsley Anderson; Luicinda Johnson; Robin & Randall Skipper; Ragnar Kuehnert Trust; Sam Lindsley; Julie Skeen & Peter LaBarge; and Pattee Williams
- Location: Approximately 45 miles northwest of Reno, near Flannigan.
- Assessor's Parcel Numbers: 074-061-21; 074-061-29; 074-061-30; 074-061-36; 074-061-37; 074-061-39; 074-040-20; 074-040-22; 074-040-25

- Parcel Size: Total Project – 660 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach\Empire
- Development Code: Authorized in Article 302,810,812
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775-328-3628
- E-mail: dcahalane@washoecounty.us

Trevor Lloyd introduced the item and reminded the Commission this item was continued from the previous meeting.

Dan Cahalane, Washoe County Planner, provided a brief PowerPoint highlighting the projects and the updates since the previous meeting.

Joan Heredia, Rock Springs Solar applicant representative with conEdison, introduced Lisa Briggs. Ms. Briggs provided a brief PowerPoint slideshow.

There was no response to the request for public comment.

Commissioner Chvilicek stated her passion for getting citizen involvement is important. She implored staff to make effort to get it agendaized for CAB feedback. Mr. Cahalane stated it was within 10 days; therefore, it couldn't make it on the CAB agenda. Commissioner Chvilicek noted the schedule for publishing is just as it is for Planning Commission. She said she would like to see the effort made. It's less intimidating for people to provide feedback at a CAB then the Planning Commission meeting.

MOTION: Chair Chesney moved 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 WSUP21-0001 for Applicant CED Rock Springs Solar LLC for the following requests:

- 1) The establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system, which is an Energy Production, Renewable Use type;
- 2) Major grading for 627 acres of ground disturbance, including 426,000cy of cut and 426,000cy of fill for site preparation;
- 3) Requests to vary height, landscaping and parking requirements;

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 High Desert 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 an energy production, renewable use and major grading permit 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.

And having made the additional findings per 110.810.35:

6. **Environment.** That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
7. **Impact on Scenic Resources.** That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
8. **Reclamation.** That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

Commissioner Bruce seconded the motion which carried unanimously.

B. Abandonment Case Number AB21-0004 (Yasord Property) [For possible action] – For hearing, discussion, and possible action to approve an abandonment of 33-foot wide government patent easements for access and utilities on the west, east and north side of a parcel (APN: 142-241-26) at 14437 Raider Run Road.

- Applicant/Property Owner: Kristen and James Yasord
- Location: 14437 Raider Run Rd.
- Assessor's Parcel Number: 142-241-26
- Parcel Size: ±2.5 acres
- Master Plan: Rural (R) & Residential Rural (RR)
- Regulatory Zone: General Rural (GR) & High Density Rural (HDR)
- Area Plan: South Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner
Washoe County Community Services Department Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

Julee Olander, Washoe County Planner, provided a staff report presentation.

Derek Wilson, applicant representative with Rubicon Group, provided a PowerPoint presentation.

Public Comment:

Bill Trigerro stated he is the property owner due north of this subject property. He said he had concerns because he had heard conflicting stories. He said there is a utility line over the property line of the property owner due west. He said there is a pole mounted transformer that is shared by the 4 parcels. He said his main concern is despite no plan for a house, there is the right to build a second home. He said he was concerned with expanding the building apron so the house could be closer to the property line. His preference is to leave the building apron the same. Secondly, the property easement should be abandoned on both sides of the property or not at all. The abandonment leaves the easement on both sides of property for benefit of one and should be removed on both sides. That was our primary concern. We would like to get all the easements abandoned. He said he is in favor of that. He asked about removing property easement from our property 142-241-23 as long as this application is there. Evidence shows there is no use of the easement. He said he can work with Yasord's about placement of their home. That is their right.

MOTION: Commissioner Chvilicek Abandonment Case Number AB21-0004 (Yasord Property) 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 included as Exhibit A to this matter, Abandonment Case Number WAB21-0004 for Kristen and James Yasord, having made all three findings in accordance with Washoe County Code Section 110.806.20.

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan; and
2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
3. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Commissioner Donshick seconded the motion which passed unanimously.

C. Tentative Subdivision Map Case Number WTM21-008 (Braesview Subdivision) [For possible action] - For hearing, discussion, and possible action to approve a tentative subdivision map to allow the division of 4 parcels totaling 75.88 acres located off Foothill Rd. into 24 lots, with lot sizes ranging from 2.5 to 4.89 acres. The western portion of the site abuts Thomas Creek and will be subject to all requirements of Article 418, Significant Hydrologic Resources. Also, the proposal exceeds the threshold for major grading and will result in ± 7.43 acres of disturbance including $\pm 11,543$ CY of excavation and $\pm 6,674$ CY of imported material.

- Applicant: Thomas Foothill, LLC
- Property Owner: Thomas Foothill, LLC & Casazza Ranch Estates, LLC
- Location: 1455 Foothill Rd. & parcels north of Foothill Rd. to west of Eli Drive
- Assessor's Parcel Number: 044-391-26, 28, 29 & 162-240-01

- Parcel Size: ±17.2, ±15.4, ±15.7 & ±27.5 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR) & General Rural (GR)
- Area Plan: South Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 418, Significant, Hydrological Resources; Article 438, Grading Standards; & Article 608, Tentative Subdivision Maps

- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

Julee Olander, Washoe County Planner, provided a Staff report presentation.

Dave Snelgrove, applicant representative, provided a PowerPoint slideshow. He introduced other representatives (Roger Davidson, Adam Giodano, Ed Thomas, project engineer with Lumos & Associates).

Public Comment:

Bill Erlach. asked about the intended access off of Mallory. He said he realized traffic on Foothill doesn't meet threshold for upgrades. He said there is another 54 acres next to this that will be developed that will add to the traffic. 2011 RTC Bike Plan shows that Foothill was supposed to have a bike lane in it. He said lots 1 and 24 have enough room to have a bike lane on their side. They have the space. He said Lot 17 shows a 40 ft drainage easement pointing at his property. He said in heaving rain years, we have had water shed off of that property.

Lisa Mays/Robert Mays said they are on Pickens, across from the proposed development. Mr. Mays stated where the proposed access is located on a curve with an elevation change. There is numerous times during the evening when motorcycles and cars like to speed and it's a blind spot. He said our second concern is what is going to happen to Steamboat water rights. The water comes down through the property and being used for irrigation; it has been that way for 35 years. He heard the developer is trying to change that from surface water rights to ground water rights for agricultural wells to irrigate. He said we have domestic wells. The problem with years like these, service water gets cut off in August because of lack of snowpack. For someone with unlimited access to wells, it may draw down our wells.

Commissioner Phillips asked if the developer changes the surface water rights to accommodate agricultural wells, will that come before the County before it happens. Ms. Olander, read an email from the Water Rights Manager, who said the conversion from Truckee Meadow surface water rights to ground water to be pumped and diverted to wells is not possible. TMWA does not typically allow you to have TMWA water and a well. Its either one or the other. The concerns about the water rights and irrigation wells and also TMWA water service for their house is not possible. Commissioner Phillips asked if they will try to have agricultural wells and TMWA water. Ms.

Olander, states that her understanding is that it is not possible. TMWA wants you to use their water. She said certain places have both, but TMWA is trying to phase those places out.

MOTION: Commissioner Nelson moved 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 Tentative Subdivision Map Case Number WTM21-008 for Thomas Foothill, LLC, with the condition included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the Special Review Considerations in Washoe County Code Section 110.418.30:

- 1) **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;
- 2) **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) **Type of Development.** That the site is physically suited for the type of development proposed;
- 4) **Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) **Fish or Wildlife.** That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) **Easements.** That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) **Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) **Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) **Energy.** That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Section 110.418.30, Special Review Considerations:

- (a) Conservation of topsoil;
- (b) Protection of surface water quality;
- (c) Conservation of natural vegetation, wildlife habitats and fisheries;

- (d) Control of erosion;
- (e) Control of drainage and sedimentation;
- (f) Provision for restoration of the project site to predevelopment conditions;
- (g) Provision of a bonding program to secure performance of requirements imposed; and
- (h) Preservation of the hydrologic resources, character of the area and other conditions, as necessary.

Commissioner Donshick seconded the motion which passed unanimously by roll call.

D. Special Use Permit Case Number WSUP21-0006 (Moore DAD) [For possible action] – For hearing, discussion and possible action to approve a special use permit to allow a detached accessory dwelling at 315 Valparaiso Court (APN 534-132-11) within the Low Density Suburban (LDS) regulatory zone, as required by the Spanish Springs Area Plan, Appendix C, Table C-1.

- Applicant/Property Owner: Linda & Sean Moore
- Location: 315 Valparaiso Ct.
- Assessor's Parcel Number: 534-132-11
- Parcel Size: 1 ac / 43,560 sf
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 302, Allowed Uses; Article 306, Accessory Uses and Structures; and Article 810, Special Use Permits

- Commission District: 4 – Commissioner Hartung
- Staff: Courtney Weiche, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775-328-3608
- E-mail: cweiche@washoecounty.us

Courtney Weiche, Washoe County Planner, provided a Staff report presentation.

Commissioner Bruce said he assumed this DAD is not in a Homeowners Association. Ms. Weiche said it is not in an HOA.

There was no response to the request for public comment.

MOTION: Commissioner Bruce moved 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 WSUP21-0006 for Linda and Sean Moore, with the conditions, as included as Exhibit A, as amended, to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30. Conditions made by

Environmental Health include: 1) Project as proposed will abandon septic and tie both dwellings into sewer. Abandonment permit from EHS and inspection of abandonment is required. 2) All building permits shall be submitted prior to abandoning septic and hooking into municipal sewer and are required to be routed for approval through EHS. Certificate of Occupancy will not be released until septic is properly abandoned. Courtney Weiche noted Exhibit A was sent after the packet went out. DDA Gustafson said the information sent after or provided during the hearing is appropriate.

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs 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 a detached accessory dwelling unit 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.

Commissioner Phillips seconded the motion which passed unanimously.

E. Development Code Amendment Case Number WDCA21-0003 (Continuum of Care Facilities) [For possible action] – For hearing, discussion and possible action to amend Washoe County Chapter 110 (Development Code) within Articles 304 and 902 by amending various definitions in order to better define the Continuum of Care Facility use type as a commercial use type; clarify that the application of residential density does not apply to May 4, 2021 Washoe County Planning Commission Notice of Meeting and Agenda Page 6 of 7 Continuum of Care Facilities; specifically exempt Continuum of Care Facilities from the definition of “dwelling” and “dwelling unit”; and create a definition for Continuum of Care Unit. If the proposed amendment is initiated, a public hearing and further possible action to deny or recommend approval of the proposed amendment will occur; and if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- Location: County wide
- Development Code: Authorized in Article 821
- Commission District: All Commissioners
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3628

- E-mail: dcahalane@washoecounty.us

Dan Cahalane, Washoe County Planner, provided a Staff report presentation.

Commissioner Bruce asked a procedural question. He asked if we are considering what was included in the packet, or what was revised in the email received last night. DDA Gustafson said the revised documentation sent to board was also posted to the website to be available to the public at the same time. The revisions are to ensure the title of the ordinance matches the agenda language that was noticed and provided to the public, which also matches the case description. Revisions were for consistency with the title of the ordinance, the case description and what is posted. Commissioner Bruce asked if we should not deliberate on what we had and make changes in a public manner instead of slide under the table, without the revision having been posted when the previous material was posted. He asked if there is a fixed time period before the meeting when this information is available to the public. DDA Gustafson said there is no requirement under the Open Meeting Law that supporting materials be available prior to the meeting. DDA Gustafson said information can be provided at any time. Commissioner Bruce said any additional material should be included as an amendment to the original information. DDA Gustafson said an amendment isn't necessary because only the title of the ordinance was changed to match the language of the agenda item.

Dan Cahalane, Washoe County Planner, provided a Staff report presentation.

There was no response to the requests for public comment.

MOTION: Commissioner Donshick moved 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 recommend approval of WDCA21-0003, to amend Washoe County Chapter 110 (Development Code) within Articles 304 and 902; and, to update these sections with Articles 304 and 902. Commissioner Donshick further move to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all the following four findings in accordance with Washoe County Code Section 11.818.15(e).

Commissioner Chvilicek seconded the motion which passed unanimously.

F. Development Code Amendment Case Number WDCA21-0002 (Washoe County Development Code Amendment to Articles 606 Parcel Maps and 916 Establishment of Committees) [For possible action] – For hearing discussion and possible action to: Initiate an amendment to Washoe County Code Chapter 110 (Development Code), Article 606, Parcel Maps. The amendment updates references to the current name of the Community Services Department, Planning and Building Division; clarifies language by removing the term "subdivision"; requires approval of a Tentative Subdivision Map, in accordance with WCC 110.608, for division of a lot or lots created within five (5) years of the recording of a

map creating the original parcel; and removes noticing requirements for subsequent tentative parcel maps; and other matters necessarily connected therewith and pertaining there to.

AND

Initiate an amendment to Washoe County Code Chapter 110 (Development Code), Article 916, Establishment of Committees, Section 110.916.05 Parcel Map Review Committee. The amendment clarifies the members of the Parcel Map Review Committee; defines the process of appointment of those members; provides for the appointment of alternate members and sets the terms for the members of that committee.

AND

If the proposed amendments are initiated, hold a public hearing and further possible action to deny or recommend approval of the proposed amendments and, if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- Location: County wide
- Development Code: Authorized in Article 818
- Commission District: All Commissioners
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3622
- Email: rpelham@washoecounty.us

Roger Pelham, Washoe County Senior Planner, provided a Staff report presentation.

Chair Chesney asked if he should recuse himself from voting on this matter since he sits on the Parcel Map Review Committee. DDA Gustafson stated she doesn't believe it's necessary since his reason doesn't meet the statutory criterial for abstention.

Chair Chesney said these changes are long overdue. This cleans up the process for the Parcel Map Review Committee. It is a good process. We have had developers use and abuse the system, which is resolved with this process.

Commissioner Donshick asked about the reasoning for noticing requirement being removed. Mr. Pelham explained that the notices were for subsequent parcel maps. There will be no more subsequent parcel maps. Therefore, the noticing is irrelevant. The noticing will be in accordance with the subdivision regulations.

MOTION *Initiation*

Commissioner Chvilicek moved that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate the amendment to Washoe County Code Chapter 110 within Articles 606 Parcel Maps and 916 Establishment of Committees, Section 110.916.05 Parcel Map Review Committee, as described in the staff report for WDCA21-0002.

Amendment

Commissioner Chvilicek moved that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA21-0002, to amend Washoe County Code Chapter 110 within Articles 606 Parcel Maps and 916 Establishment of Committees, Section 110.916.05 Parcel Map Review Committee, as described in the staff report for this matter. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of the date of action by the Planning Commission. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e):

1. **Consistency with Master Plan.** The proposed development code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. **Promotes the Purpose of the Development Code.** The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the development code as expressed in Article 918, Adoption of Development Code;
3. **Response to Changed Conditions.** The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. **No Adverse Affects.** The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Commissioner Donshick seconded the initiation and amendment motion which passed unanimously.

10. Chair and Commission Items

*A. Future agenda items

Commissioner Chvilicek stated she received an email earlier today from Wendy Boreal, a developer from Woodland Village requesting to meet with Commissioner Chvilicek. She said it's not my practice to meet with a developer prior to the item to come before the Commission. She asked for advice from District Counsel. Multiple Commissioners confirmed they received the email. They confirmed they also didn't respond. Mr. Lloyd noted you are under no obligation to meet with a developer. DDA Gustafson stated she will review and provide guidance. She reminded Commissioners not to 'reply all.'

*B. Requests for information from staff

Chair Chesney asked when will the Election of Officers occur. Mr. Lloyd noted he will check but believes it will be July. Commissioner Bruce noted it happens in July. Chair Chesney inquired about meeting in person. Mr. Lloyd stated due to the recent directive from the Governor, we will meet in the chambers and provide a hybrid approach with in-person and zoom. Chair Chesney asked if staff will be coming back into the office. Mr. Lloyd stated we haven't nailed down all the details. He said he expects a hybrid approach.

11. Director's and Legal Counsel's Items

*A. Report on previous Planning Commission items

Mr. Lloyd reported that the Master Plan Amendment and Regulatory Zone Amendment for Woodland Village Master Plan Amendment went to the Board of County Commissioners on April 13, 2021 and was approved.

*B. Legal information and updates

DDA Gustafson said she is look forward to meeting everyone at the meeting in June. She said she will be attending the meeting in-person

12. *General Public Comment and Discussion Thereof

Commissioner Chvilicek spoke about the recent passing of Bob Webb.

Mr. Lloyd introduced Lacey Kerfoot, new recording secretary.

Commissioner Chvilicek noted we received a public comment from Bill E.

There were no further requests for public comment.

13. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 8:07 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on June 1, 2021

Trevor Lloyd

Trevor Lloyd
Secretary to the Planning Commission



Planning Commission Staff Report

Meeting Date: May 4, 2021

Agenda Item: 8A

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0001 Rock Springs Solar

BRIEF SUMMARY OF REQUEST: Request to establish an energy production, renewable use type and major grading permit.

STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For hearing, discussion and possible action to approve a special use permit for 1) the establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system which is an Energy Production, Renewable use type; 2) major grading for 627 acres of ground disturbance, including 426,000cy of cut and 426,000cy of fill for site preparation; and; 3) requests to vary height, landscaping and parking by allowing structures up to a maximum of 100 ft. tall from 35 ft. tall, waiving all landscaping requirements, and waiving the paved parking requirement. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity, require construction of a substation and will require conformance review by the Regional Planning Commission. The substation will be located on APN 074-040-25. This project also requires an amendment to the Regional Utility Corridor Map of the 2019 Truckee Meadows Regional Plan.

Applicant:	CED Rock Springs Solar LLC
Property Owner:	Linda & Terry Bell; Cedar Lindsley Anderson; Luicinda Johnson; Robin & Randall Skipper; Ragnar Kuehnert Trust; Sam Lindsley; Julie Skeen & Peter LaBarge; and Pattee Williams
Location:	Approximately 45 miles northwest of Reno, near Flannigan
APN:	074-061-21; 074-061-29; 074-061-30; 074-061-36; 074-061-37; 074-061-39; 074-040-20; 074-040-22; 074-040-25
Parcel Size:	Total project – 660 acres
Master Plan:	Rural
Regulatory Zone:	General Rural
Area Plan:	High Desert
Citizen Advisory Board:	Gerlach/Empire
Development Code:	Authorized in Article 302, 810 & 812
Commission District:	5 - Commissioner Herman

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 WSUP21-0001 for CED Rock Springs Solar for the following requests: 1) the establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system which is an Energy Production, Renewable use type; 2) major grading for 627 acres of ground disturbance, including 426,000cy of cut and 426,000cy of fill for site preparation; and; 3) requests to vary height, landscaping and parking; having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on pages 14 and 15)

Staff Report Contents

Special Use Permit..... 3

Vicinity Map..... 4

Site Plan..... 5

Project Evaluation and Background..... 6

 Article 206 – High Desert Modifiers 6

 Article 302/304 - Allowed Uses..... 6

 Article 306 – Accessory Structures..... 7

 Article 310 – Temporary Uses 7

 Article 324 – Communication Facilities 7

 Article 406 Building Placement Standards..... 7

 Article 410 – Parking and Loading..... 9

 Article 412 – Landscaping 9

 Article 414 Lighting and Sound..... 10

 Article 438 – Grading..... 10

 Article 505 - Signs 10

 Article 810 – Special Use Permits 10

 Article 812 – Projects of Regional Significance..... 11

 Area Plan Evaluation..... 11

 North Valleys Citizen Advisory Board (NVCAB)..... 12

Reviewing Agencies 12

Recommendation 14

Motion 14

Appeal Process 15

Exhibits Contents

Conditions of Approval..... Exhibit A

Washoe County Engineering Memo Exhibit B

Washoe County Water Rights Memo Exhibit C

Washoe County Parks Program Memo Exhibit D

Washoe County Health District EHS Memo Exhibit E

Washoe County AQM Memo Exhibit F

Nevada Department of Wildlife Memo Exhibit G

State Historic Preservation Office Exhibit H

Truckee Meadows Fire Protection District Memo Exhibit I

Washoe Storey Conservation District Letter Exhibit J

Public Notice Exhibit K

CAB summary and response Exhibit L

Project Application Exhibit M

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:

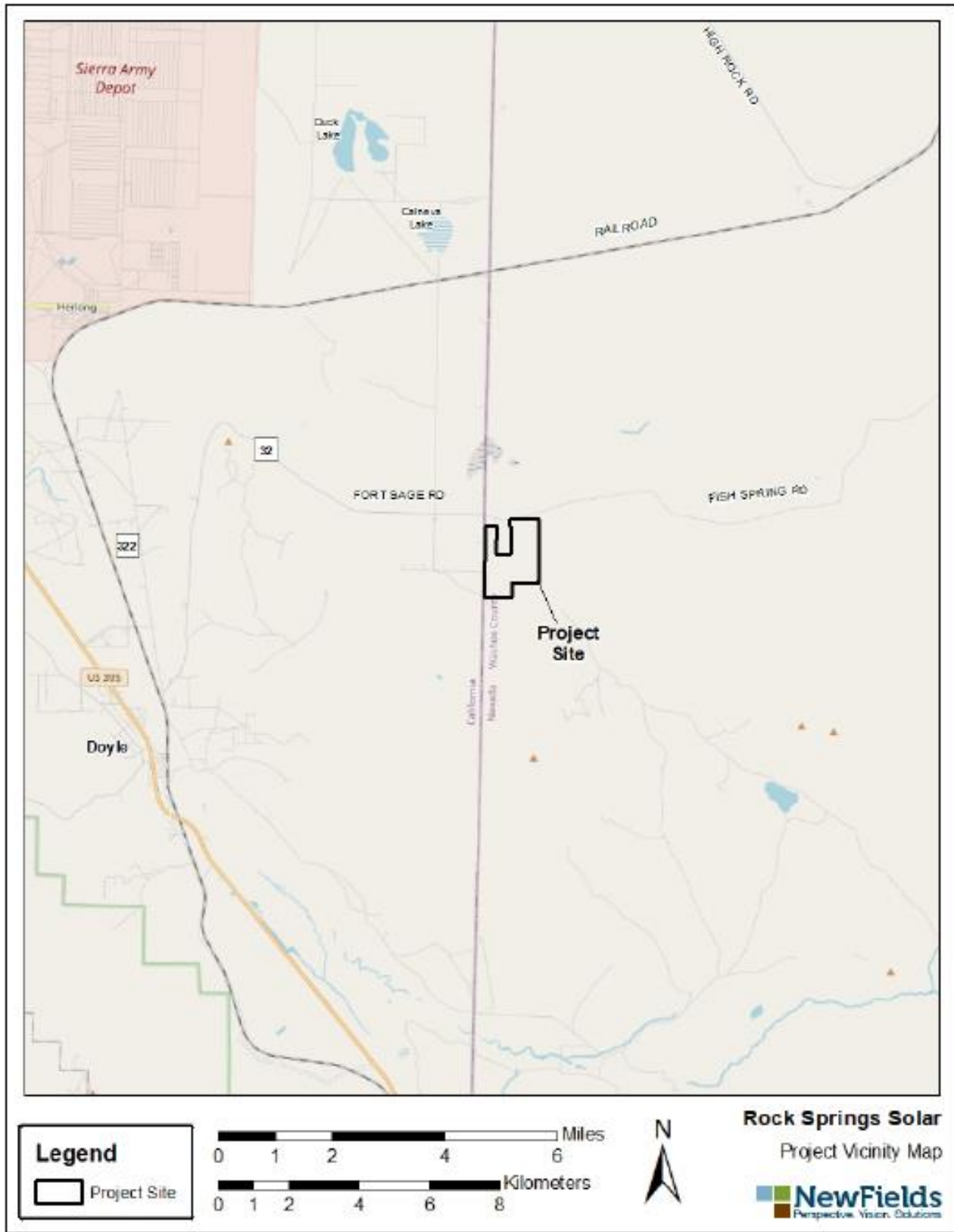
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP21-0001 are attached to this staff report and will be included with the action order.

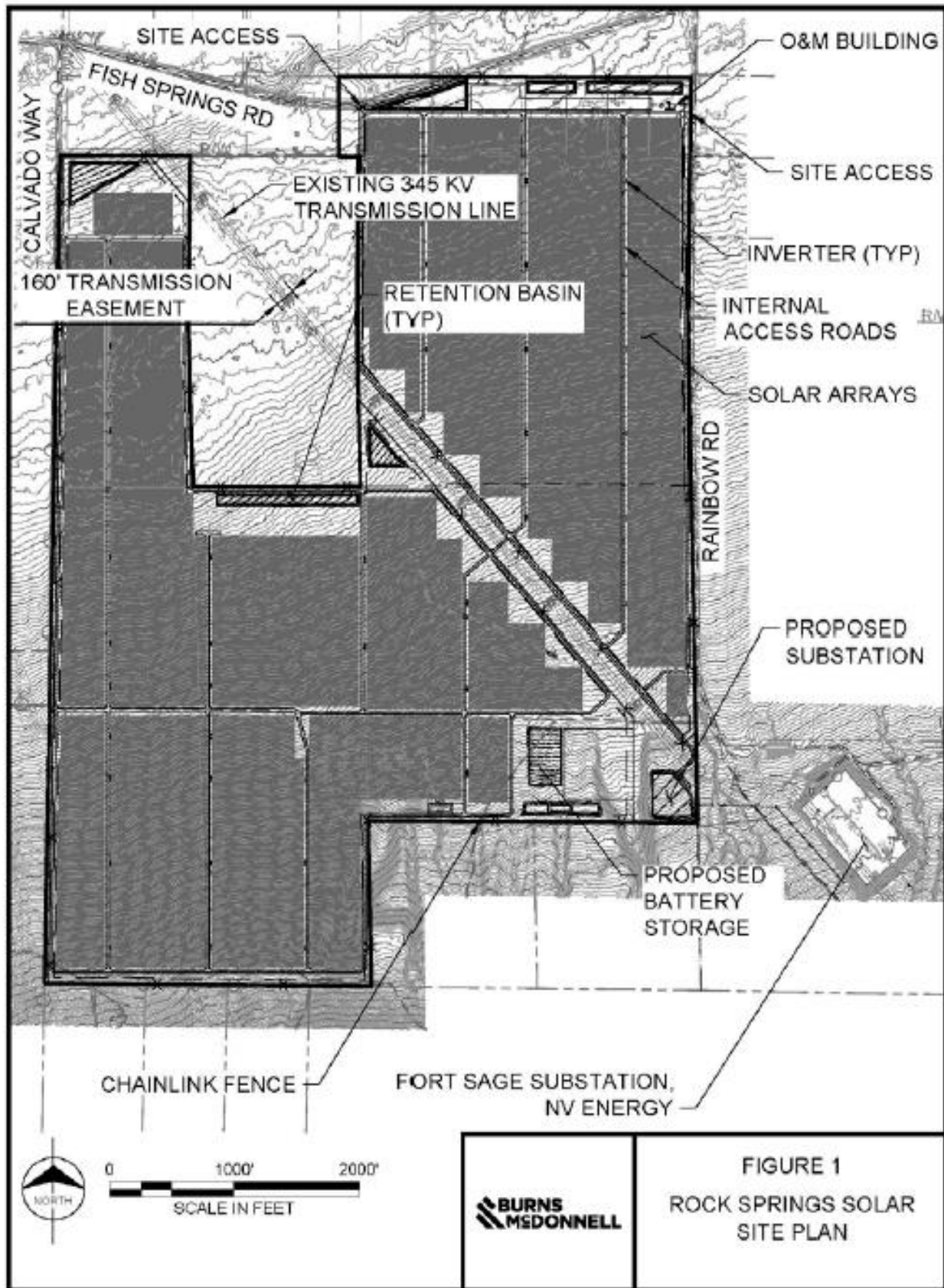
The subject property is designated as General Rural (GR). The proposed use of a 120MW solar power facility with an 84MW battery energy storage system, which is classified as energy production, renewable use type, is allowed in the GR regulatory zone provided the applicant obtain a special use permit per WCC 110.302.05.04. Therefore, the applicant is seeking approval of this SUP from the Planning Commission.

Additionally, Article 810, Special Use Permits, allows the Planning Commission to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Planning Commission will be ruling on the request(s) to vary the standards below:

Variance(s) Requested	Relevant Code
Waive all landscaping requirements	110.412.10(d) – Exemptions 110.412.50 – Industrial and Agricultural Use Types
Waive all parking design requirements	110.410.25 – Design of Parking Areas
Allow structures 100ft tall as part of substation	WCC Table 110.406.05.1 Part One - Height



Vicinity Map



Site Plan

Project Evaluation and Background

The applicant is requesting to establish a 120-MW solar photovoltaic generation facility with an 84MW battery energy storage system across approximately 660 acres and nine parcels roughly 45 miles north of Reno on the Nevada/California border. The applicant is requesting a major grading permit for 627 acres of disturbance and 426,000cy of cut and 426,000cy of fill. The applicant is requesting to vary the height, landscaping, and parking standards to allow substation heights exceeding 35ft, waive all landscaping standards, and waive all parking design standards. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and require a new substation.

The proposed facility is immediately west of the Fort Sage Substation and the unrelated approved Fish Springs Solar facility (WSUP20-0001). The transmission line serving the Fort Sage Substation bifurcates the subject parcels as shown in the site plan above.

The applicant has not made a determination regarding the type of battery storage, which will either be a lithium ion battery or a flow battery system. Both systems are anticipated to occupy approximately 20 acres next to the on-site substation and be housed in 20-40ft long containers. The type of battery should not impact the overall design of the facility.



FLOW BATTERY STACKABLE CONTAINERS
NOT TO SCALE



LITHIUM ION BATTERY CONTAINER (10' MAX HEIGHT)
NOT TO SCALE

Flow Battery vs Lithium Ion Battery Designs

The applicant is also requesting a 5-year time frame to complete all phases of the development as the applicant anticipates construction to start June 2023 with a 12-month construction period with up to 200 employees during construction. The applicant anticipates commercial operations to begin July 2024.

The completed facility will be served by 2-3 employees using approximately 1 acre-foot of water annually and serviced by a commercial septic system and future well.

Article 206 – High Desert Modifiers

Staff Comment: There are no applicable High Desert modifiers.

Article 302/304 - Allowed Uses

Staff Comment: WCC 110.304.30(d) defines the energy production use type as:

Energy production use type refers to the commercial production of electricity.

(2) Renewable Energy Production. Renewable energy production use type refers to the commercial production of energy utilizing solar, geothermal, wind, hydroelectric, and biomass sources of energy.

The proposed photovoltaic solar facility clearly fits the definition of an energy production, renewable use type. All affected parcels have a regulatory zone of General Rural (GR). Renewable energy production use type is a permitted use on General Rural regulatory zoned parcels with the issuance of a special use permit per WCC Table 110.302.05.4

Article 306 – Accessory Structures

Staff Comment: The applicant has not made a determination on whether the battery system will be housed in lithium ion battery connex boxes (cargo containers) or a series of flow battery buildings. However, the applicant will be allowed one container per acre or portion thereof for parcels larger than 5 acres per Washoe County Code 110.306.10(g)(1)(ii), resulting in a cap of 660 connex boxes. If the applicant chooses to opt for connex battery storage, all connex boxes located on the site shall be painted a solid muted color that blends with the surrounding vegetation, structures, or topography and remain free from severe damage and rust and all applicable standards in accordance with WWC 110.306.10(g)(1)(iii) and (iv).

Article 310 – Temporary Uses

Staff Comment: The proposed application does not make any specific mention of a contractor’s yard within the application. Any contractor’s yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45.

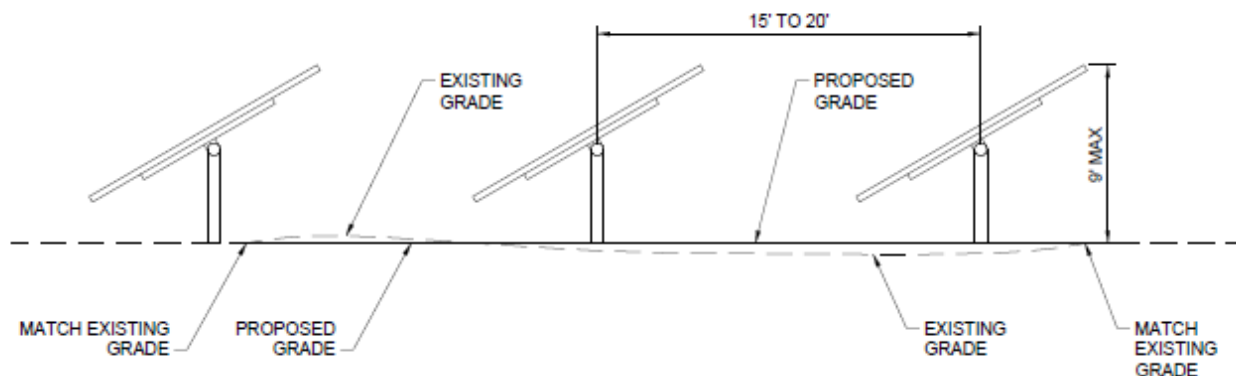
Article 324 – Communication Facilities

Staff Comment: The proposed application mentions a potential communication tower of 150ft. This is not specifically included within this application and may require an SUP in accordance with WCC 110.324.35.

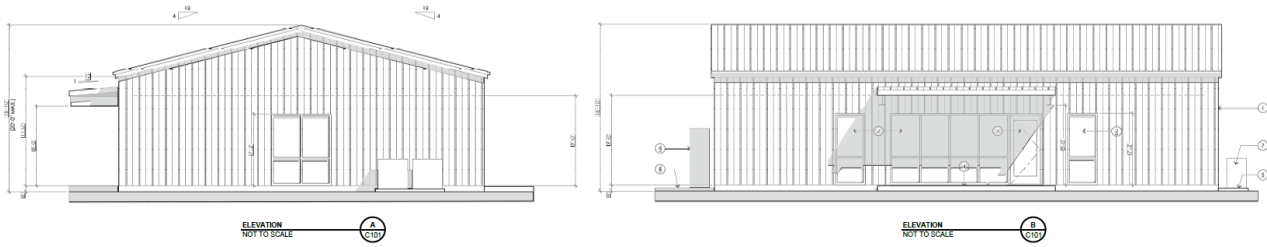
Article 406 Building Placement Standards

Staff Comment: The applicant is not requesting to vary any setbacks as part of this application. Therefore, all structures, including solar panels, must be within the relevant setbacks and height restrictions per WCC Table 110.406.05.1 as shown below:

Front	Side	Rear	Max Height
30ft	50ft	30ft	35ft

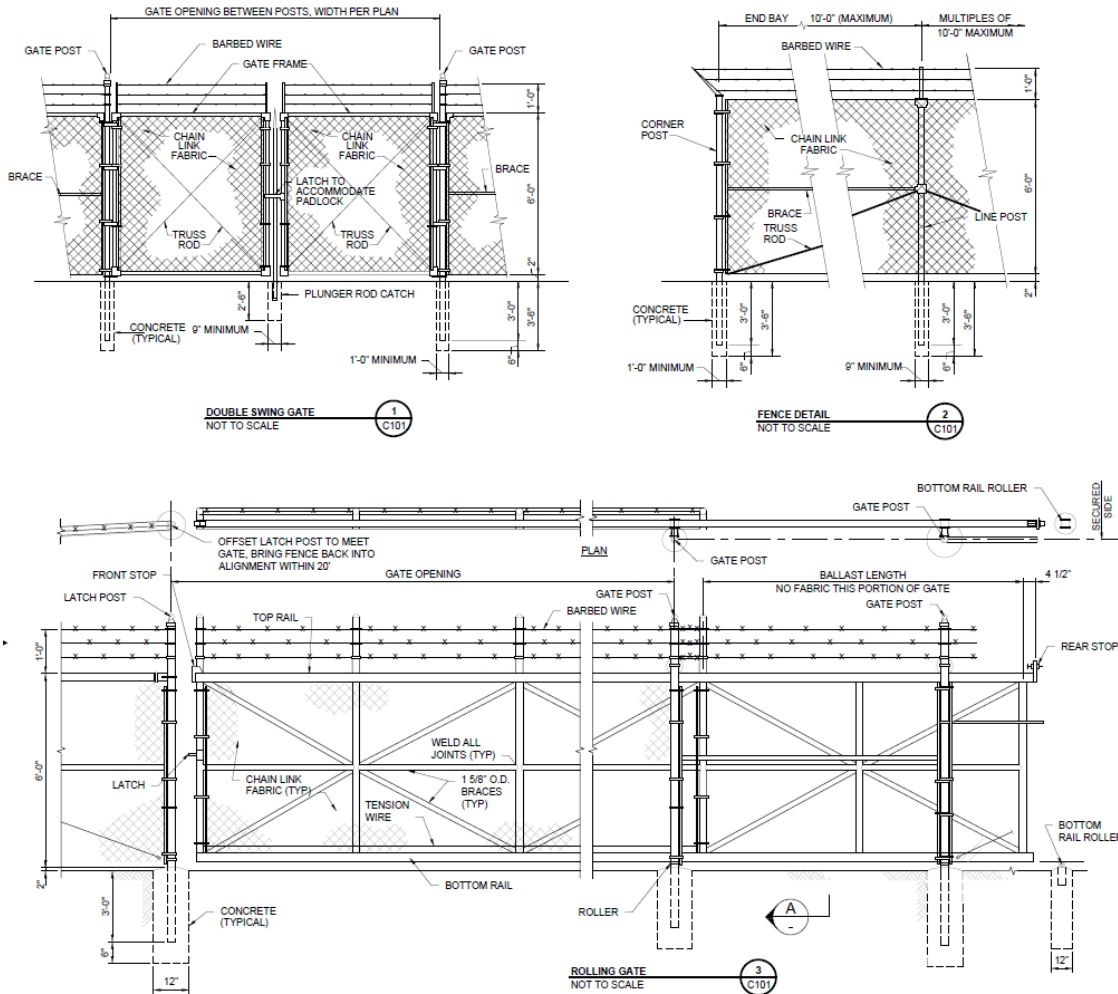


Solar Tracker



Control Facility

The applicant is also proposing 100ft tall substation components to include transformers, poles, and electrical equipment. The applicant has not explicitly requested to modify the height standard. However, an energy production use type necessitates substation facilities and electrical transmission facilities in excess of 35ft. These types of facilities are not specifically exempted from height restrictions under WCC 110.402.10, which includes church spires, chimneys, antennas, windmills, etc. Therefore, staff considers the 100ft tall components of the proposed substation to be included in the request to vary standards. Staff has provided conditions of approval modifying the height maximums for the substation and transmission lines in Exhibit A. These modifications of standards will not apply to battery storage facilities, which will need to remain 35ft or less in height.



Fence Details

The applicant is also proposing to install an 8ft high chain link fence in compliance with WCC 110.406.50(b). Staff has provided conditions of approval in Exhibit A requiring the fence to blend in with the surroundings to comport with the community character finding required by High Desert Policy 2.13.

Article 410 – Parking and Loading

Staff Comment: The proposed renewable energy production use type requires (1) parking space per employee during peak employment shift per WCC Table 110.410.10.4, (1) handicapped accessible space per Table 110.410.15.1, and (1) 25ft by 15ft loading space for every 20,000sf of gross floor area per 110.410.30(b).

The applicant anticipates that there will be a maximum of 3 employees on site at the facility during operations. This facility shall provide 3 total parking spaces in front of the power generation facilities, one of which must be a handicapped accessible space with applicable signage. However, if this facility qualifies for a Federal ADA machine space exemption, the handicapped parking requirement may be waived.

The applicant is also requesting to waive all of the parking requirements per WCC 110.410.25 on the basis that the facility is in a rural area without paved roads. Staff agrees that the parking lot design, wheel stops, striping and marking, paving, landscaping, and lighting requirements do not fit the surrounding high desert environment. Therefore, staff has provided conditions in Exhibit A waiving the parking requirements found in 110.410.25(a, c-g).

However, WCC 110.410.25(b, h-i) cover parking stall sizing and access to the parking area. Staff does not believe these standards should be changed as they provide adequate access and parking spaces.

The applicant did not provide the footprint of the anticipated employee operations and management structure. Staff is unable to determine the number of 25ft by 15ft loading spaces required for the building per 110.410.30(b). This will be determined at the building permit stage of the process.

Article 412 – Landscaping

Staff Comment: The proposed application provides no formal landscaping and the applicant is asking the Planning Commission to waive all of the provisions of Article 412. WCC 110.412.10(d) provides an exemption to the landscaping requirements for Energy Production, Renewable use types when located more than 1 mile from any residence and may be waived during the approval process. In this instance, the proposed project has at least two legal residences within 1 mile of the project site.

The applicant specifically cites that these standards should be waived due to the remote nature of the site. The applicant also suggested using chain link fencing in order to limit the noise impact on surrounding properties as opposed to slatted chain link fencing. Slatted chain link fencing meets the solid screening requirement under Article 412. The Empire/Gerlach CAB expressly requested chain link over slatted chain link for the neighboring Fish Springs Solar application WSUP20-0001 in 2020 as the slats rattle loudly in the high winds of the High Desert Planning Area.

Staff agrees that the required yards adjoining streets outlined in WCC 110.412.45(b) do not match the character of the high desert. Staff has provided conditions of approval in Exhibit A waiving the formal landscaping standards outlined in WCC 110.412.45(a-d) and 110.412.50(a-g). The applicant shall be required to maintain any landscaping they place on the property beyond the waived requirements in accordance with Article 412.

However, waiving the formal landscaping standards shall not exempt the applicant from the revegetation and stabilization requirements outlined in WCC 110.438.70 and 110.438.77, outlined in detail in the Article 438 section below.

Article 414 Lighting and Sound

Staff Comment: The applicant is proposing to install 14ft tall security lighting that is down shielded on motion sensors. These proposals conform with WCC 110.414.21.

Article 438 – Grading

Staff Comment: The applicant is proposing approximately 627 acres (27,312,120sf) of grading with no import or export of material within a preliminary grading plan. The included grading plans show the anticipated final grade elevations, and finished contours. The project is estimated to require approximately 426,000cy of cut and 426,000cy of fill. This exceeds the threshold requiring a Special Use Permit per WCC 110.438.35.

The applicant does not anticipate any need to import or export fill to or from the site. However, should the applicant be required to import fill, they will be required to provide a noxious weed plan per High Desert policy 2.2.

The applicant intends to mow or trim existing vegetation while leaving the roots in place to prevent ground erosion. Above ground vegetation will be removed to limit fire hazard. The proposed final grades are not anticipated to exceed a 3:1 slope. These provisions broadly comply with WCC 110.438.45, as outlined below:

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	4ft	4ft	4ft	NA
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured

Washoe County Engineering has provided conditions requiring a drainage report and detention of stormwaters on site. A drainage report is not required for a grading or Special Use permit per 110.420.05(b) but may impact final grading plans, especially in conjunction with the requirement to detain peak stormwater runoff on site. The applicant shall provide all conditioned finished grading plans prior to issuance of a building permit.

Article 505 - Signs

Staff Comment: The applicant is proposing a single sign no larger than 4ft by 8ft (32sf) at the main entry to the facility. This meets the requirements listed in Table 110.505.15.1 for a free-standing sign. Staff would like to take the opportunity to explicitly outline that 1 sign is allowed per site frontage to provide the applicant with flexibility to provide more than 1 sign for the entire facility.

Article 810 – Special Use Permits

Staff Comment: The proposed application qualifies as a development of Natural Resources SUP. Therefore, the following additional findings are required:

- a) The proposed development is not unduly detrimental to surrounding properties, land uses, and the environment in general;

- b) The proposed development will not unduly block scenic views or degrade surrounding scenic resources; and
- c) The proposed development will reclaim the site at the conclusion of the operation.

Article 812 – Projects of Regional Significance

Staff Comment: This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity and require the construction of a 34.5kV to 345kV conversion substation in compliance with the 2019 Truckee Meadows Regional Plan Appendix 2 subsection 2.

Area Plan Evaluation

The subject parcel is located within the High Desert Area Plan. The following are the pertinent policies from the Area Plan:

Policy	Brief Policy Description	Complies	Condition of Approval
HD 2.2	Noxious weed plan required	No	The Parks Program reviewed the proposed application and provided conditions in Exhibit A.
HD 2.5	Lighting must be consistent with “Dark Sky” standards	Yes	The proposed application provides down lit lighting.
HD 2.6	Outdoor lighting should be powered by renewables	Yes	The proposed facility provides solar power.
HD 2.8	All landscape designs will emphasize use of native and low water requirement vegetation	NA	Applicant has requested to vary this condition. Staff has provided conditions of approval modifying these standards in Exhibit A.
HD 2.10	Impacts of development will be mitigated	No	Staff has provided conditions of approval governing fence color, grading requirements, drainage maintenance and reclamation in Exhibit A
HD 2.13	Special Use Permit/ Admin. Permit finding that community character can be adequately conserved	Yes	Staff is able to make the finding that the proposed project will adequately preserve the community character as conditioned in Exhibit A.
HD 6.2	Fill slopes not to exceed 3:1 slope, hillside grading will establish a naturalistic appearance	Yes	Not applicable, this requirement is fulfilled under WCC 110.438.45
HD 6.4	Require eighty percent (80%) reestablishment of vegetation prior to release of the bonds.	No	Staff has provided conditions of approval requiring these standards in Exhibit A
HD 8.5	New residential and commercial properties require Parks Program review	Yes	The Parks Program reviewed the proposed application and provided conditions in Exhibit A.
HD 10.3	Special Use Permit finding of no significant degradation of air quality	Yes	Washoe County Air Quality Management Reviews the proposed application and provided conditions in Exhibit A.
HD 11.1	Development proposals to include a detailed soils and geo-technical study	No	Staff has provided conditions of approval requiring these standards in Exhibit A
HD 11.2	Development proposals will follow recommendations of geotechnical studies	No	Staff has provided conditions of approval requiring these standards in Exhibit A
HD 12.1	Master Plan Amendments, tentative maps, public initiated capital improvements, and projects impacting	Yes	Nevada Department of Wildlife reviewed the proposed application and provided conditions in Exhibit A.

	10+ acres to consult with Nevada Department of Wildlife		
HD 12.2	Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, federally classified Threatened and Endangered Species and their associated habitat must demonstrate how that project will protect the integrity of the migration route or habitat.	Yes	The Parks Program reviewed the proposed application and provided conditions in Exhibit A.
HD 15.3	Washoe County will work to ensure that the action of one property owner does not adversely impact the properties and rights of other property owners, as measured by increased flood peaks, volume of runoff, erosion, sedimentation, etc.	Yes	Staff has provided conditions of approval mitigating these impacts in Exhibit A
HD 16.4	Water rights shall be dedicated to Washoe County.	Yes	Washoe County Water Rights reviewed the proposed application and provided conditions in Exhibit A.
HD 16.5	Landscaping using drought tolerant plant encouraged	NA	Applicant has requested to vary this requirement. Staff has provided conditions of approval modifying these standards in Exhibit A.
HD 18.2	Use of curb and gutter will be minimized	Yes	The proposed application does not include any curb and gutter.

North Valleys Citizen Advisory Board (NVCAB)

Staff erroneously originally scheduled this application with the Gerlach/Empire CAB for Feb 11, 2021. However, staff subsequently found that this application is within the North Valleys CAB jurisdiction, despite being part of the High Desert Area Plan. This resulted in the cancellation of the Gerlach/Empire CAB for Feb 11, 2021. Staff rescheduled the CAB meeting for the North Valleys CAB meeting March 8, 2021. The NVCAB cancelled their March 8, 2021 meeting.

Out of an abundance of caution, staff sent out worksheets to both the North Valleys CAB and the Gerlach/Empire CAB and received two worksheet feedback from the North Valleys CAB which reflected concerns over:

- Impacts to wildlife
- Potential for battery leakage
- Road traffic impacts.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NDF- Endangered Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mark Freese, markfreese@ndow.org

Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sophia Kirschenman, skirschenman@washoecounty.us
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram, vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leo Vesely, PE lvesely@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa, grosa@washoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly, dakelly@washoecounty.us
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way, dway@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pyramid Lake Paiute Tribe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rebecca Lynn Palmer, rlpalmer@shpo.nv.gov
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.810.30, 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 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 High Desert Area Plan.

Staff Comment: The proposed use is consistent with the action programs, policies standards and maps of the Master Plan and the High Desert Area Plan as outlined above and conditioned in Exhibit A.

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 proposed application will have a substantial impact on the existing roadways and drainage of the area. The application was forwarded to Washoe County Engineering, who provided conditions of approval mitigating the impacts of grading, drainage, and road use in Exhibit A. Washoe County Health District and the Washoe County Water Rights Coordinator also provided conditions regarding proof of water rights, commercial septic systems, and well provision in Exhibit A.

3. **Site Suitability.** That the site is physically suitable for an energy production, renewable use and major grading permit and for the intensity of such a development.

Staff Comment: The proposed site is physically suitable for an energy production use type. The proposed site is approximately 2,600 ft south of the 100 year flood plain in the general vicinity. This area is labeled as unconstrained per the High Desert Area Plan Development Suitability Map. The proposed site as also adjacent to both a High Voltage transmission line and existing substation, making the site highly desirable for energy production uses.

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 facility is broadly similar in design to the neighboring Fish Springs Solar Facility approved under WSUP20-0001 on March 3, 2020. Staff has provided conditions of approval addressing drainage, road usage, color, fence type, lighting, and grading in order to mitigate the negative effects of the proposed facility in Exhibit A.

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 noticing area of the proposed facility.

Additional findings per 110.810.35:

6. Environment. That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;

Staff Comment: The proposed application was forwarded to the Nevada Department of Wildlife Protection (NDEP), Nevada Division of Forestry, Endangered Species (NDF), and Nevada Division of Wildlife (NDOW) for comment. The applicant will be required to obtain permits from NDEP for grading operations disturbing an area of more than 1 acre per WCC 110.438.100. NDOW provided conditions of approval mitigating the impacts to animal populations as found in Exhibit A. Washoe County staff reviewed the impacts of this development relative to mapped wildlife corridors, drainage, and development suitability maps in the Conservation Element and High Desert Area Plan.

7. Impact on Scenic Resources. That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and

Staff Comment: The proposed facility will abide by the 35ft height maximum for General Rural regulatory zoned parcels except for aspects of the required substation. This will not unduly block scenic views or degrade surrounding scenic resources.

8. Reclamation. That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

Staff Comment: Staff has provided conditions of approval in Exhibit A requiring a reclamation plan and reclamation bond for the proposed facility.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0001 is being recommended for approval with conditions. Staff offers the following motion for the 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 conditions Special Use Permit Case Number WSUP21-0001 for Applicant CED Rock Springs Solar LLC for the following requests:

- 1) The establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system, which is an Energy Production, Renewable Use type;
- 2) Major grading for 627 acres of ground disturbance, including 426,000cy of cut and 426,000cy of fill for site preparation;
- 3) Requests to vary height, landscaping and parking requirements;

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 High Desert 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 an energy production, renewable use and major grading permit 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.

And having made the additional findings per 110.810.35:

6. Environment. That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
7. Impact on Scenic Resources. That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
8. Reclamation. That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

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.

Applicant: CED Rock Springs Solar, LLC, 100 Summit Lake Dr, Valhalla, NY, 10595

Representatives: NewFields, 3265 N Fort Apache Rd, Las Vegas, NV 89129



Conditions of Approval

Special Use Permit Case Number WSUP21-0001

The project approved under Special Use Permit Case Number WSUP21-0001 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on May 4, 2021. 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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Dan Cahalane, dcahalane@washoecounty.us , 775-328-3628

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. 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.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within **five** years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- 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 business license will be obtained to for the new use.
- f. The substation and connecting electrical infrastructure shall be exempt from the height restrictions for General Rural regulatory zones per WCC table 110.406.05.1
- g. Fencing surrounding the facility shall be painted a color that blends in with the surroundings and shall not have slats in accordance with High Desert Policy 2.13.
- h. The facility shall be exempted from the parking standard requirements found in WCC 110.410.25(a, c-g) except for the required ADA parking spot, unless exempted under the federal machine space exemption, in order to maintain the High Desert character under High Desert Policy 2.13
- i. The facility shall be exempted from the formal landscaping standards found in WCC 110.412.45(a-d) and 110.412.50(a-g) in order to maintain the High Desert character under High Desert Policy 2.13.
- j. The applicant shall provide detailed soils and geo-technical studies as part of the required grading permit plans per High Desert Policy 11.1. These plans shall comply with WCC 110.438.45-100. The applicant shall abide by all recommendations of the provided geotechnical studies per High Desert Policy 11.2.
- k. The applicant shall provide improved drainage in their final grading plans along the edges of the proposed site to mitigate any impacts to access roads and or legal developments in

the area or provide proof that there is no increased runoff from the proposed project. Applicant shall maintain all improved drainage areas throughout the life of the proposed project. These conditions are designed to satisfy High Desert Policy 15.3.

- I. In conformance with Washoe County Code Section 110.810.35(c), a reclamation plan shall be prepared prior to the issuance of building or grading permits. This shall ensure that the solar panels and associated infrastructure are properly decommissioned and the site is restored at the end of the solar facility's useful life. The plan shall be developed in consultation with the Nevada Department of Wildlife and/or the Nevada Department of Environmental Protection. At a minimum, the plan will include:
 - i. existing site conditions;
 - ii. the area of impact (to include all portions of the subject site);
 - iii. reclamation goals and methods;
 - iv. measures to prevent the spread of noxious weeds;
 - v. reclamation success criteria; and appropriate monitoring provisions.
- m. Prior to the issuance of building/grading permits, the applicant shall post a financial assurance for reclamation for eighty percent (80%) of the total reclamation costs as identified in the reclamation plan per condition 1l.
 1. At a minimum, revegetation of the site must result in eighty percent (80%) re-establishment of vegetation prior to the release of the bonds in accordance with High Desert Policy 6.4.
- n. Any contractor's yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45
- o. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely, P.E., 775-328-3600

- 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 developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- f. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
- g. 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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- h. A drainage report prepared by a licensed 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 peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- j. Provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

Washoe County Water Rights

3. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, vbehmaram@washoecounty.us

- a. The applicant and County personnel shall estimate the post construction projected annual ground water demand for the project to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination.
- b. Adequate ground water rights for both the construction phase and per the estimate in item # 1 shall be transferred to an appropriate ground water well / wells on parcels associated with this application. Transfer of these water rights may require filing of applications with the Nevada Division of Water Resources.
- c. The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the High Desert Area Plan.

- d. For the construction phase, proof of adequate water rights shall be provided prior to start of the construction phase. These water rights may be temporary in nature, and rely on Temporary permits from the Nevada Division of Water Resources.
- e. For the operational phase the proof of adequate water rights per item # 1 above shall be provided before Final inspection sign-off.

Washoe County Parks Program

- 4. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman, skirschenman@washoecounty.us

- a. The applicant shall consult with the USFWS to determine whether an incidental take permit is required for the proposed solar project. If this permit is required, it must be received prior to issuance of grading and/or building permits.
- b. The application indicates that no export or import of material is anticipated with the proposed project. Should importation of earthen materials be necessary, those materials shall be “certified weed free” to prevent the spread of noxious weeds in Washoe County.
- c. In conformance with the High Desert Area Plan Policy 2.2, prior to the issuance of building or grading permits, the applicant shall prepare a noxious weed management plan in consultation with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.
- d. The highlighted portions of the attached document (See Exhibit D), Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction (attached hereto), shall be included in the final plan set notes.
- e. The application states that a revegetation plan is being prepared for review. Prior to the issuance of building/grading permits, the applicant shall submit a revegetation plan, prepared by a qualified professional, to Washoe County Parks for review and approval. At a minimum, the plan will include:
 - a. Existing site conditions;
 - b. The area of impact (to include all disturbed undeveloped portions of the subject site);
 - c. Restoration goals;
 - d. Selection of native/perennial adapted plants or seed mixes;
 - e. Revegetation methods;
 - f. Measures to prevent the spread of noxious weeds;
 - g. Revegetation success criteria; and appropriate monitoring provisions.

Washoe County Health District - EHS

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

Contact Name – David Kelley, Dakelly@washoecounty.us

- a. Septic disposal is proposed as part of this plan. State of Nevada Bureau of Water Pollution (BWPC) should be consulted as they have jurisdiction over commercial septic systems. Any necessary building permits will need to match the BWPC approved septic in order to be approved by EHS during the plan review process.

- b. Future well installation is proposed as part of this plan. Permits for well installation will be required from EHS and approval from TMWA may be required if in TMWA's service area. State of Nevada Bureau of Safe Drinking Water should be consulted to determine if a public water system permit is required.

Washoe County Health District - AQM

6. The following conditions are requirements of the Washoe County Health District – Air Quality Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, GRosa@washoecounty.us

- a. The AQMD will require a Dust Control Permit for the 660 acres of disturbance and a Supplemental Dust Control Plan from Rock Springs Solar. The Supplemental Dust Control Plan will need to include specifics in regards to phasing of the project, dust control measures being employed during the course of construction and a long term dust control plan for the Rock Springs Solar Project. The Dust Control Permit Application and Supplemental Dust Control Plan will need to be reviewed by the AQMD prior to the issuance of a Dust Control Permit.
- b. The construction of the project may also require the use of mobile stationary source equipment such as aggregate crushers and screens. These pieces of equipment will require a Stationary Source permit with the AQMD prior to their use. The AQMD will need a better understanding of any support structures or equipment to determine if any additional Stationary Source permits will be required. This equipment may include but is not limited to fuel burning equipment, emergency generators, etc. that have the potential to emit 2 pounds per day of criteria air pollutants or 1 pound a day of toxic air pollutants.

State Historic Preservation Office

7. The following conditions are requirements of the State Historic Preservation Office, which shall be responsible for determining compliance with these conditions.

Contact Name – Rebecca Lynn Palmer, rlpalmer@shpo.nv.gov

- a. If Indian burials are identified or disturbed during the course of grading or construction of this project, state law requires that all work in the vicinity of the find cease and the person shall immediately report the discovery and the location of the Indian burial site to the State Historic Preservation Office (NRS 38.170.1(a)).

Truckee Meadows Fire Protection District

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

Contact Name – Dale Way / Brittany Lemon, dway@tmfpd.us / blemon@tmfpd.us

- a. Shall complete a Hazardous Materials Management Plan (HMMP) for the site. (2018 IFC 407.6 / 5001.5.1) prior to construction.
- b. Shall complete a Hazardous Materials Inventory Statement (HMIS) for the site. (2018 IFC 407.5 / 5001.5.2) prior to construction.
- c. Energy Storage Systems shall comply with NFPA 855, 2020 Edition.

*** End of Conditions ***

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-3600
 FAX (775) 328.3699



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

Date: January 26, 2021

To: Dan Calalane, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP21-0001 – Rock Springs Solar**
 APNs: see APNs listed in application

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow for the establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system which is an Energy Production, Renewable use; 2) major grading for 627 acres of ground disturbance, including 143,000cy of cut and 143,000cy of fill for site preparation; 3) request to extend the Special Use Permit expiration period from 2 years to 5 years and; 4) requests to vary landscaping, parking, and grading standards by waiving all landscaping requirements, and waiving the paved parking requirement. 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 site and the application prepared by NewFields Consultants for conEdison Clean Energy. The County Engineer shall determine compliance with the following conditions of approval.

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

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.



INTEGRITY



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QUALITY
PUBLIC SERVICE

Subject: **WSUP21-0001 – Rock Springs Solar**
Date: January 25, 2021
Page: 2

5. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
6. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
7. 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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. A drainage report prepared by a licensed 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 peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

1. Provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. There are no utility related conditions of approval.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

January 26, 2021

TO: Dan Cahalane, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar)

Project description:

For possible action, hearing, and discussion to approve a special use permit for 1) the establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system which is an Energy Production, Renewable use; 2) major grading for 627 acres of ground disturbance, including 143,000cy of cut and 143,000cy of fill for site preparation; 3) request to extend the Special Use Permit expiration period from 2 years to 5 years and; 4) requests to vary landscaping, parking, and grading standards by waiving all landscaping requirements, and waiving the paved parking requirement. This project meets the standard for a project of regional significance, because it will generate more than 5 MW of electricity, require construction of a substation and will require approval by the regional planning authorities before any approval at the county level would take effect. The substation will be located on APN 074-040-25 This project also requires recommendation to amend to the Regional Utility Corridor Map from the Board of County Commissioners. This project will also need to comply with all Federal and State approvals before any approval at the county level would take effect.

The project is located at Approximately 45 miles northwest of Reno, near Flannigan, Assessor's Parcel Numbers: 074-061-21; 074-061-29; 074-061-30; 074-061-36; 074-061-37; 074-061-39; 074-040-20; 074-040-22; 074-040-25.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and conditions:

Comments: This project will require ground water rights in support of the commercial activities proposed. The application as submitted does not include any specific information regards water rights. The applicant shall be aware that there no unappropriated water rights which remain available within Honey Lake Basin where this project is located.

Conditions:

- 1) The applicant and County personnel shall estimate the post construction projected annual



WASHOE COUNTY
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ground water demand for the project to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination.

- 2) Adequate ground water rights for both the construction phase and per the estimate in item # 1 shall be transferred to an appropriate ground water well / wells on parcels associated with this application. Transfer of these water rights may require filing of applications with the Nevada Division of Water Resources.
- 3) The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the High Desert Area Plan.
- 4) For the construction phase, proof of adequate water rights shall be provided prior to start of the construction phase. These water rights may be temporary in nature, and rely on Temporary permits from the Nevada Division of Water Resources.
- 5) For the operational phase the proof of adequate water rights per item # 1 above shall be provided before Final inspection sign-off.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space

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

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: January 29, 2021

SUBJECT: Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar)



I have reviewed WSUP21-0001 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for major grading to support the development of a 120MW solar facility approximately 45 miles north of Reno, in the southeastern Honey Lake Valley. According to the application, site elevation ranges from 4,000 to 4,200 feet above sea level. The Nevada Department of Wildlife has also indicated that there may be a spring just north of the site that would be surrounded on three sides by the proposed development.

The Recovery Plan for the Carson wandering skipper, approved by the U.S. Fish and Wildlife Service (USFWS) in 2007, states that a single male Carson wandering skipper (listed as an endangered species under the Endangered Species Act) was sighted south of Flanigan along the southeastern boundary of a dry alkali flat in 2004. The subject site is located in close proximity to this area. Additionally, the USFWS indicates that habitat for this endangered species occurs east of the Sierra Nevada, near springs or other water bodies, on lands at an elevation less than 5,000 feet and characterized by the presence of salt grass. Based on this description, it appears as though the project site could provide habitat for the Carson wandering skipper.

Under the Endangered Species Act (ESA) it is illegal to “take” a listed species through direct harm or habitat destruction without being issued an incidental take permit by the USFWS. Incidental take permits are only required “in an area where ESA-listed species are known to occur and where their activity or activities are reasonably certain to result in incidental take.” It is the opinion of Parks Program staff that further consultation with the USFWS is necessary to determine whether an incidental take permit is required. Additionally, the application states that a revegetation plan is being prepared for review. Given these considerations, the Parks Program requires the following conditions of approval:

1. The applicant shall consult with the USFWS to determine whether an incidental take permit is required for the proposed solar project. If this permit is required, it must be received prior to issuance of grading and/or building permits.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Memo to: Dan Cahalane
Subject: WSUP21-0001
Date: January 29, 2021
Page: 2

2. The application indicates that no export or import of material is anticipated with the proposed project. Should importation of earthen materials be necessary, those materials shall be “certified weed free” to prevent the spread of noxious weeds in Washoe County.
3. In conformance with the High Desert Area Plan Policy 2.2, prior to the issuance of building or grading permits, the applicant shall prepare a noxious weed management plan in consultation with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.
4. The highlighted portions of the attached document, *Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction* (attached hereto), shall be included in the final plan set notes.
5. The application states that a revegetation plan is being prepared for review. Prior to the issuance of building/grading permits, the applicant shall submit a revegetation plan, prepared by a qualified professional, to Washoe County Parks for review and approval. At a minimum, the plan will include: existing site conditions; the area of impact (to include all disturbed undeveloped portions of the subject site); restoration goals; selection of native/perennial adapted plants or seed mixes; revegetation methods; measures to prevent the spread of noxious weeds; revegetation success criteria; and appropriate monitoring provisions.
6. In conformance with Washoe County Code Section 110.810.35(c), a reclamation plan shall be prepared prior to the issuance of building or grading permits. This shall ensure that the solar panels and associated infrastructure are properly decommissioned and the site is restored at the end of the solar facility’s useful life. The plan shall be developed in consultation with the Nevada Department of Wildlife and/or the Nevada Department of Environmental Protection. At a minimum, the plan will include: existing site conditions; the area of impact (to include all portions of the subject site); reclamation goals and methods; measures to prevent the spread of noxious weeds; reclamation success criteria; and appropriate monitoring provisions.
7. In conformance with the High Desert Area Plan Policy 6.4, prior to the issuance of grading permits, the applicant shall post a revegetation/reclamation bond for eighty percent (80%) of the total revegetation/reclamation costs.



University of Nevada
Cooperative Extension

Fact Sheet FS-03-59

Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction Activities

**Steven Siegel, Environmental Scientist
Sierra Pacific Power Company**

**Susan Donaldson, Water Quality Education Specialist
University of Nevada Cooperative Extension**

Invasive weeds are plants that have been introduced into an environment outside of their native range, where they have few or no natural enemies to limit their spread. Invasive weeds affect us all—as homeowners, taxpayers, consumers, tourists, and land managers. Some invasive weeds are designated as noxious in Nevada state law, requiring control by the property owner or manager.

The spread of invasive and noxious weeds is a significant issue in construction projects that involve land disturbance. Earth moving activities contribute to the spread of weeds, as does the use of contaminated construction fill, seed, or erosion-control products. Permits for construction projects may now require that measures be incorporated to identify and manage these weeds.

Experience has demonstrated that prevention is the least expensive and most effective way to halt the spread of noxious and invasive weeds. Preventing the establishment or spread of weeds relies upon:

- Educating workers about the importance of managing weeds on an ongoing basis;
- Properly identifying weed species;
- Avoiding or treating existing weed populations; and
- Incorporating measures into projects that prevent weed seeds or other plant parts from establishing new or bigger populations such as certification of weed-free products.

A search was conducted of Internet sites and published permit requirements that incorporate weed prevention measures to determine appropriate practices to prevent weed spread during projects involving land disturbance. These measures may not be applicable or appropriate for all projects, but the list below should contain at least a few useful measures for any project. The weed management process should include education, weed identification, avoidance or treatment and reclamation of bare or disturbed areas. Following the list of management practices, we have provided sample suggested language for inclusion in contracts for projects that may be impacted by weed invasion.

Construction and Property Maintenance

1. Incorporate a strategy of integrated weed management into construction layout, design, and project alternatives evaluation.
2. Remove or treat seed sources and other viable reproducing plant parts that could be spread by construction disturbance or by passing vehicles or foot traffic.
3. Avoid moving weed-infested gravel, rock and other fill materials to relatively weed-free locations. Gravel and fill should come from weed-free sources. Inspect gravel pits and fill sources to identify weed-free sources.
4. Identify existing noxious weeds along access roads and control them before construction equipment moves into relatively weed-free areas.
5. Clean off-road equipment (power or high-pressure cleaning) of all mud, dirt, and plant parts before moving into relatively weed-free areas.
6. Minimize the removal of roadside vegetation during construction, maintenance and other ground-disturbing activities.
7. Use only certified weed-free straw and mulch for erosion control projects. Consider the use of weed-free fiber roll barriers or sediment logs.
8. Minimize contact with roadside sources of weed seed that could be transported to other areas.
9. Keep active road construction sites that are in relatively weed-free areas closed to vehicles that are not involved with construction.
10. Road maintenance programs should include monitoring and treatment for noxious weeds.
11. Provide training to management and workers on the identification of noxious weeds, the importance of noxious weed control and measures to minimize their spread.
12. Quickly treat individual plants or small infestations before they become established, produce seed or are able to spread.

Seeding and Planting

1. Obtain soil components and mulches from weed-free sources.
2. Purchase and use only certified weed-free seed.
3. Reestablish vegetation on all bare ground (including areas denuded by fire) to minimize weed spread.
4. Ensure establishment and maintenance of vigorous, desirable vegetation to discourage weeds.
5. Minimize contact with sources of weed seed in areas not yet revegetated.
6. Monitor all seeded sites for weed infestation. Treat all weeds adjacent to newly seeded areas prior to planting and treat planted areas for weeds in the first growing season.
7. Mulch to minimize the amount of noxious weed seeds that will reach the soil surface and subsequently germinate.

Grazing and Livestock Management

1. Refrain from grazing or moving cattle through populations of noxious weeds while they are setting seed or when fruit is ripened.

2. Purchase only weed-free hay and other feed.
3. Keep cattle and other livestock out of newly planted areas.
4. Employ rotational grazing and other management strategies that minimize soil disturbance.
5. Purge animals with weed-free feed for five days before moving them from infested to non-infested areas

General

1. Identify and map noxious weed populations on lands that you own or manage. Provide mapping information using the protocol for your state's weed mapping efforts. Contact the Natural Resources Conservation Service, 775-784-5863 ext. 118, for Nevada's protocol.
2. Suppress fires that may impact native plant populations. Clean vehicles that may contribute to the spread of weeds during fire fighting activities.
3. Minimize soil disturbances caused by water, vehicle, and animal traffic in weed infested areas.
4. Minimize transport of weed seeds or reproductive weed parts by irrigation water.

Suggested Construction Contract Wording for Weed Prevention

Note: This section is provided as an example of language that can be included in construction contracts when appropriate to help prevent the spread of weeds. Nevada Revised Statutes Chapter 555 advises that the control of noxious weeds is the responsibility of every landowner or occupant. This suggested contract wording can be modified as needed to fit individual projects.

Prior to any construction disturbance you will:

- Identify and map all noxious and invasive weed populations present in the project area
- Treat or contain any weed populations that may be impacted or disturbed by construction activity
- Flag all weed populations to be avoided
- Provide training to construction workers and equipment operators on the identification of weeds to be avoided
- Certify that all construction material sources used for supplies of sand, gravel, rock and mulch are weed-free prior to obtaining or transporting any material from them
- Obtain and use only certified weed-free straw or use fiber roll logs for sediment containment
- Wash and inspect all vehicles for weed seeds and plant parts prior to bringing them onto the job site
- Install stormwater Best Management Practices to prevent erosion of the job site and the potential transport of weedy material onto or off of the job site

During construction you will:

- Minimize ground disturbance and vegetation removal as much as possible and practical

- Wash, or using an air compressor, blow clean all vehicles (including tires and undercarriage) that may have entered weed-infested areas prior to entering uninfested areas of the job site
- Restrict vehicles or other traffic that may transport weed seeds or plant material from entering the job site unless they are first washed and inspected

After construction is complete you or the property owner will:

- Revegetate or otherwise prevent the establishment of weeds in all areas of the job site through a program of monitoring and post-construction weed treatment for the life of the project
- Revegetate using soil components and mulches obtained from non-weed infested sources
- Utilize seed and other plant materials that has been checked and certified as noxious weed-free and that has a weed content of 0.05 percent or less
- Revegetate using plant materials that have a high likelihood of survival
- Maintain all planted material and native vegetation located on the project site for the life of the project

References:

- California Bureau of Land Management. 2003. Weed Management and Prevention Guidelines for Public Lands. <http://www.ca.blm.gov/pa/weeds/weedprevent.html>
- Center for Invasive Plant Management. 2003. Guidelines for Coordinated Weed Management of Noxious Weeds: Development of Weed Management Areas, Section IV: Prevention and Early Detection and Appendix 1: Sample Contracts, Agreements and Memorandums of Understanding. <http://www.weedcenter.org/management/guidelines/tableofcontents.html>
- Colorado Bureau of Land Management. 1991. Prototype Weed Prevention Measures. <http://www.co.blm.gov/botany/lolostip.htm>
- Lewis County Noxious Weed Control Board. 2003. Weed Prevention. Washington State University Cooperative Extension. Lewis County, Washington.
- Sheley, Roger and Kim Goodwin. 2000. Plan Now For Noxious Weed Invasion. Montana State University.
- Sheley, R., M. Manoukian and G. Marks. 2000. Preventing Noxious Weed Invasion. Pp. 69-72 in: Biology and Management of Noxious Rangeland Weeds, ed. R.L. Sheley and J.K. Petroff. Oregon State University Press, Corvallis, Oregon.
- Trainor, Meghan and A.J. Bussan. 2000. Integrated Weed Management; Preventing Weed Invasion. Montana State University Extension.

For more information, contact:

University of Nevada Cooperative Extension
5305 Mill St., Reno, NV 89502
(775) 784-4848

Nevada Department of Agriculture
405 South 21st Street, Sparks, NV 89431
(775) 353-3673

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**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

January 22, 2021

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

RE: Rock Springs Solar ; 074-061-21
Special Use Permit; WSUP21-0001

Dear Washoe County Staff:

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

Contact Name – David Kelly

- a) Septic disposal is proposed as part of this plan. State of Nevada Bureau of Water Pollution (BWPC) should be consulted as they have jurisdiction over commercial septic systems. Any necessary building permits will need to match the BWPC approved septic in order to be approved by EHS during the plan review process
- b) Future well installation is proposed as part of this plan. Permits for well installation will be required from EHS and approval from TMWA may be required if in TMWA's service area. State of Nevada Bureau of Safe Drinking Water should be consulted to determine if a public water system permit is required.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly
EHS Supervisor
Environmental Health Services
Washoe County Health District



From: [Rosa, Genine](#)
To: [Cahalane, Daniel](#)
Subject: Jan Agency Review AQ Comments
Date: Friday, January 22, 2021 3:32:32 PM

Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar)

The AQMD will require a Dust Control Permit for the 660 acres of disturbance and a Supplemental Dust Control Plan from Rock Springs Solar. The Supplemental Dust Control Plan will need to include specifics in regards to phasing of the project, dust control measures being employed during the course of construction and a long term dust control plan for the Rock Springs Solar Project. The Dust Control Permit Application and Supplemental Dust Control Plan will need to be reviewed by the AQMD prior to the issuance of a Dust Control Permit. The construction of the project may also require the use of mobile stationary source equipment such as aggregate crushers and screens. These pieces of equipment will require a Stationary Source permit with the AQMD prior to their use.

The AQMD will need a better understanding of any support structures or equipment to determine if any additional Stationary Source permits will be required. This equipment may include but is not limited to fuel burning equipment, emergency generators, etc. that have the potential to emit 2 pounds per day of criteria air pollutants or 1 pound a day of toxic air pollutants.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com



From: [Mark Freese](#)
To: [Cahalane, Daniel](#)
Subject: Rock Springs Solar Project
Date: Wednesday, January 27, 2021 4:08:29 PM

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Dan,

Please find below NDOW recommendation for the Rock Springs Solar Project.

- We recommend avoiding construction activities December 1 – May 15, in those areas south of Fish Springs Road to avoid impacts to wintering mule deer and sage-grouse. It is especially important to avoid construction activities in areas within 3 miles of a lek from March 1 – May 15 from 6 pm to 9 am to avoid lekking sage-grouse that are sensitive to noise.
- We support the proposals plan to bury the transmission line to avoid predation impacts to sage-grouse. Research has demonstrated that sage-grouse in the Virginia Mountains are especially susceptible to predation, particularly by ravens due to increased anthropogenic infrastructure and raven subsidies. Furthermore, we recommend discouraging raven nest building or perching on infrastructure utilizing the state of the art technologies. Lastly, we recommend implementing a plan to eliminate or minimize raven food subsidy opportunities.
- 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.
- 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.
- All surface disturbing activities should occur outside of the migratory bird nesting period (February 1 to August 15 for raptors and April 15 to July 15 for all other avian species). If surface disturbing activities are to occur during this period, pre-construction avian surveys would be conducted in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface disturbing. If ground disturbing activities do not take place within 14 days, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.

- To prevent entrapment of wildlife, all steep-walled trenches, auger holes, or other excavations would be covered at the end of each day or when long breaks in construction activity are expected.
- NDOW encourages that a noxious and invasive species plan be developed and implemented to prevent the introduction and spread of undesirable species into adjacent habitat. Such a plan should include prevention measures, inventory, monitoring, and treatment. Noxious and invasive species plans ensure wildlife compatibility with new development by protecting and conserving adjacent habitat.
- Fire ignitions can result from construction and operation activities. Fires have occurred on rangelands in much of northern Nevada leading to cheatgrass (and other weeds) dominated areas. These cheatgrass dominated rangelands have reduced the quality and quantity of wildlife habitat. These areas are prone to burning and are easily ignited. NDOW recommends using the best management practices and other tools to reduce the risk of fire ignitions during construction and operation.
- We recommend having a reclamation/restoration plan in place so that at the projects end, solar panels and associated infrastructure are properly decommissioned and disposed of and the site is rehabilitated and improved to provide habitat for wildlife.
- We request road access remain open to the public on Rainbow Road to Newcome Lake.
- Based upon aerial imagery, there may be a spring just north of the project site, but surrounded on three sides by the development. Can you verify if this is a spring? If it is a spring, then the development likely will preclude access to terrestrial wildlife. We are willing to work with the developer on a plan to offset this impact.
- NRS 701.600-640 and NAC 701.800-820 requires renewable energy applicants (of applicable size) to file a notice (application) and provide an initial fee to the Nevada Department of Wildlife (NDOW) for evaluation of the project. The application and initial fee is to be submitted to NDOW concurrently with application submittal to any other (local, State or Federal) government agency in the State of Nevada. For additional information and to access the application form, please go to http://www.ndow.org/Our_Agency/Special_Projects/. Please complete this process if you haven't already done so.

Please let us know if you have any questions.

Thank you,
Mark

Mark Freese, Habitat Biologist
Nevada Department of Wildlife
1100 Valley Road
Reno, Nevada 89512

(775) 688-1145
markfreese@ndow.org

Support Nevada's Wildlife...Buy a Hunting and Fishing License

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From: [Rebecca Palmer](#)
To: [Cahalane, Daniel](#)
Subject: RE: Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar)
Date: Wednesday, January 20, 2021 4:13:10 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image009.png](#)
[image008.png](#)
[image010.png](#)

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Thank you very much for asking. If there are no federal laws, regulations, or state statutes that govern this project, all of which would require a cultural resource inventory prior to the completion of the project, I would agree with a condition of approval as:

If Indian burials are identified or disturbed during the course of grading or construction of this project, state law requires that all work in the vicinity of the find cease and the person shall immediately report the discovery and the location of the Indian burial site to the State Historic Preservation Office (NRS 38.170.1(a)).

Rebecca Lynn Palmer

Administrator/State Historic Preservation Officer
Nevada State Historic Preservation Office
(O): 775-684-3443
rlpalmer@shpo.nv.gov

From: Cahalane, Daniel <DCahalane@washoecounty.us>
Sent: Wednesday, January 20, 2021 3:51 PM
To: Rebecca Palmer <rlpalmer@shpo.nv.gov>
Subject: RE: Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar)

Hi Rebecca,

Thank you for this feedback. There has been no work done on this project. Are there conditions of approval that SHPO would like to provide for this SUP? Or should I interpret "as a condition of approval?"

Regards,

Let us know how we're doing. Please tell us how we did by taking a [quick survey](#)



Dan Cahalane

Planner | Community Services Department- Planning & Building Division

dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100 | Email: Planning@washoecounty.us

1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Rebecca Palmer <rlpalmer@shpo.nv.gov>

Sent: Wednesday, January 20, 2021 3:48 PM

To: Cahalane, Daniel <DCahalane@washoecounty.us>

Cc: Robin Reed <rreed@shpo.nv.gov>

Subject: Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar)

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Good Afternoon Dan Cahalane,

The Nevada SHPO has reviewed the proposed project for the likelihood of significant cultural resources. To complete this task, the SHPO has reviewed the online statewide archaeological inventory, NVCRIS.

According to these records, inventories for several projects have been completed through this project area between 1993 (Tuscarora Gas Pipeline and the Alturas Transmission Line) through 2010 (Fort Sage to Herlong Transmission Line and the North Valleys Water Line Project).

These inventories have revealed that significant archaeological resources are present in the project area. Several of these cultural resources have been determined eligible for the National Register of Historic Places and may also be culturally significant to the Pyramid Lake Paiute Tribe and the Washoe Tribe of Nevada and California.

Please note that the SHPO did not review this project for federal agency compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. If federal funds or a federal permit are required for the completion of this project, federal agency consultation with this office is necessary for compliance with Section 106 of the National Historic Preservation Act of 1966, as amended.

If buried or previously unidentified resources are located during project activities, or Native American burials are identified, the SHPO recommends that all work in the vicinity of the find cease and this office be contacted for additional consultation per NRS 383.121, and 383.150-383.190.

Best Regards,

Rebecca Lynn Palmer

Administrator/State Historic Preservation Officer
Nevada State Historic Preservation Office
Department of Conservation and Natural Resources
901 South Stewart Street, Suite 5004
(O): 775-684-3443 | (F) 775-684-3442
rlpalmer@shpo.nv.gov

Website,try2_03,Facebook,Twitter,Instagram





Dan Cahalane, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3628

January 22, 2021

Re: WSUP21-0001 (Rock Springs Solar) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1).
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2).
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).

Hazardous Materials / Energy Storage Systems

1. Shall complete a Hazardous Materials Management Plan (HMMP) for the site. (IFC 407.6 / 5001.5.1) prior to construction.
2. Shall complete a Hazardous Materials Inventory Statement (HMIS) for the site. (IFC 407.5 / 5001.5.2) prior to construction.
3. Energy Storage Systems shall comply with NFPA 855, 2020 Edition.
- 4.





Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

January 27, 2020

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP21-0001 Rock Springs Solar

Dear Dan,

In reviewing the special use permit for Rock Springs Solar, the Conservation District has the following comments.

We will require a coated sudan brown galvanized fencing for the chain link, the double swing entry gates and barbed wire that will balance with the natural desert environment.

With vegetation of the 3:1 slope, the applicant submits to the District an approved revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a water plan (has onsite well), fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31st) every year for a three-year period.

To prevent the spread of noxious weeds concerning grading with the import of material, the applicant shall collaborate with the Conservation District to develop an onsite noxious management plan to ensure weed seeds do not impact other areas, utilized certified weed free material.

In the retention basins construct a 2 feet by 3 feet infiltration trench the length of the basins to reduce all impacts to downstream runoff.

All buildings (including roofs), that includes the substation, storage facilities, office and maintenance building, driven piers and containers use colors that blend with the natural landscape.

The applicant proposes to gravel surface the roads that will be used in the maintenance of this facility which is supported by the District to reduce dust issues. In addition, the applicants support of dark sky lighting standards will reduce glare in the desert environment.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Shaffer-Tyler



Community Services Department
Planning & Building Division for the

I hereby certify that notices for the case number referenced below were delivered to Nevada Presort for printing and mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Washoe County Planning Commission
1001 E. Ninth St., Bldg. A, Reno, NV 89512-2845

Signature: Katy Stone Date: 3/19/2021

Mailing List for Case No.: WSUP21-0001 (Rock Springs Solar)

No.	APN	Name and Address of Addressee
1	7406124	NATHAN C & MELINDA S ANDERSON 10101 FISH SPRINGS RD EMPIRE NV 89510
2	7406126	MIRRIAM S AUSTIN 1642 LINCOLN HWY E LANCASTER PA 17602
3	7406140	LORETTA M BALAORO ET AL 6249 CARL SANDBURG CIR SACRAMENTO CA 95842
4	7401034	BALDERSTON LIVING TRUST 2310 MATTERHORN BLVD RENO NV 89506
5	7406125	CHRISTOPHER & ASHLEY BANOVICH TRUST 10707 BALFOUR REACH TRUCKEE CA 96161
6	7406129	TERRY L & LINDA BELL 204 BEARGRASS CIR WHITEFISH MT 59937
7	7406121	BLUE OCEAN PARTNERS LLC 501 S CHERRY ST STE 1100 DENVER CO 80246
8	7406118	THAKUR P BOODHOO 32951 N SLATE CREEK DR SAN TAN VALLEY AZ 85143
9	7406238	MAX & KATHY BOWEN 1508 ORCA WAY RENO NV 89506
10	7406255	WILLIAM R & DICKIE L CARPENTER 28223 WEST DR SUN CITY CA 92587
11	7406237	DANIEL & CINDY CHATLEY 1507 HARPER DR CARSON CITY NV 89701
12	7404028	ANDREA L DUNBAR ET AL 11166 BODEGA HWY SEBASTOPOL CA 95472
13	7401044	LELA M FINDLEY PO BOX 784 C/O ROBERT B & MAGGI R BAKER SUSANVILLE CA 96130
14	7404061	FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY NV 89703-8442
15	7406128	ADAM FONG 3104 O ST SACRAMENTO CA 95816
16	7406224	JOSEPH GRISSAM PO BOX 208 FALLON NV 89407
17	7406130	TINA HAMPE 2436 E COMMONWEALTH AVE FULLERTON CA 92831
18	7406253	DAVID B & TERRA I HURST 1175 MELBA DR # 7987 SOUTH LAKE TAHOE CA 96150
19	7406254	ROBERTO V JAVIER 1241 E 9TH ST RENO NV 89512
20	7406137	LUCINDA JOHNSON 614 ARBOR CT INDEPENDENCE OR 97351
21	7404025	RAGNAR KUEHNERT LIVING TRUST 1520 KING EDWARD DR RENO NV 89503
22	7401012	ALISON A LAKE TRUST 685 TERRY ST MONTEREY CA 93940
23	7406223	LANDDISCOUNTS LLC 11582 BIG CANOE BIG CANOE GA 30143
24	7404020	CHERYL J LINDSLEY ET AL 223 CONNECTICUT ST SAN FRANCISCO CA 94107
25	7406131	LOWE FAMILY TRUST 21805 GLENDA LN C/O ROBERT D LOWE REDDING CA 96003
26	7406120	FERN MANHA FAMILY TRUST 675 MONGOLO DR SPARKS NV 89431
27	7406133	CARL & BRENDA MCKENZIE 6830 GODS WAY LOTUS CA 95651
28	7406139	PATTEE MCPHERSON 837 SE KLEMGARD C/O PATTEE WILLIAMS PULLMAN WA 99163
29	7404060	NV ENERGY PO BOX 10100 RENO NV 89520
30	7406119	PARADIGM PROPERTIES INC PO BOX 893867 TEMECULA CA 92589



Community Services Department
Planning & Building Division for the

I hereby certify that notices for the case number referenced below were delivered to Nevada Presort for printing and mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Washoe County Planning Commission
1001 E. Ninth St., Bldg. A, Reno, NV 89512-2845

Signature: _____ **Date:** 3/19/2021

Mailing List for Case No.: WSUP21-0001 (Rock Springs Solar)

31	7406256	DANIEL W & PAULINE POHORSKI ET AL 5476 STARCREST DR C/O WASHOE COUNTY TREASURER TTEE SAN JOSE CA 95123
32	7406116	REETZ LIVING TRUST GENERAL DELIVERY SPARKS NV 89431
33	7406122	HARRY W & CHRISTEL E REICHARDT PO BOX 157 CEDAR GLEN CA 92321
34	7404029	SIERRA PACIFIC POWER CO PO BOX 10100 C/O LAND DEPARTMENT RENO NV 89520
35	7404022	JULIE SKEEN ET AL 1384 ABRAMS RUN RD WALKERSVILLE WV 26447
36	7406136	RANDALL & ROBIN SKIPPER PO BOX 326 CAMINO CA 95709
37	7406132	GIANG & PENNY E TRUONG 2778 KORDIA CT ANTELOPE CA 95843
38	7406127	RAY & GWEN VESTAL 1340 AUSTRIAN PINE RD RENO NV 89511
39	7406123	MILDRED WEBSTER ET AL 7000 STERLING POINT DR RENO NV 89523
40	7406117	ALBERT JR & FLOYDA M WILLIAMS 4125 LOMA ROSADA DR EL PASO TX 79934
41	7406240	JAMES L WORTHINGTON PO BOX 20594 RENO NV 89515
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50		

From: [Teresa Aquila](#)
To: [Cahalane, Daniel](#)
Subject: Re: WSUP21-0001 Rock Springs Solar
Date: Friday, March 12, 2021 7:04:36 AM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image002.png](#)
[image003.png](#)

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Good morning Daniel,

My only concerns is how it will affect wildlife, road traffic on Pyramid Highway that is already congested, and any possible battery leakage? What is in place to mitigate any possible leaks?

It appears far enough away to not be an eye soar.

Sincerely,

Teresa Aquila

-----Original Message-----

From: Cahalane, Daniel <DCahalane@washoecounty.us>
To: Aquila, Teresa <tee702@aol.com>; Patrick Shea <sheapatrik@sbcglobal.net>; Wesley Johnson <wesjohnsonrenonv@aol.com>; Edwards, Roger <nvedwards47@gmail.com>
Cc: Craig Durbin <cdurbin@coldchaintech.com>
Sent: Thu, Mar 11, 2021 2:10 pm
Subject: RE: WSUP21-0001 Rock Springs Solar

Hi North Valleys CAB,

I wanted to check to see if you had any comments on WSUP21-0001 Rock Springs Solar.

Regards,



Let us know how we're doing. Please tell us how we did by taking a quick [survey](#)

Dan Cahalane

Planner|Community Services Department- Planning & Building Division

dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100 | Email: Planning@washoecounty.us

1001 E. Ninth St., Bldg A., Reno, NV 89512

From: [Patrick Shea](#)
To: [Cahalane, Daniel](#)
Subject: Re: WSUP21-0001 Rock Springs Solar
Date: Friday, March 12, 2021 8:02:55 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image001.png](#)
[image002.png](#)

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Daniel,

This looks like a very interesting project. However, since our NVCAB meeting was cancelled, I don't see that we have enough information to accomplish the survey.

Green energy project are in demand, and I would likely be in favor. I will be watching to see what conditions Washoe County Planning Commission attaches to the project.

Patrick Shea
Chairman, NVCAB
775-721-6742
sheapatrik@sbcglobal.net

www.washoecounty.us/csd/all_boards_committees/cabs/NV_CAB/2021/Files/030821NVcan.pdf

On Thursday, March 11, 2021, 2:10:43 PM PST, Cahalane, Daniel <dcahalane@washoecounty.us> wrote:

Hi North Valleys CAB,

I wanted to check to see if you had any comments on WSUP21-0001 Rock Springs Solar.

Regards,



Let us know how we're doing. Please tell us how we did by taking a [quick survey](#)

Dan Cahalane

Planner|Community Services Department- Planning & Building Division

dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: www.washoecounty.us/csd

Special Use Permit Application Rock Springs Solar Project Washoe County, Nevada

January 2021



Submitted by:



CED Rock Springs Solar, LLC
101 West Broadway
San Diego, California 92101

Prepared by:



3265 N. Fort Apache Road, Suite 110
Las Vegas, NV 89129

Table of Contents

1. Summary of Submittal	1
2. Development Application Submittal Requirements	3
3. Washoe County Application	10

Attachments

Attachment A Project Description	A1
Attachment B Property Owner Information and Affidavit	B1
Attachment C Proof of Property Tax.....	C1
Attachment D Title Report (Title Report only in “Original Packet”)	D1
Attachment E Viewshed Plan.....	E1
Attachment F Site Plan.....	F1

1. Summary of Submittal

For CED Rock Springs Solar, LLC

TO: Dan Cahalane, Staff Planner, Washoe County Planning and Development
FROM: Joan Heredia, on behalf of CED Rock Springs Solar, LLC
SUBJECT: Special Use Permit (SUP) Application Package for the Rock Springs Solar Project
DATE: January 8, 2021
Cc: Marilyn Burke, ConEdison, Clean Energy Business

This submittal contains a Special Use Permit (SUP) Application Package for the Rock Springs Solar Project (Project) located in Washoe County, Nevada. A SUP to construct the Project and a Major Grading Permit is requested. The parking area for the O&M building and parking area will not be accessible to the public and will be sized to accommodate the anticipated 2-3 full time employees at the site; therefore, Rock Springs Solar (RSS) requests a waiver from Washoe County Development Code Section 110.410.25. RSS also seeks a waiver to the landscaping requirements in Washoe County Development Code Sections 110.412.25 and 110.412.50 for Industrial use types and parking areas due to the remote location of the site. The Project will exceed the 5 MW limit established in the Truckee Meadows Regional Planning Agency 2019 Regional Plan Appendix 2 and triggers the requirements for a project of regional significance. All development application submittal requirements are included, as described further in Section 2. The Special Use Application is provided in Section 3. Various attachments are presented to fulfill the submittal requirements.

CED Rock Springs Solar, LLC (Applicant) proposes to construct an approximately 120-megawatt (MW) Rock Springs Solar Project (proposed project) in Washoe County, Nevada, approximately 45 miles north of Reno on the western Nevada border (see Figures 1, 2, and 3). The proposed project would consist of a 120 MW Solar Photovoltaic (PV) generation facility plus an 84 MW Battery Energy Storage System (BESS), so combined facility output does not exceed 120 MWac. The project site area is approximately 660 acres of private land that is relatively flat. An NV Energy 345 kV overhead transmission line bisects a portion of the project area. The proposed project has entered into a Large Generator Interconnection Agreement (LGIA) with NV Energy for connection to the energy grid at the Ft. Sage Substation 345 kV bus, with an approximately 1000-foot Gen-Tie over NV Energy land. The Gen-Tie would be constructed by NV Energy.

The proposed project is expected to be constructed in a single phase over an estimated 12-month period. The current LGIA contemplates a construction start date of June 2023 and a commercial operation date (COD) of July 2024; however, it may be possible to expediate the start of construction to January 2023, resulting in a COD of December 2023. It is requested that

Summary of Submittal

the duration of the SUP and associated approvals be granted for a 5-year period in the event grid interconnection or commercial development activities take longer than anticipated.

2. Development Application Submittal Requirements

Table 1 Development Application Submittal Requirements			
No.	Submittal Requirements	Applicable (Y/N)	Status /Rationale (If Applicable)
1	Fees: See Master Fee Schedule. Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County.	Y	A check in the amount of \$3,651.92 payable to Washoe County is enclosed per the Master Fee Schedule
2	Development Application: A completed Washoe County Development Application form.	Y	Enclosed
3	Owner Affidavit: The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request. Property Owner Information is included.	Y	Enclosed: Attachment B
4	Proof of Property Tax Payment: The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.	Y	Enclosed: Attachment C
5	Application Materials: The completed Special Use Permit Application materials.	Y	Enclosed
6	Title Report: A preliminary title report, with an effective date of no more than 120 days of the submittal date, by a title company which provides the following information: <ul style="list-style-type: none"> • Name and address of property owners • Legal description of property • Description of all easements and/or deed restrictions • Description of all liens against property • Description of all liens against property • Any covenants, conditions, and restrictions (CC&Rs) that apply 	Y	Enclosed: Attachment D

Development Application Submittal Requirements

<p align="center">Table 1 Development Application Submittal Requirements</p>			
No.	Submittal Requirements	Applicable (Y/N)	Status /Rationale (If Applicable)
7	<p>Proposed Site Plan Specifications (Special Use Permit and Stables):</p> <ul style="list-style-type: none"> . Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property. . Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet. . Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements. . Show locations of parking, landscaping, signage and lighting. . The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac. 	Y	Enclosed: Attachment F
8	<p>Existing Site Specifications (Special Use Permit and Stables)</p>	N	Enclosed: Attachment F
9	<p>Site Plan Specifications (Grading):</p> <ul style="list-style-type: none"> a. Vicinity map showing the proposed project in relation to Interstate 80, Highway 395, I- 580, or a major arterial. The vicinity map may be part of the site plan. b. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets, and the name of person preparing the plans. c. Location and limits of all work to be done. d. Existing contours and proposed contours. e. Location of all proposed and existing structures. 	N	A detailed grading plan will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project. However, the Site Plans in Attachment F provide general site plan grading specifications

Development Application Submittal Requirements

Table 1 Development Application Submittal Requirements			
No.	Submittal Requirements	Applicable (Y/N)	Status /Rationale (If Applicable)
	<ul style="list-style-type: none"> f. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary. g. Existing draining (natural and man-made) and proposed drainage patterns. h. Sufficient elevation data to show the drainage will work as proposed. i. Quantities of excavation, fill, and disturbed surface area shall be calculated and shown on the site plan. Areas under buildings and pavement need not be included in these calculations. j. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan. k. Limiting dimensions of cut and fill. l. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days. m. Cut and fill slopes setback from the property boundary. n. Structure setbacks from a slope. o. Location of areas with existing slopes greater than fifteen percent (15%) and thirty percent (30%). p. Boundary of any wetland areas and/or floodplains q. Significant Hydrologic Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code. 		

Development Application Submittal Requirements

Table 1 Development Application Submittal Requirements			
No.	Submittal Requirements	Applicable (Y/N)	Status /Rationale (If Applicable)
10	Grading: In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. Cross sections must be provided at a minimum of two key locations.	N	A detailed grading plan will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project.
11	Traffic Impact Report (Special Use Permit and Stables): Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Engineering and Capital Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report.	N	A Traffic Impact Report is not required as project operational traffic will be below established limits.
12	Landscaping: Landscape plans may be required, for stables. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan. Planting Plan Specifications: The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards. <ul style="list-style-type: none"> ○ Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend. ○ Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc. ○ Existing On-Site Vegetation. In the case of large 	N	Request landscaping standards not apply to the development of a solar facility.

Development Application Submittal Requirements

Table 1 Development Application Submittal Requirements			
No.	Submittal Requirements	Applicable (Y/N)	Status /Rationale (If Applicable)
	strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (6 inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.		
	<p>Plant Legend: Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).</p> <ul style="list-style-type: none"> ○ Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend. ○ Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc. ○ Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol. ○ Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only). 		
13	Signage Plan: The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage.	N	A signage plan will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project.

Development Application Submittal Requirements

Table 1 Development Application Submittal Requirements			
No.	Submittal Requirements	Applicable (Y/N)	Status /Rationale (If Applicable)
14	Lighting Plan: Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.	N	A lighting plan will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project.
15	Building Elevations: All buildings and structures including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.	Y	Enclosed: Preliminary building elevations are provided in Attachment F. Final building elevations will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project.
16	Packets: Four (4) packets and a flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Two (2) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.	Y	Enclosed
<p>Notes:</p> <p>(i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.</p> <p>(ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering and Capital Projects.</p> <p>(iii) All oversized maps and plans must be folded to a 9" x 12" size.</p> <p>Labels: The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance). N/A</p>			

Development Application Submittal Requirements

Table 1 Development Application Submittal Requirements			
No.	Submittal Requirements	Applicable (Y/N)	Status /Rationale (If Applicable)
	<p>Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Community Development.</p> <p>Please be advised that the Washoe County Director of Planning and Development or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.</p>		

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Special Use Permits

Washoe County Code (WCC) Chapter 110, Article 810, Special Use Permit, provides a method of reviewing proposed uses as listed in Article 302, Allowed Uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation systems, or public facilities in the vicinity. The Planning Commission, Board of Adjustment, or Hearing Examiner may require conditions of approval necessary to eliminate or minimize, to an acceptable level, any potentially adverse effects of the use. See WCC 110.810, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month (if the 8th is a non-work day, the first working day after the 8th)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Special Use Permit Application materials.
6. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - f. Property boundary lines, distances and bearings.
 - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - j. Existing and proposed roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.

- k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- l. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- p. Boundary of any wetland areas and/or floodplains within the project site.
- q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

7. Site Plan Specifications for Grading:

- a. Location and limits of all work to be done.
 - b. Existing contours and proposed contours.
 - c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
 - d. Existing draining (natural and man-made) and proposed drainage patterns.
 - e. Sufficient elevation data to show the drainage will work as proposed.
 - f. Quantities of excavation fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
 - g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
 - h. Limiting dimensions of cut and fill.
 - i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
 - j. Cut and fill slopes setback from the property boundary.
 - k. Structure setbacks from a slope.
8. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**
9. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.
10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.

- a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
 - Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
- b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
 - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
14. **Packets:** Six (6) packets and a flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Four (4) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

- (iv) **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
- (v) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.**
- (vi) Please be advised that the Washoe County Director of Planning and Building or their designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

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

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

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

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. 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 type="checkbox"/> Yes	<input type="checkbox"/> No
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9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

For most uses, 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 #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

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10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

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

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

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

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

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.)

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

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

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)?

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?

11. Are you planning any berms?

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

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

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

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?

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

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

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

Yes	No	If yes, please attach a copy.
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Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

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

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway 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?

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

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

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

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

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

--

17. 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.)

--

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

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

19. Community Sewer

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

20. Community Water

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

Attachment A Project Description

Project Description Rock Springs Solar Washoe County, Nevada

December 2020



Prepared for:



CED Rock Springs Solar, LLC
101 West Broadway
San Diego, California 92101

Prepared by:



3265 N. Fort Apache Road, Suite 110
Las Vegas, NV 89129

Table of Contents

Contents	
Project Summary	A3
Proposed Project Location	A4
Project Setting	A6
Project Components	A6
Figures	
Figure 1. Regional Location	A5
Figure 2. Project Overview Map	A6
Figure 3. Site Plan	A7
Tables	
Table 1. Proposed Project Construction – Estimated Truck Activity	A12

PROJECT DESCRIPTION

Summary

CED Rock Springs Solar, LLC (Applicant) proposes to construct an approximately 120-megawatt (MW) Rock Springs Solar Project (proposed project) in Washoe County, Nevada, approximately 45 miles north of Reno on the western Nevada border (see Figures 1, 2, and 3). The proposed project would consist of a 120 MW Solar Photovoltaic (PV) generation facility plus an 84 MW Battery Energy Storage System (BESS); combined facility output would not exceed 120 MWac. The project site area is approximately 660 acres of private land that is relatively flat. An overhead NV Energy 345 kV transmission line bisects a portion of the project area. The proposed project has entered into a Large Generator Interconnection Agreement (LGIA) with NV Energy for connection to the energy grid at the Ft. Sage Substation 345 kV bus with an approximately 1000-foot Gen-Tie on NV Energy land. The Gen-Tie and any alterations within the existing footprint of the NV Energy Ft. Sage Substation would be constructed by NV Energy.

The proposed project is expected to be constructed in a single phase over an estimated 12-month period. The current LGIA contemplates a construction start date of June 2023 and a commercial operation date (COD) of July 2024; however, it may be possible to expediate the start of construction to January 2023, resulting in a COD of December 2023.

There is currently no power purchase agreement (PPA) for the Project; however, there have been preliminary discussions with an off-taker for a build and transfer of the project upon COD.

The proposed project area would include all structures, including solar PV panels, tracking/support structures, inverters, supervisory control and data acquisition system, communication systems, energy storage facilities, and interconnection facilities (on-site substation), all of which would be enclosed by a perimeter security fence with interior access roads. An O&M building and any necessary drainage features would be within the project area. The solar block units would be connected via 34.5-kilovolt (kV) collection lines and communications cables. The BESS would be connected using either an AC-coupled or DC-coupled system. Selection of an AC or DC coupled system is ultimately determined through off-taker preference and contract terms. The proposed project also would include an on-site substation, in the southeastern property corner near the Ft. Sage Substation. The proposed Project on-site substation would consist of components up to 100 feet in height, and collection lines would be underground or overhead lines constructed with up to 100-foot-tall poles if overhead. The communications microwave at the substation would be placed on a pole up to 150 feet in height. Alternately, communication may be obtained through tie into the existing Ft Sage Substation system.

The temporary source of water for construction would be obtained from the Truckee Meadow Water Authority (TMWA) tap line (via hydrant) that is located to the west of the Ft. Sage Substation. An above or below ground pipe would be installed across an existing TMWA

Attachment A: Project Description

easement from the water tap to the proposed project area or water may be trucked from the hydrant to the site. Long term water for operations will be obtained from an onsite water well. Permanent water rights equal or less than 1-acre foot per year will be acquired from Vidler Water Company.

Proposed Project Location

The location of the proposed project has been selected because of proximity to NV Energy’s existing Ft. Sage substation, availability of private land, low anticipated environmental impacts and the favorable solar irradiance of the Project site.

The proposed project is located approximately 45 miles north of Reno, Nevada, in the southeastern Honey Lake Valley, and 15 miles west of Pyramid Lake, in unincorporated Washoe County, Nevada (see Figures 1, 2, and 3). The project site is situated in Township 26 North, Range 18 East; portions of Sections 29 and 32 within the State Line Peak, Nevada, U.S. Geological Survey 7.5-topographic quadrangle map (quad map). The approximate center of the proposed project is located at latitude/longitude 40°4’49.14" North/ 119°59’11.85" West.

Washoe County Assessor’s Parcel Numbers for the private parcels proposed for development are as follows:

074-061-21	074-061-39
074-061-29	074-040-20
074-061-30	074-040-22
074-061-36	074-040-25
074-061-37	intentionally left blank

Washoe County Assessor’s Parcel Number for the NV Energy Substation and Gen-Tie is 074-040-60

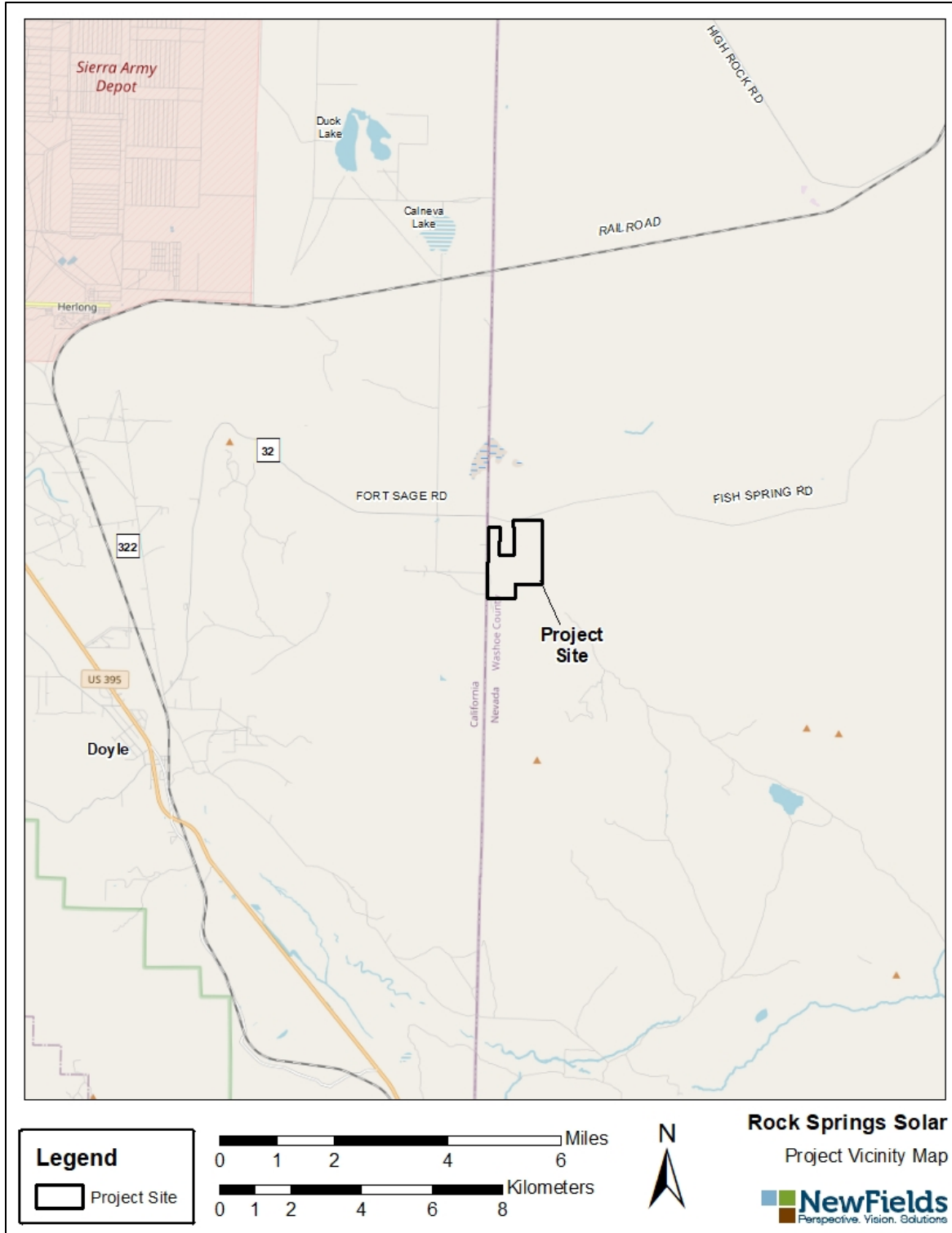


Figure 1. Regional Location

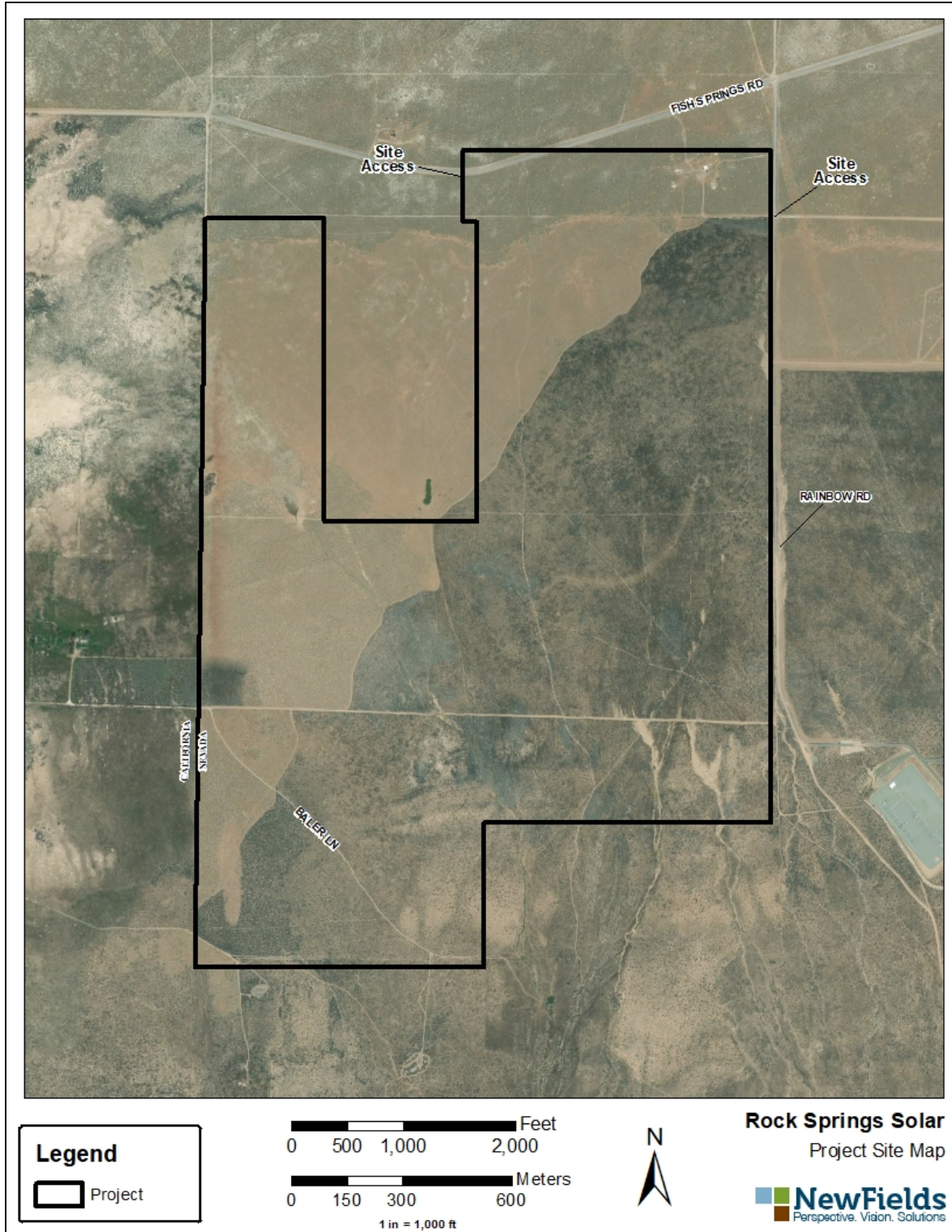


Figure 2. Project Overview Map

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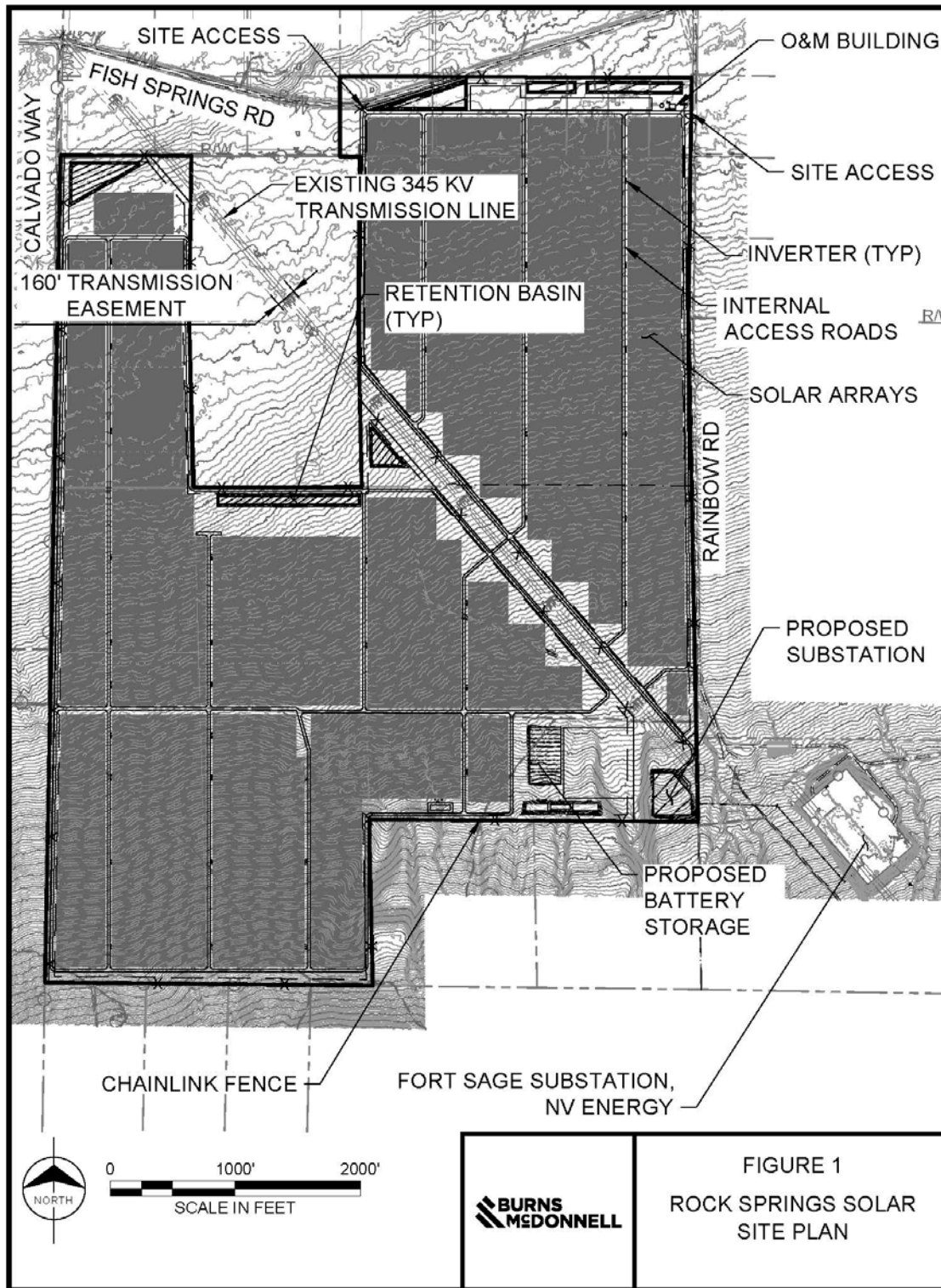


Figure 3. Site Plan

Setting

The proposed site is vacant land, except for an old homestead and some agricultural activities. A NV Energy 345 kV line that connects the Ft. Sage Substation to the Bordertown Substation runs diagonally through the project area. The site has been historically disturbed by agriculture including alfalfa farming and is currently vegetated in-part with non-native plant species, though areas of recovering native species exist. Prior disturbances are related to agricultural uses and include roads, ditches and berms to reroute water for irrigation and drainage, fences and power lines. Some portions of the proposed site remain largely undisturbed and support native vegetation. Topography on site is generally flat to moderately sloping and elevations range from 4,000 to 4,200 feet above mean sea level. Drainage is generally to the north as the site generally slopes from south to north.

Land Use and Zoning

The existing Land uses is predominantly vacant, and the Washoe County Regulatory Zone is GR, General Rural.

Project Components

This section generally describes the facilities that would create a footprint in and around the solar block units that would be developed on private lands. This includes the solar arrays, power transmission lines, substation, on-site energy storage, internal access and perimeter roads, fencing, operations and maintenance facilities, and other supporting infrastructure. The proposed project Site Plan is provided in **Figure 3**.

Solar Energy Generation System

The proposed Project includes an approximate 120 MWac solar power-generating facility. The proposed project would include solar panels, tracking/support structures, inverters, supervisory control and data acquisition system, energy storage facilities, and interconnection facilities (on-site substation). The solar panels would be configured in two main areas, separated diagonally down the middle by NV Energy's 345 kV line. Each of the areas would be enclosed by a perimeter security fence.

Solar energy would be captured by an array of photovoltaic panels mounted to a single-axis tracking system. The high-efficiency, commercially available photovoltaic panels convert incoming sunlight to direct current (DC) electrical energy. The panels are arranged in series to increase the DC system voltage to approximately 1,500 volts. These series chains of panels are called "strings" in industry terms and provide the basic building block of power conversion in the solar array. The strings are combined in the solar field through an above- or below ground DC collection system and then further grouped together at the inverter stations, where the energy is converted to AC and then stepped up to an intermediate voltage, typically 34.5 kV.

Attachment A: Project Description

The chosen photovoltaic panel would be either crystalline silicon or thin film and would be well suited for the desert environment due to their durability and reliability.

The tracking system would be supported, when practical, by driven piers (piles) directly embedded into the ground and would be parallel to the ground. The system would rotate slowly throughout the day at a range of +/- 60 degrees facing east to west to stay perpendicular to the incoming solar rays so that production can be optimized.

Each tracker would hold approximately 80 to 90 panels (depending on final configuration) and, at its highest rotated edge, would have a maximum height of approximately 15 feet above grade, depending on the dimensions of the chosen panel. The minimum clearance from the lower edge of the panel to ground level is approximately 12 to 24 inches, pending final design.

The inverter stations would be up to 13 feet in height and perform three critical functions for the solar plant: (1) collect DC power in a central location, (2) convert the DC power into AC power, and (3) convert low-voltage AC power to medium-voltage AC power. The inverter stations are typically open-air and well suited for desert environments. The stations consist of DC collection equipment, utility-scale inverters, and a low- to medium-voltage transformer. The output power from the inverter stations would be fed to the AC collection system through an above- or belowground collection system. This AC collection system would deliver the electricity to the on-site substation, where the voltage would be stepped up to the interconnection voltage.

On-Site Substation

The substation is the termination point of the collection system of 34.5 kV electricity. The output of the entire field is passed through a final interconnection step-up transformer to convert it to the interconnection voltage at 345 kV. The footprint of the onsite substation would be approximately 3 acres. The proposed project on-site substation would consist of components up to 100 feet in height, and overhead lines constructed with up to 100-foot-tall poles. The communications microwave at the substation would be placed on a pole up to 150 feet in height.

On-Site O&M Area

An O&M building and equipment storage area would be located in the north east area of the project site on approximately 3 acres. Staff parking would be within this location. Up to five CONEX would be located within the O&M area during construction and operation for equipment storage. A water well to serve the O&M building would be installed in this area.

Gen-Tie Line / (and POCO pole)

The proposed project would be connected to NV Energy's existing 345 kV Ft. Sage Substation, which is approximately 1000 feet from the site. The project Point Of Change of Ownership pole (POCO) would be adjacent to the project substation within the Project area. The 1000-foot Gen-

Tie, POCO pole and any installation of electrical interconnection equipment within the existing footprint of the Ft. Sage Substation necessary for interconnection of the Project would be constructed and operated by NV Energy.

On-site Energy Storage System

The proposed project would use a battery energy storage system consisting of either large format lithium-ion batteries or alternative battery technologies (such as flow batteries) that would have a capacity no larger than the solar facility and would be connected using either an AC-coupled or DC-coupled system. Selection of an AC or DC coupled system is ultimately determined through off-taker preference and contract terms.

An AC-coupled system would be connected to a bi-directional inverter to convert DC energy to AC energy, allowing for energy to flow in or out of the batteries in order to provide charge and discharge. This AC system would be coupled to the PV array at the inverter, AC collection system or 34.5kV substation bus. Power switches and relays would protect the system. The system would consist of several housing units, similar to shipping containers, or buildings. The containers or buildings would occupy approximately up to 20 acres, depending on the size of the system contracted and technology selected. The equipment enclosures and buildings would be located next to the on-site substation.

A DC-coupled system would consist of battery units located in containers adjacent to the solar inverters distributed throughout the solar arrays. The solar DC collection and the DC battery connection would connect on a common DC bus at the inverter. The containers would be similar in size (20–40 feet long) to the solar inverter skids. In some cases, depending upon the battery capacity, multiple containers may be located adjacent to a single inverter. The charge and discharge of the DC-coupled batteries would be controlled by the Battery Management System (BMS). DC-DC converters would be installed between the inverter and the batteries to control the DC voltage at the battery terminal. As is typical for the industry, inverters would be controlled by a central control system. The protections to the batteries would be internal to the battery management systems and control boxes located within the containers and inverters.

A battery supplier has not been selected at this time due to changing markets. The final battery supplier(s) would be selected prior to project construction and would be subject to an industry-standard pre-qualification process.

The energy storage equipment would be enclosed in a structure that would conform with County standards in addition to National Fire Protection Agency (NFPA 855). Energy storage equipment would comply with UL-9540 and would account for the results of UL-9540A. The enclosures would have temperature control system consisting of fan, liquid, or equivalent. The energy storage system would be un-staffed and would have remote operational control and period inspections/maintenance performed as necessary.

Utility Lines

Collection and communication lines would be placed underground or overhead within the project area to interconnect generation and storage components of the proposed project and provide remote communications, control, and systems monitoring. These utility lines would be buried at a depth of approximately 3 feet below grade, and parallel lines would be separated by approximately 5 feet. Trenches would be backfilled and compacted to design specifications.

Overhead lines for the substation and Gen-Tie would be supported on direct-buried utility poles and communication and electrical cabling would be located on the same poles. Following poles being constructed, a conductor would be pulled between the poles and clipped to the arms on the poles.

Ancillary Facilities

Access

Access to the proposed project would be from Fish Springs Road and Rainbow Road. Fish Springs Road is on the northern boundary of the facility and Rainbow Road is on the east boundary of the facility. During construction, Fish Springs would serve as the main point of ingress for vehicles and equipment and Rainbow Road would serve as the main point of egress, thus allowing a flow of one way traffic through the site. During operations, the primary ingress and egress would be in the northeast area of the project site off Rainbow Road near the O&M building. Fish Springs would be used in the event of an emergency. There may also be an emergency gate on to Calveda Way. On-site roads would provide access to facilities internal to the proposed project areas.

On-site roads would be graded dirt roads or gravel-surfaced roads 16 to 20 feet wide. Construction access would be in accordance with a Construction Traffic Haul Route Plan approved by the County Engineering Division.

Signage

A small sign at the site main entry to the proposed project would be installed. The sign would be no larger than 8 by 4 feet and read "Rock Springs Solar Facility." In addition, required safety signs would be installed identifying high voltage within the facility on the fence near the entrance, as well as information for emergency services. Signs would conform to County standards.

Fencing, Gates, and Lighting

Fences would be constructed around the solar facility areas and the Project substation. The fencing would be up to 8 feet high and would be similar to fencing around the NV Energy Ft. Sage Substation: chain link with barbed wire across the top.. Gates would be placed at each entrance from public roads. Gates would be access-controlled to allow only authorized personnel to enter the Proposed Project. The right of way for the NV Energy 345 kV line would be left open to allow access for inspection and maintenance.

Attachment A: Project Description

Low-elevation (<14 foot) controlled security lighting would be installed at primary access gates and the on-site substation, and entrance to the energy storage structure for security purposes only. The lighting would be switched on only when personnel enter the area (either motion-sensor or manual activation [switch]). All safety and emergency service signs would be lighted when the lights are on. The lighting would be shielded so that the light is directed downwards in order to eliminate spillover glare. Electrical power to supply the access gate and lighting would be obtained from NV Energy.

Lighting would only be in areas where it is required for safety, security, or operations. All lighting would be directed on site and would include shielding as necessary to minimize illumination of the night sky or potential impacts to surrounding viewers. All proposed lighting would conform to County lighting standards.

Construction

Schedule for Construction

The proposed project is anticipated to be built in a 12-month period. It is anticipated that the work would be completed in 8- to 10-hour shifts, with a total of five shifts per week (Monday–Friday). Overtime and weekend work would be used only as necessary to meet scheduled milestones or accelerate schedule and would comply with all applicable Nevada labor laws.

Traffic During Construction

Peak daily construction employees would be 200 workers daily. In addition to the 200 maximum daily workers traveling to the site, there would be up to 50 truck trips per day at peak construction activity (when trenching and system installation phases overlap). A total of up to 250 trips per day are anticipated during peak construction activities, assuming a worst-case scenario whereby no carpooling occurs, though it is likely that carpooling would occur (Table 1). Peak construction would be approximately 3 months of the overall 12-month construction timeframe.

Table 1. Proposed 100 MW Project Construction – Estimated Truck Activity

Truck Type	Average No. On Site	Gross Weight (pounds)	Trips/Day	Duration
8,000 Gallon Water Truck— will stay on site (loaded)	5	80,000	0	12 Months
20 Cubic Yard Dump/Bottom Dump Truck (loaded)	6	80,000	12+	3 Months
Pick-up Trucks	50	8,000	6	12 Months
Pile Driver	10	15,000	2	6 Months

Rock Springs Solar
Special Use Permit Application

Attachment A: Project Description

Truck Type	Average No. On Site	Gross Weight (pounds)	Trips/Day	Duration
Grader	6	54,000	2	6 Months
Boom Truck with Bucket	2	42,000	2	6 Months
Component Delivery Trucks	4	42,000	40	6 Months
Utility Line Service Truck	4	30,000	2	2 Months
TOTAL	—	—	66	—

Attachment B Property Owner Information and Affidavit

Attachment B: Property Owner Information and Affidavit

Property Owner Information

Name: Linda and Terry Bell	Name: Ragnar Kuehnert Trust
APN: 074 061 29	APN: 074 040 25
Address:204 N Beargrass Circle	Address:1520 King Edward Drive
Whitefish, MT 59937	Reno, NV 89503
Phone: 406-270-8199	Phone:775-747-2019
Email: beargrass@hotmail.com	Email:rkuehn5112@aol.com
Contact Person: Linda or Terry Bell	Contact Person: Ragnar Kuehnert
Name:Cedar Lindsley Anderson	Name: Sam Lindsley
APN: 074 040 20	APN: 074 040 20
Address: 1744 Sapphire Trail	Address:223 Connecticut
Bellingham, WA 98226	San Francisco, CA 94107
Phone:303-895-8787	Phone: 831-524-3162
Email:cedar.m.anderson@gmail.com	Email:samlindsley@gmail.com
Contact Person: Cedar Lindsley	Contact Person: Sam Lindsley
Name: Luicinda Johnson	Name: Julie Skeen and Peter LaBarge
APN: 074 061 37 and 074 061 38	APN: 074 040 22
Address:614 Arbor Ct	Address: 1384 Abrams Run Rd
Independence, OR 97351	Walkersville, WV 26447
Phone:503-583-0796	Phone:304-452-9523
Email:LJ95644@gmail.com	Email:clds.passingwindranch@gmail.com
Contact Person: Luicinda Johnson	Contact Person:
Name: Robin and Randall Skipper	Name: Pattee Williams
APN: 074 061 36	APN: 074 061 39
Address: PO Box 326	Address:837S.E. Klemgard St
Camino, CA 95709	Pullman, WA 99163
Phone: 530-647-6372	Phone: 509-339-7285
Email:robin.skipper@ftb.ca.gov	Email: grwpkw@comcast.net
Contact Person: Robin Skipper	Contact Person:

Attachment B: Property Owner Information and Affidavit

Property owner wet signature affidavits provided in the Original Washoe County Application submittal.
Copies provided in all other applications

Property Owner Affidavit

Applicant Name:

CED Rock Springs 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, LINDA Bell
(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 Building.

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

Assessor Parcel Number(s): 074 061 29

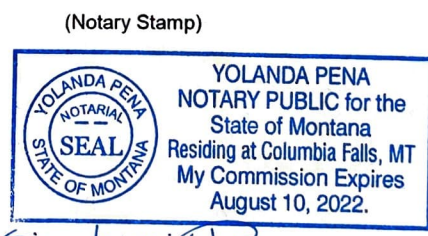
Printed Name LINDA Bell

Signed Linda Bell

Address 204 Berggren Cir Whitefish mt 59937

Linda Bell (only)
Subscribed and sworn to before me this
6th day of November, 2020

Flathead County, State of Montana
Notary Public in and for said county and state
My commission expires: August 10, 2022



*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

Signature [Signature]

Property Owner Affidavit

Applicant Name: CED Rock Springs 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, TERRY L Bell
(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 Building.

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

Assessor Parcel Number(s): 074 061 29

Printed Name _____

Signed *Terry L Bell*

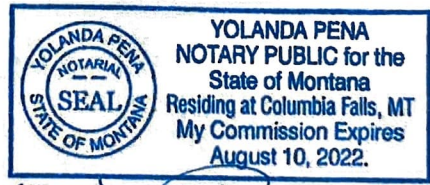
Address 204 Beargrass Lane
Whitefish, mt 59937

Terry L. Bell (only)
Subscribed and sworn to before me this
6th day of November, 2020.

(Notary Stamp)

Flathead County, State of Montana
Notary Public in and for said county and state

My commission expires: August 10, 2022.



Signature: *Yolanda*

*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

Property Owner Affidavit

Applicant Name: CED Rock Springs Solar, LLC

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STATE OF NEVADA)
COUNTY OF WASHOE)

I, Tina Hampe
(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 Building.

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

Assessor Parcel Number(s): 074 061 30

Printed Name Tina Hampe

Signed Tina Hampe

Address 2436 E. Commonwealth Ave
Fremont, CA 92831

Subscribed and sworn to before me this
_____ day of _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*(See attached CA
Jurat)*

*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 WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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 Orange

Subscribed and sworn to (or affirmed) before me

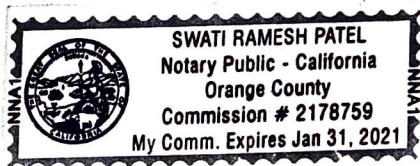
on this 11th day of November, 2020
by Date Month Year

(1) Tina Hampe

(and (2) _____),
Name(s) of Signer(s)

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

Signature _____
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property owner Affidavit

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Property Owner Affidavit

Applicant Name:

CED Rock Springs 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, Lucinda M. Johnson

(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 Building.

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

Assessor Parcel Number(s):

074 061 37 and 074 061 38

Printed Name Lucinda M Johnson

Signed Lucinda M. Johnson

Address 614 Arbor Ct

Independence, OR 97351

(Notary Stamp)

Subscribed and sworn to before me this 09 day of November, 2020

Kaitlin Wheeler
Notary Public in and for said county and state

My commission expires: October 02, 2023



*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

Property Owner Affidavit

Applicant Name:

CED Rock Springs 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.

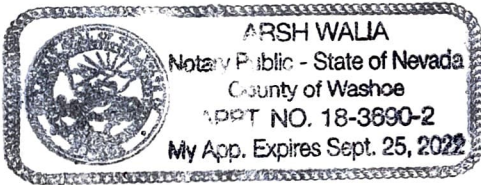
STATE OF NEVADA)
COUNTY OF WASHOE)

I, RAGNAR KUEHNERT
(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 Building.

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

Assessor Parcel Number(s): 074 040 25



Printed Name RAGNAR KUEHNERT

Signed Ragnar Kuehnert

Address 1520 King Edward Drive
Reno, NV 89503

Subscribed and sworn to before me this 7th day of November, 2020.

(Notary Stamp)

Arsh Wallia Washoe County, State of Nevada
Notary Public in and for said county and state

My commission expires: 09/25/20

*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

Property Owner Affidavit

Applicant Name: CED Rock Springs 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, SAMUEL LINDSLEY
(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 Building.

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

Assessor Parcel Number(s): 074 040 20

Printed Name SAM LINDSLEY

Signed Sam Lindsley

Address 223 CONNECTICUT ST

SAN FRANCISCO, CA 94107

Subscribed and sworn to before me this 25th day of NOVEMBER, 2020.

(Notary Stamp)

SEE ATTACHED
Notary Public in and for said county and state

My commission expires: 07/23/2020

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

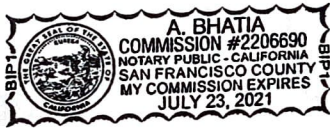
- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document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

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 San Francisco

Subscribed and sworn to (or affirmed) before me on this 25th
day of November, 2020, by Samuel Lindsley

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



(Seal)

Signature 

Property Owner Affidavit

Applicant Name: CED Rock Springs 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, Peter G. LaBarge
(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 Building.

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

Assessor Parcel Number(s): 074 040-22

Printed Name Peter G LaBarge

Signed Peter G LaBarge

Address 1384 Abrams Run Rd

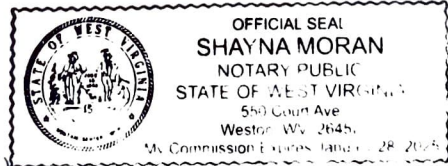
Walkersville WV 26447

Shayna Moran
(Notary Stamp)

Subscribed and sworn to before me this
9 day of November, 2020

Lewis Co.
Shayna Moran West Virginia
Notary Public in and for said county and state

My commission expires: Jan 28, 2025



*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

Property Owner Affidavit

Applicant Name: CED Rock Springs 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, Robin K. Skipper
(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 Building.

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

Assessor Parcel Number(s): 074 061 36

Printed Name Robin K Skipper

Signed Robin K Skipper

Address P.O. Box 326

Camino CA 95709

Subscribed and sworn to before me this
_____ day of _____

(Notary Stamp)

~~Notary Public in and for said county and state~~

~~My commission expires: _____~~

*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

JURAT

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.

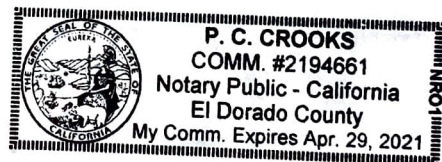
State of California

County of El Dorado

Subscribed and sworn to (affirmed) before me on this 25 day of November, 2020
by, Robin K. Skipper, proved to me on the
basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

P. C. Crooks



(seal)

Property Owner Affidavit

Applicant Name:

CED Rock Springs 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, RANDALL WALLACE SKIPPER
(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 Building.

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

Assessor Parcel Number(s):

074 061 36

Printed Name RANDALL WALLACE SKIPPER

Signed [Signature]

Address _____

Subscribed and sworn to before me this _____ day of _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*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

JURAT

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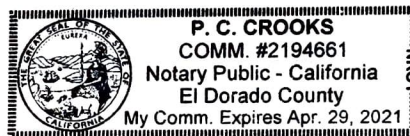
State of California

County of El Dorado

Subscribed and sworn to (affirmed) before me on this 25 day of November, 2020
by, Randall Wallace Skipper, proved to me on the
basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

P. C. Crooks



(seal)

Property Owner Affidavit

Applicant Name:

CED Rock Springs 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, Pattee K. WILLIAMS

(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 Building.

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

Assessor Parcel Number(s):

074 061 39

Printed Name Pattee K. WILLIAMS

Signed Pattee K. Williams

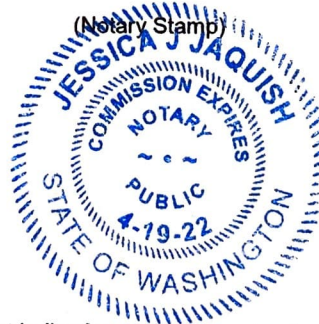
Address 837 S.E. Klemgard St.

Pullman, WA 99163

Subscribed and sworn to before me this 5 day of November, 2020

Jessica J. Jaquis
Notary Public in and for said county and state

My commission expires: 4/19/2022



*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

Attachment C Proof of Property Tax

Rock Springs Solar
Special Use Permit Application

Attachment C: Proof of Property Tax

10/19/2020

Account Detail

Washoe County Treasurer
Tammil Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2580
Email: tre@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07406129	Active	10/19/2020 1:39:27 AM

Current Owner:
BELL, TERRY L & LINDA

204 BEARGRASS CIR
WHITEFISH, MT 59937

SITUS:
0 FISH SPRINGS RD
WASHOE COUNTY NV

Taxing District
9000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$39.44	\$39.44	\$0.00	\$0.00	\$0.00
2019	\$37.56	\$37.56	\$0.00	\$0.00	\$0.00
2018	\$35.84	\$35.84	\$0.00	\$0.00	\$0.00
2017	\$34.40	\$34.40	\$0.00	\$0.00	\$0.00
2016	\$33.53	\$33.53	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Rock Springs Solar
Special Use Permit Application

Attachment C: Proof of Property Tax

10/19/2020

Account Detail

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
Tel: (775) 335-2110 Fax: (775) 334-2508
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07406130	Active	10/19/2020 1:39:27 AM

Current Owner:
CHURCH, NORMAN

2436 E COMMONWEALTH AVE
FULLERTON, CA 92831

SITUS:
0 FISH SPRINGS RD
WASHOE COUNTY NV

Taxing District
9000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$39.44	\$39.44	\$0.00	\$0.00	\$0.00
2019	\$37.56	\$53.89	\$0.00	\$0.00	\$0.00
2018	\$35.84	\$35.84	\$0.00	\$0.00	\$0.00
2017	\$34.40	\$34.40	\$0.00	\$0.00	\$0.00
2016	\$33.53	\$42.91	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Box D140
Reno, NV 89512-2545

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

Rock Springs Solar
Special Use Permit Application

Attachment C: Proof of Property Tax

10/19/2020

Account Detail

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30036 Reno, NV 89520-2036
ph: (775) 325-0510 fax: (775) 328-2800
Email: trea@washocounty.gov

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07406137	Active	10/19/2020 1:39:27 AM

Current Owner:
JOHNSON, LUCINDA

SITUS:
0 INDIAN LN
WASHOE COUNTY NV

614 ARBOR CT
INDEPENDENCE, OR 97351

Taxing District
9000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$174.66	\$174.66	\$0.00	\$0.00	\$0.00
2019	\$166.34	\$184.83	\$0.00	\$0.00	\$0.00
2018	\$164.94	\$164.79	\$0.00	\$0.00	\$0.00
2017	\$169.63	\$180.01	\$0.00	\$0.00	\$0.00
2016	\$172.97	\$218.99	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30036
Reno, NV 89520-3036

Overnight Address:
1001 E. North St., Ste D140
Reno, NV 89512-2845

- [Payment Information](#)
- [Special Assessment District](#)
- [Installment Date Information](#)
- [Assessment Information](#)

Rock Springs Solar
Special Use Permit Application

Attachment C: Proof of Property Tax

10/19/2020

Account Detail

Washoe County Treasurer
Tammil Davis

Washoe County Treasurer
P.O. Box 30039 Reno, NV 89520-3039
tel: (775) 326-2810 fax: (775) 326-2940
Email: tax@washocounty.gov

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07406138	Active	10/19/2020 1:39:27 AM

Current Owner:
JOHNSON, LUCINDA

614 ARBOR CT
INDEPENDENCE, OR 97351

SITUS:
0 INDIAN LN
WASHOE COUNTY NV

Taxing District
9000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$155.91	\$155.91	\$0.00	\$0.00	\$0.00
2019	\$148.49	\$165.44	\$0.00	\$0.00	\$0.00
2018	\$146.96	\$146.83	\$0.00	\$0.00	\$0.00
2017	\$151.01	\$160.63	\$0.00	\$0.00	\$0.00
2016	\$153.43	\$194.65	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste 0140
Reno, NV 89512-2845

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

Rock Springs Solar
Special Use Permit Application

Attachment C: Proof of Property Tax

10/19/2020

Account Detail

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
Tel: (775) 333-7050 Fax: (775) 329-3539
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07406136	Active	10/19/2020 1:39:27 AM

Current Owner:
SKIPPER, RANDALL & ROBIN

PO BOX 326
CAMINO, CA 95709

SITUS:
0 RAINBOW WAY
WASHOE COUNTY NV

Taxing District
9000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$16.42	\$16.42	\$0.00	\$0.00	\$0.00
2019	\$15.64	\$15.64	\$0.00	\$0.00	\$0.00
2018	\$14.92	\$13.96	\$0.00	\$0.00	\$0.00
2017	\$14.32	\$15.61	\$0.00	\$0.00	\$0.00
2016	\$13.96	\$15.22	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1061 E. Ninth St., Ste D140
Reno, NV 89512-2645

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

Rock Springs Solar
Special Use Permit Application

Attachment C: Proof of Property Tax

10/19/2020

Account Detail

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-3510 fax: (775) 329-2968
Email: tax@washocounty.gov

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07406139	Active	10/19/2020 1:39:27 AM

Current Owner:
MCPHERSON, PATTEE
C/O PATTEE WILLIAMS
837 SE KLEMGARD
PULLMAN, WA 99163

SITUS:
0 INDIAN LN
WASHOE COUNTY NV

Taxing District
9000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$16.42	\$15.62	\$0.00	\$0.00	\$0.00
2019	\$15.64	\$15.64	\$0.00	\$0.00	\$0.00
2018	\$14.92	\$14.92	\$0.00	\$0.00	\$0.00
2017	\$14.32	\$14.32	\$0.00	\$0.00	\$0.00
2016	\$13.96	\$13.96	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

-  [Payment Information](#)
-  [Special Assessment District](#)
-  [Installment Date Information](#)
-  [Assessment Information](#)

12/3/2020

Account Detail

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07404025	Active	12/3/2020 1:40:33 AM

Current Owner:

KUEHNERT LIVING TRUST, RAGNAR
1520 KING EDWARD DR
RENO, NV 89503

SITUS:

0 CALVADO WAY
WASHOE COUNTY NV

Taxing District

9000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$319.55	\$319.55	\$0.00	\$0.00	\$0.00
2019	\$304.33	\$304.33	\$0.00	\$0.00	\$0.00
2018	\$290.39	\$290.39	\$0.00	\$0.00	\$0.00
2017	\$278.69	\$278.69	\$0.00	\$0.00	\$0.00
2016	\$271.63	\$271.63	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

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CollectionCart

	Items	Total		
Collection Cart	0	\$0.00	Checkout	View

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07404022	Active	12/3/2020 1:40:33 AM

Current Owner:

SKEEN, JULIE

1384 ABRAMS RUN RD
WALKERSVILLE, WV 26447

SITUS:

1265 ANAHO RD
WCTY NV

Taxing District

9000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$136.57	\$141.35	\$0.00	\$0.00	\$0.00
2019	\$130.07	\$130.07	\$0.00	\$0.00	\$0.00
2018	\$124.11	\$126.59	\$0.00	\$0.00	\$0.00
2017	\$119.11	\$121.49	\$0.00	\$0.00	\$0.00
2016	\$116.09	\$124.13	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

■ **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.

■ For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:

P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:

1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Washoe County Treasurer
Tammi Davis

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[Back to Account Detail](#)

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CollectionCart

	Items	Total		
Collection Cart	0	\$0.00	Checkout	View

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07404020	Active	1/5/2021 1:38:27 AM

Current Owner:
LINDSLEY, CHERYL J

223 CONNECTICUT ST
SAN FRANCISCO, CA 94107

SITUS:
0 CALVADO WAY
WASHOE COUNTY NV

Taxing District
9000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$85.38	\$93.06	\$0.00	\$0.00	\$0.00
2019	\$81.31	\$84.56	\$0.00	\$0.00	\$0.00
2018	\$77.59	\$77.59	\$0.00	\$0.00	\$0.00
2017	\$74.46	\$74.46	\$0.00	\$0.00	\$0.00
2016	\$72.57	\$72.57	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer


- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.


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Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

 **Payment Information**

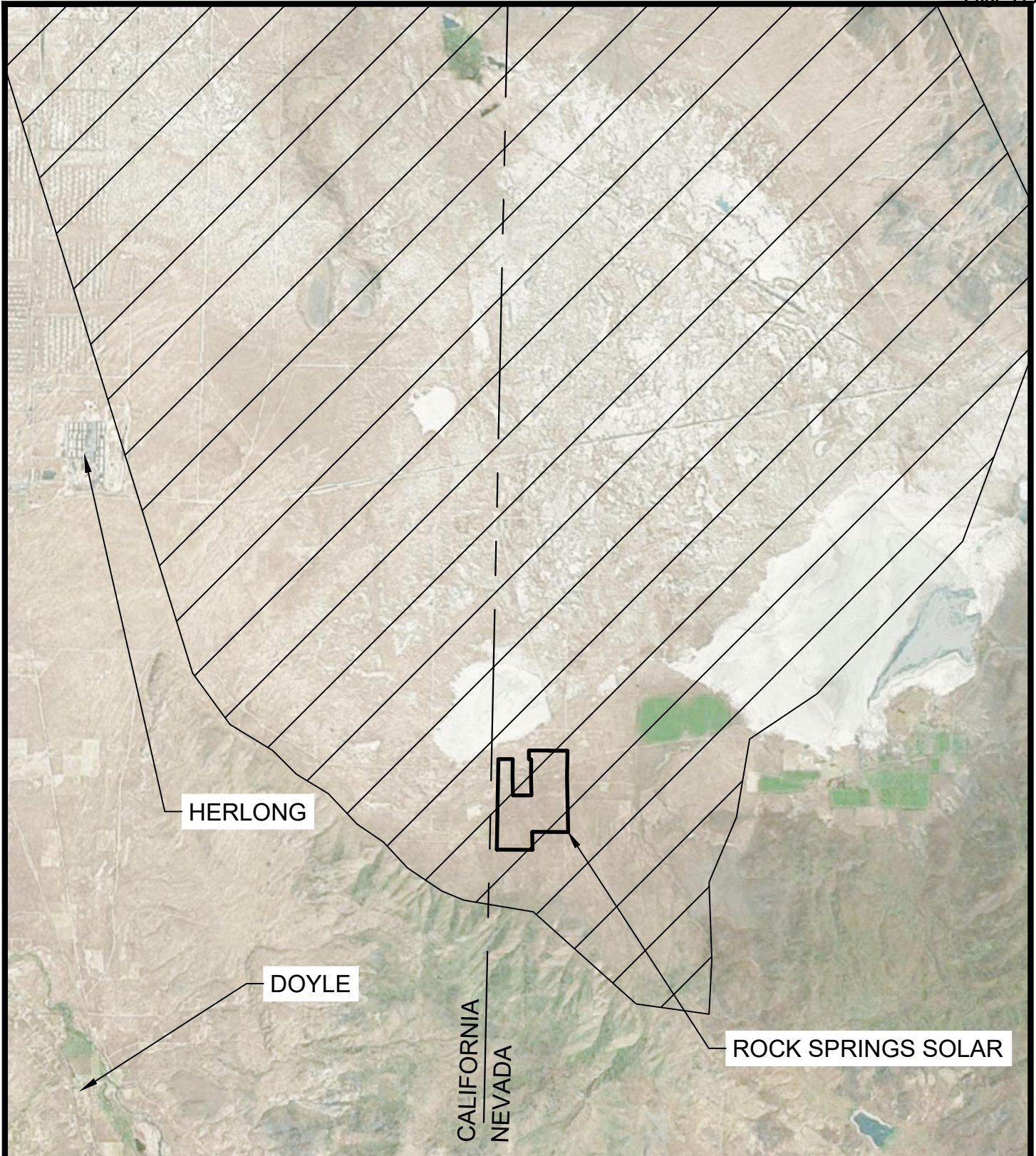
 **Special Assessment District**

 **Installment Date Information**


 **Assessment Information**

Attachment D Title Report (Title Report only in “Original Packet”)

Attachment E Viewshed Plan



VISIBILITY ANALYSIS

 VISIBLE

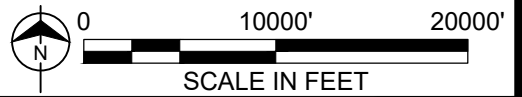


FIGURE 2
ROCK SPRINGS SOLAR
VIEWSHED MAP

Attachment F Site Plan

ROCK SPRINGS SOLAR

SPECIAL USE PERMIT

BEING PORTIONS OF THE SOUTH ONE-HALF (S 1/2)
OF SECTION TWENTY-NINE (29) & OF SECTION THIRTY-TWO (32)
TOWNSHIP TWENTY-SIX (26) NORTH, RANGE EIGHTEEN (18) EAST, M.D.M.
COUNTY OF WASHOE, STATE OF NEVADA

12/16/20
PROJECT NO: 121684

DRAWING INDEX

NO.	TITLE
C100	COVER & INDEX
C101	SITE PLAN
C102	GRADING PLAN - NORTH
C103	GRADING PLAN - CENTER
C104	GRADING PLAN - SOUTH
C105	GRADING PLAN - SOUTH EAST
C106	GRADING SECTIONS AND DETAIL
C107	FENCING DETAILS
C108	BATTERY STORAGE DETAILS
C109	SITE DETAILS
C110	O&M BUILDING DETAIL & ELEVATIONS

LEGEND

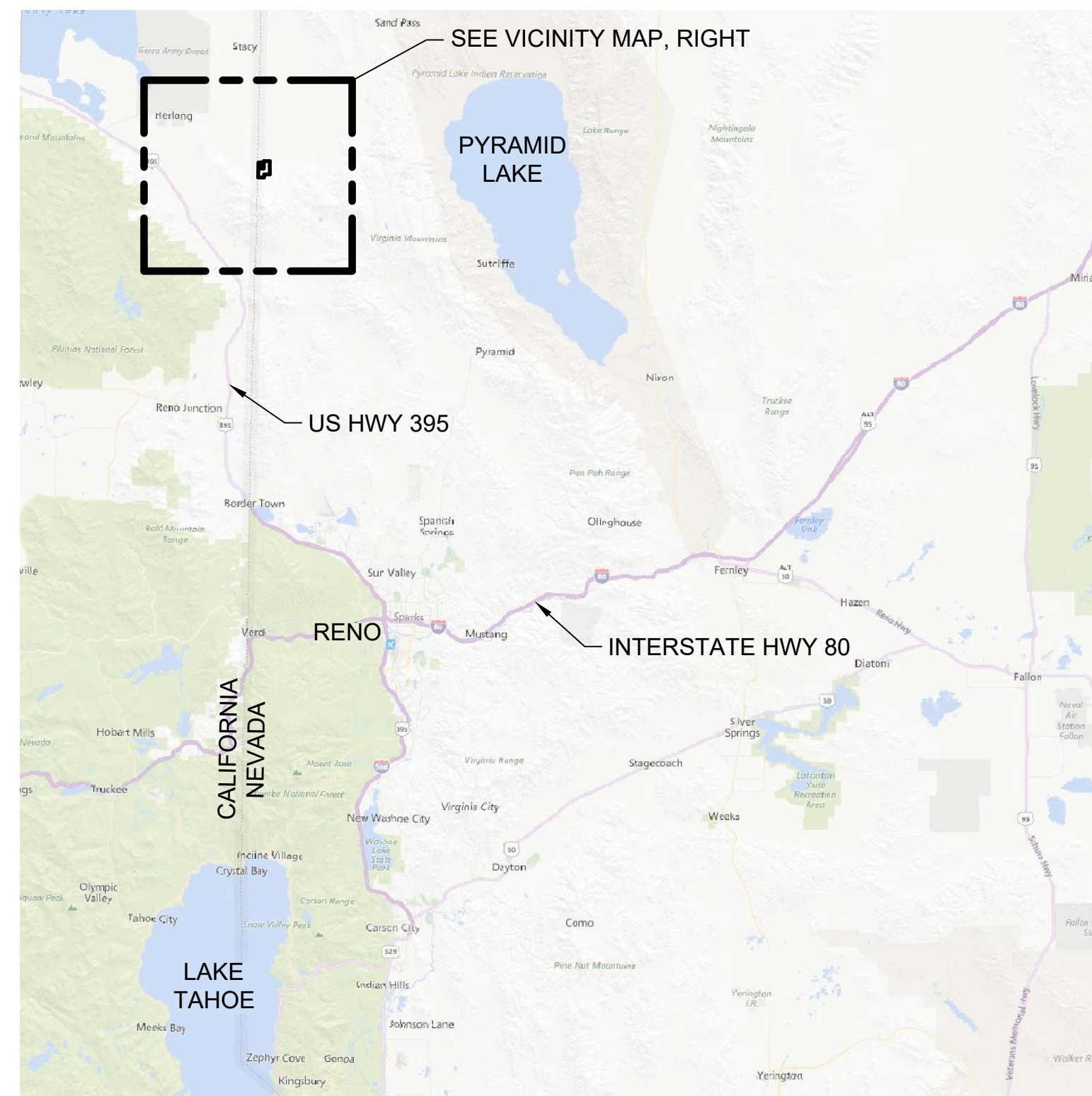
	SITE BOUNDARY LINE
	SOLAR SETBACK
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	NEW MAJOR CONTOUR
	NEW MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	CHAIN LINK FENCE
	EXISTING FENCE
	FLOW ARROW
	SOLAR ARRAYS

ENGINEERS NOTE:

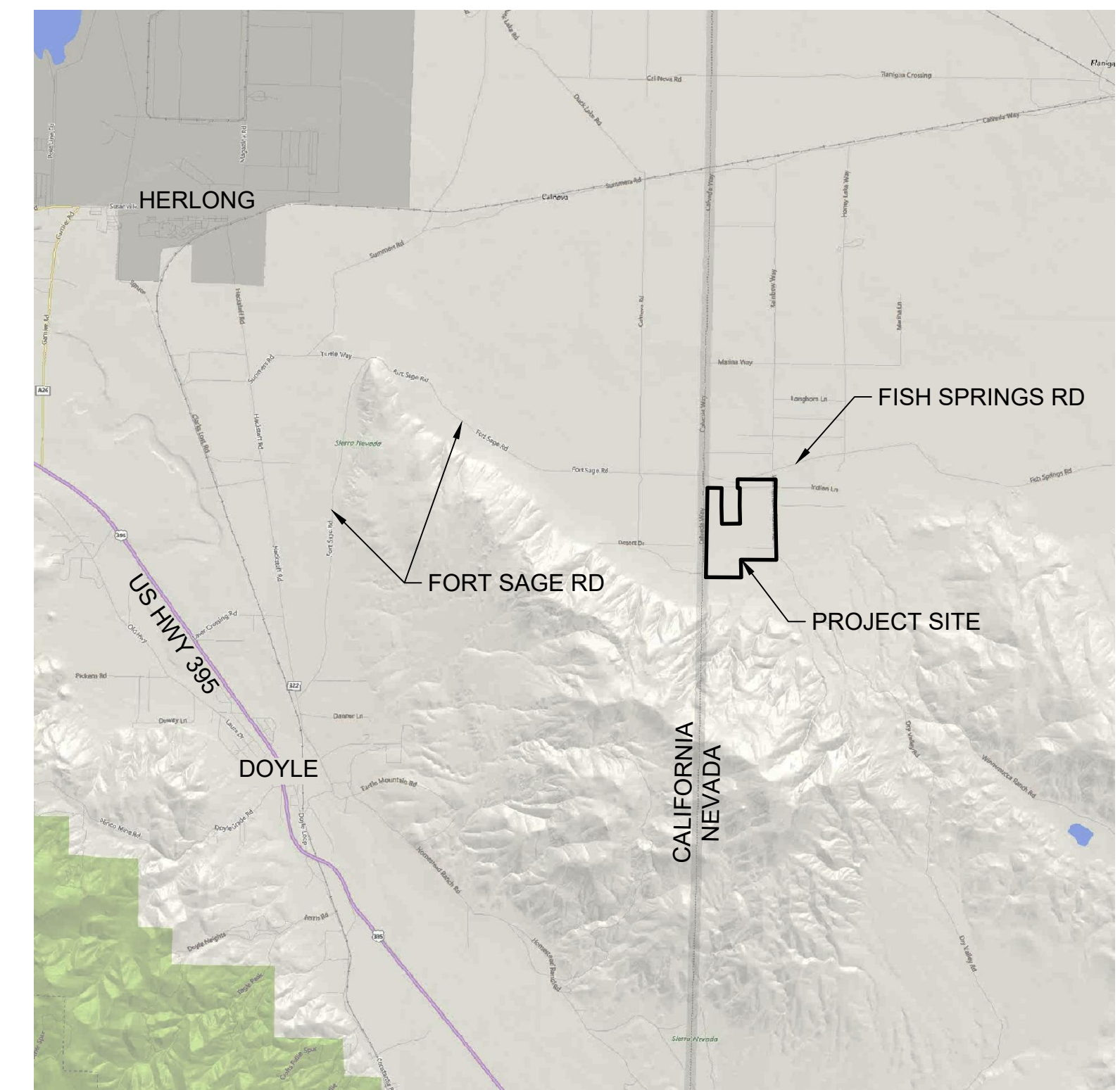
THE DESIGN INTENT FOR THIS PROJECT IS THAT IT WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.

SITE DATA

TOTAL: 657.9 ACRES (GROSS)



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

EARTHWORK (SEE NOTE 1)

LOCATION	CUT (CY)	FILL (CY)	NET (CY)
BASINS, SUBSTATION, BESS, O&M BUILDING	61,000	61,000	0
SOLAR ARRAY FIELD (DISC & ROLL)	82,000	82,000	0
TOTAL	143,000	143,000	0

NOTES:

1) QUANTITIES ARE ESTIMATED AND PRELIMINARY IN NATURE. INTENT OF DESIGN IS TO BALANCE SITE TO HAVE NO IMPORT/EXPORT. FINAL GRADING QUANTITIES TO BE DETERMINED AT FINAL DESIGN.

PROJECT LOCATION

LATITUDE 40.086188° N
LONGITUDE -119.987753° W

CIVIL ENGINEER

BURNS & McDONNELL ENGINEERING CO., INC.
CONTACT: J. TANNER DOWELL, P.E.
1850 N CENTRAL AVE, SUITE 800
PHOENIX, AZ 85004
P: 602-977-2623
F: 602-977-2660

OWNER

CED ROCK SPRINGS SOLAR, LLC
CON EDISON DEVELOPMENT
CONTACT: ELLIOT STEIN
101 W BROADWAY, SUITE 1120
SAN DIEGO, CA 92130
619-517-5350

**FOR PERMITTING
PURPOSES ONLY**

no.	date	by	ckd	description	no.	date	by	ckd	description
D	12/16/20	DGK	BNS	ISSUED FOR REVIEW					
C	11/05/20	DGK	BNS	ISSUED FOR REVIEW					
B	07/31/20	DGK	BNS	ISSUED FOR REVIEW					
A	06/02/20	DGK	BNS	ISSUED FOR REVIEW					

**BURNS
McDONNELL**
1850 N CENTRAL AVE SUITE 800
PHOENIX, AZ 85004
602-977-2623
Burns & McDonnell Engineering Co, Inc.

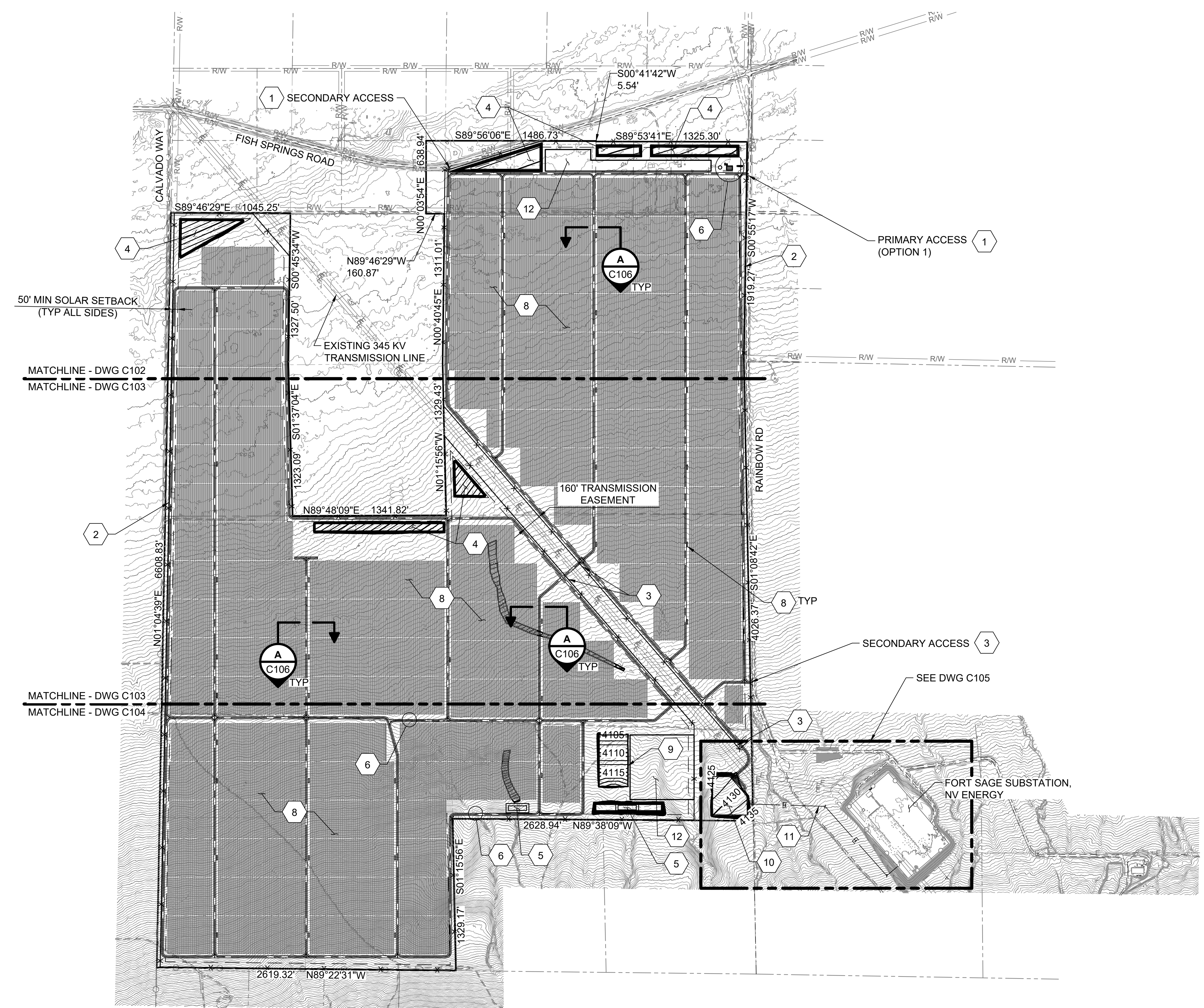
conEdison Development
a Con Edison Clean Energy Business

ROCK SPRINGS SOLAR SPECIAL USE PERMIT COVER & INDEX	
project	contract
121684	-
drawing	rev.
C100	- D
sheet	of sheets
file 121684C100.DWG	

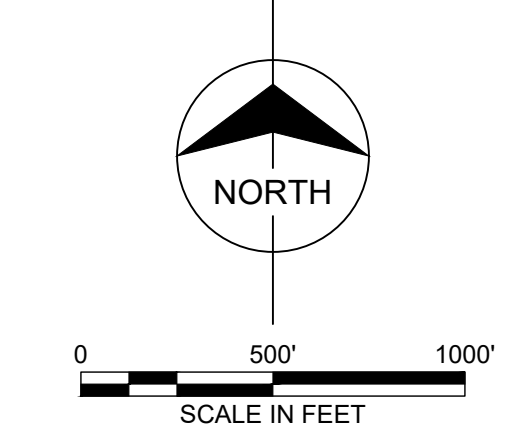
designed	detailed
B, SVOR	D. KOPER

WASHOE COUNTY, NV

- # KEY NOTES:
1. ROLLING GATE
SEE DETAIL 3, DWG C107
 2. CHAIN LINK FENCE
SEE DETAIL 2, DWG C107
 3. DOUBLE SWING GATE
SEE DETAIL 1, DWG C107
 4. RETENTION BASIN
SEE GRADING PLANS, DWGS C102 & C103
 5. ENERGY DISSIPATING BASINS
SEE GRADING PLAN, DWG C104
 6. O&M BUILDING
SEE DETAIL 1, DWG C110
 7. INVERTER SKID
SEE DETAIL 1, DWG C109
 8. SOLAR ARRAY
SEE DETAIL 2, DWG C109
 9. BATTERY STORAGE AREA
SEE DETAIL 1, DWG C108
 10. CUSTOMER SUBSTATION
SEE DETAIL 3, DWG C109
 11. OVERHEAD 345 KV GENERATION TIE LINE
 12. CONSTRUCTION LAYDOWN AREA.



**FOR PERMITTING
PURPOSES ONLY**



no.	date	by	ckd	description	no.	date	by	ckd	description
C	11/05/20	DGK	BNS	ISSUED FOR REVIEW					
B	07/31/20	DGK	BNS	ISSUED FOR REVIEW					
A	06/02/20	DGK	BNS	ISSUED FOR REVIEW					

**BURNS
MCDONNELL**

1850 N CENTRAL AVE SUITE 800
PHOENIX, AZ 85004
602-977-2623
Burns & McDonnell Engineering Co, Inc.

designed: B, SVOR
detailed: D, KOPER

conEdison Development
a Con Edison Clean Energy Business

WASHOE COUNTY, NV

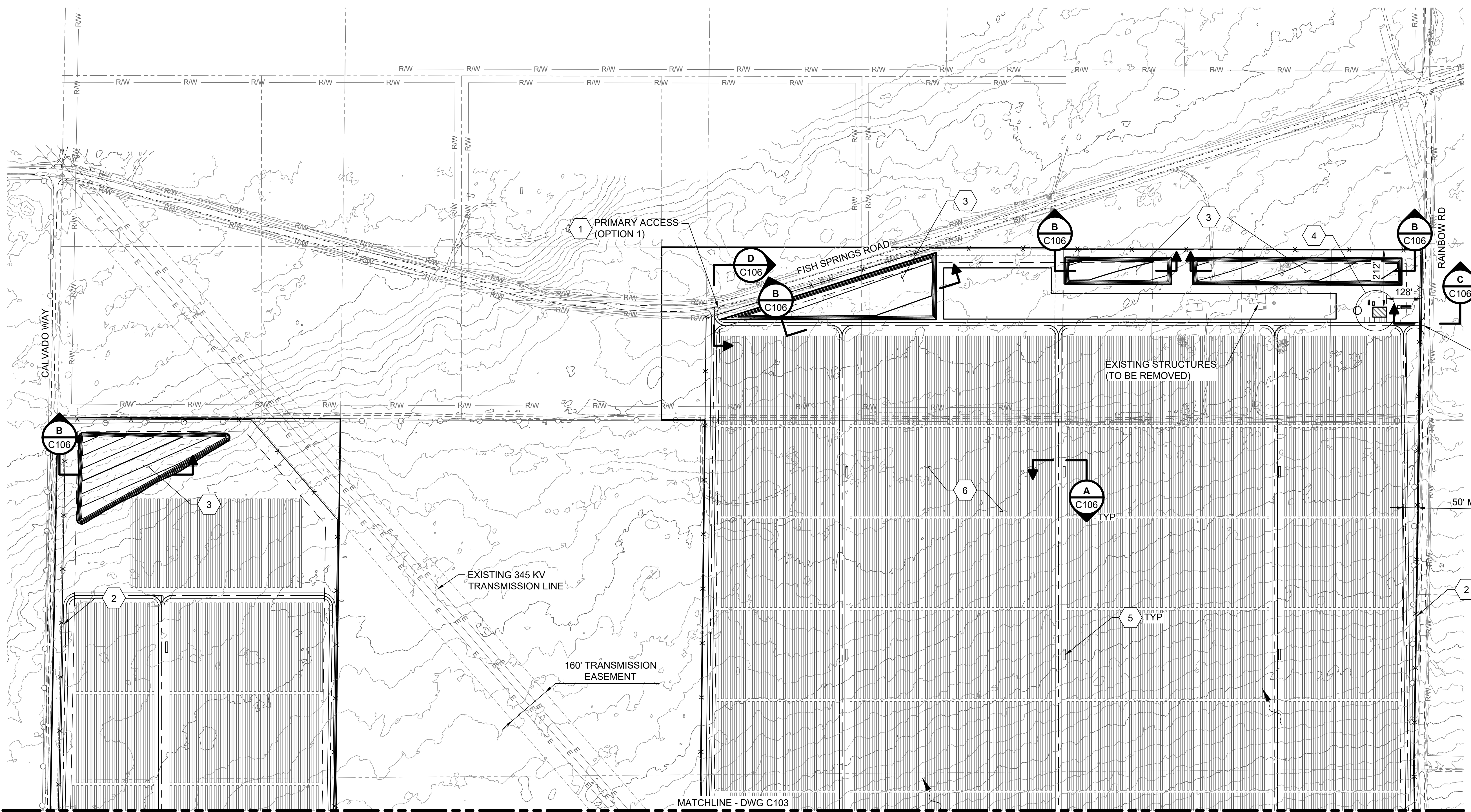
ROCK SPRINGS SOLAR SPECIAL USE PERMIT SITE PLAN	
project 121684	contract -
drawing C101	rev. - C
sheet file 121684C101.DWG	of sheets

GRADING NOTES:

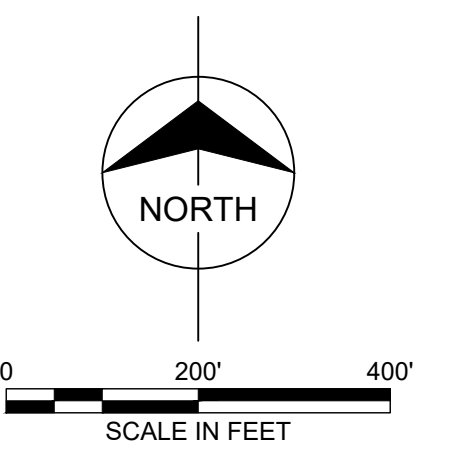
1. ALL VEGETATION WITHIN SOLAR ARRAYS TO BE REMOVED.
2. GRADING SHALL CONSIST OF MINOR SMOOTHING OF EXISTING CONTOURS TO MAINTAIN EXISTING DRAINAGE PATTERNS.
3. RETENTION BASINS TO BE SIZED AT TIME OF FINAL DESIGN TO ENSURE THAT RUNOFF DOES NOT INCREASE FROM PRE VS. POST CONSTRUCTION CONDITIONS.

KEY NOTES:

1. ROLLING GATE
SEE DETAIL 3, DWG C107
2. CHAIN LINK FENCE
SEE DETAIL 2, DWG C107
3. RETENTION BASIN
4. O&M BUILDING
SEE DETAIL 1, DWG C110
5. INVERTER SKID
SEE DETAIL 1, DWG C109
6. SOLAR ARRAY
SEE DETAIL 2, DWG C109



Millimeters
Scale For Microfitting
Inches



FOR PERMITTING PURPOSES ONLY

no.	date	by	ckd	description	no.	date	by	ckd	description
C	11/05/20	DGK	BNS	ISSUED FOR REVIEW					
B	07/31/20	DGK	BNS	ISSUED FOR REVIEW					
A	06/02/20	DGK	BNS	ISSUED FOR REVIEW					

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602-977-2623
Burns & McDonnell Engineering Co, Inc.

designed B, SVOR
detailed D. KOPER

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WASHOE COUNTY, NV

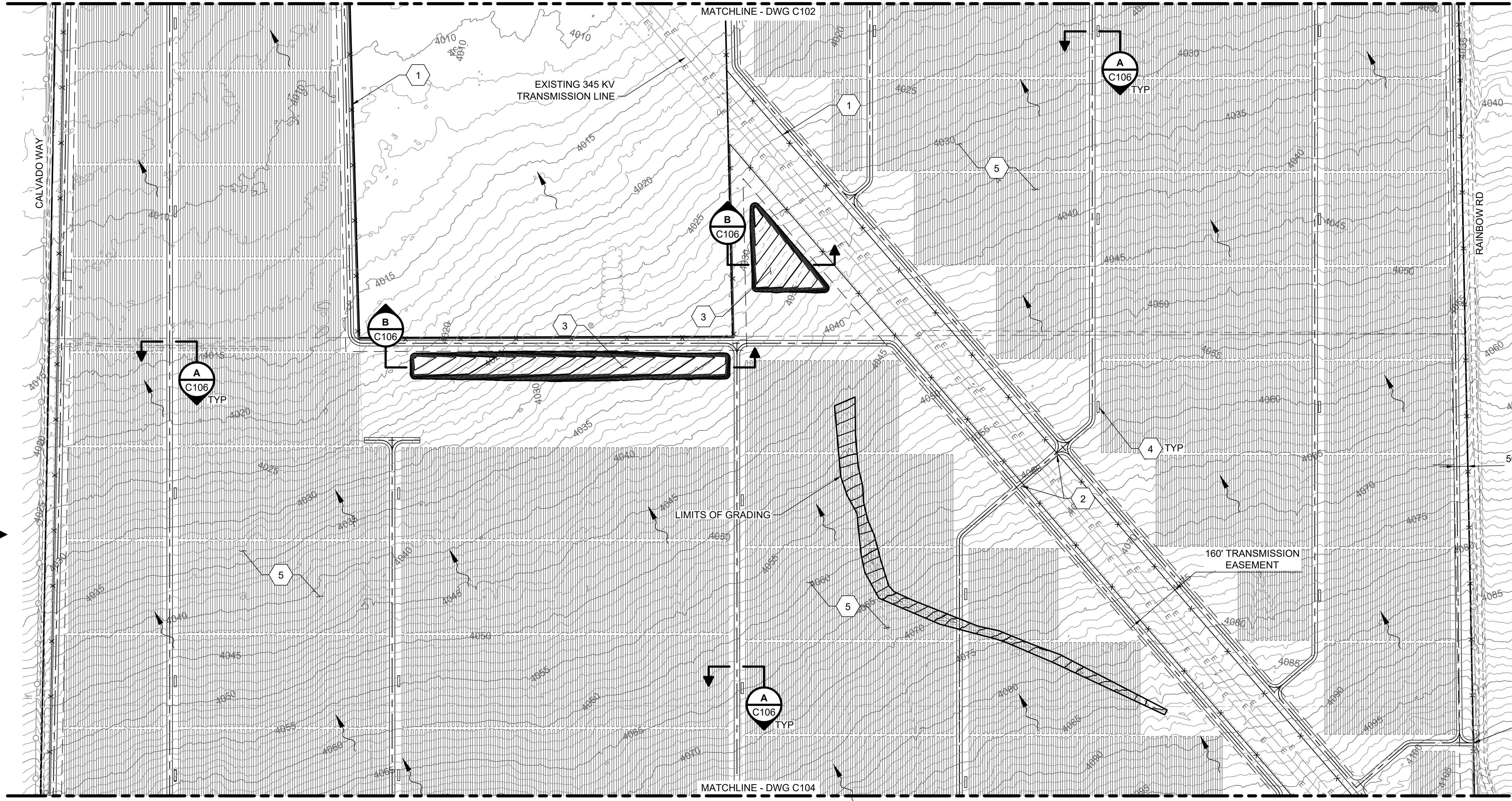
ROCK SPRINGS SOLAR SPECIAL USE PERMIT GRADING PLAN - NORTH	
project 121684	contract -
drawing C102	rev. - C
sheet file 121684C102.DWG	of sheets

GRADING NOTES:

1. ALL VEGETATION WITHIN SOLAR ARRAYS TO BE REMOVED.
2. GRADING SHALL CONSIST OF MINOR SMOOTHING OF EXISTING CONTOURS TO MAINTAIN EXISTING DRAINAGE PATTERNS.
3. RETENTION BASINS TO BE SIZED AT TIME OF FINAL DESIGN TO ENSURE THAT RUNOFF DOES NOT INCREASE FROM PRE VS. POST CONSTRUCTION CONDITIONS.

KEY NOTES:

1. CHAIN LINK FENCE
SEE DETAIL 2, DWG C107
2. DOUBLE SWING GATE
SEE DETAIL 1, DWG C107
3. RETENTION BASIN
4. INVERTER SKID
SEE DETAIL 1, DWG C109
5. SOLAR ARRAY
SEE DETAIL 2, DWG C109



**FOR PERMITTING
PURPOSES ONLY**

C	11/05/20	DGK	BNS	ISSUED FOR REVIEW																
B	07/31/20	DGK	BNS	ISSUED FOR REVIEW																
A	06/02/20	DGK	BNS	ISSUED FOR REVIEW																
no.	date	by	ckd	description		no.	date	by	ckd	description		no.	date	by	ckd	description				

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Burns & McDonnell Engineering Co, Inc.

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detailed
D. KOPER

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WASHOE COUNTY, NV

ROCK SPRINGS SOLAR
SPECIAL USE PERMIT
GRADING PLAN - CENTER

project 121684 contract -

drawing **C103** - rev. **C**

sheet of sheets
file 121684C103.DWG

GRADING NOTES:

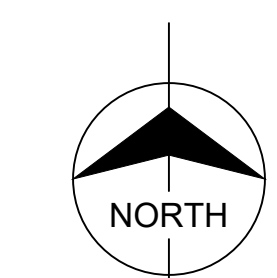
1. ALL VEGETATION WITHIN SOLAR ARRAYS TO BE REMOVED.
2. GRADING SHALL CONSIST OF MINOR SMOOTHING OF EXISTING CONTOURS TO MAINTAIN EXISTING DRAINAGE PATTERNS.
3. RETENTION BASINS TO BE SIZED AT TIME OF FINAL DESIGN TO ENSURE THAT RUNOFF DOES NOT INCREASE FROM PRE VS. POST CONSTRUCTION CONDITIONS.

KEY NOTES:

1. CHAIN LINK FENCE
SEE DETAIL 2, DWG C107
2. DOUBLE SWING GATE
SEE DETAIL 1, DWG C107
3. ENERGY DISSIPATING BASINS
4. INVERTER SKID
SEE DETAIL 1, DWG C109
5. SOLAR ARRAY
SEE DETAIL 2, DWG C109
6. BATTERY STORAGE AREA
SEE DETAIL 1, DWG C108
7. CUSTOMER SUBSTATION
SEE DETAIL 3, DWG C109
8. OVERHEAD 345 KV GENERATION TIE LINE



Millimeters
Scale For Microfining
Inches



**FOR PERMITTING
PURPOSES ONLY**

no.	date	by	ckd	description	no.	date	by	ckd	description
C	11/05/20	DGK	BNS	ISSUED FOR REVIEW					
B	07/31/20	DGK	BNS	ISSUED FOR REVIEW					
A	06/02/20	DGK	BNS	ISSUED FOR REVIEW					

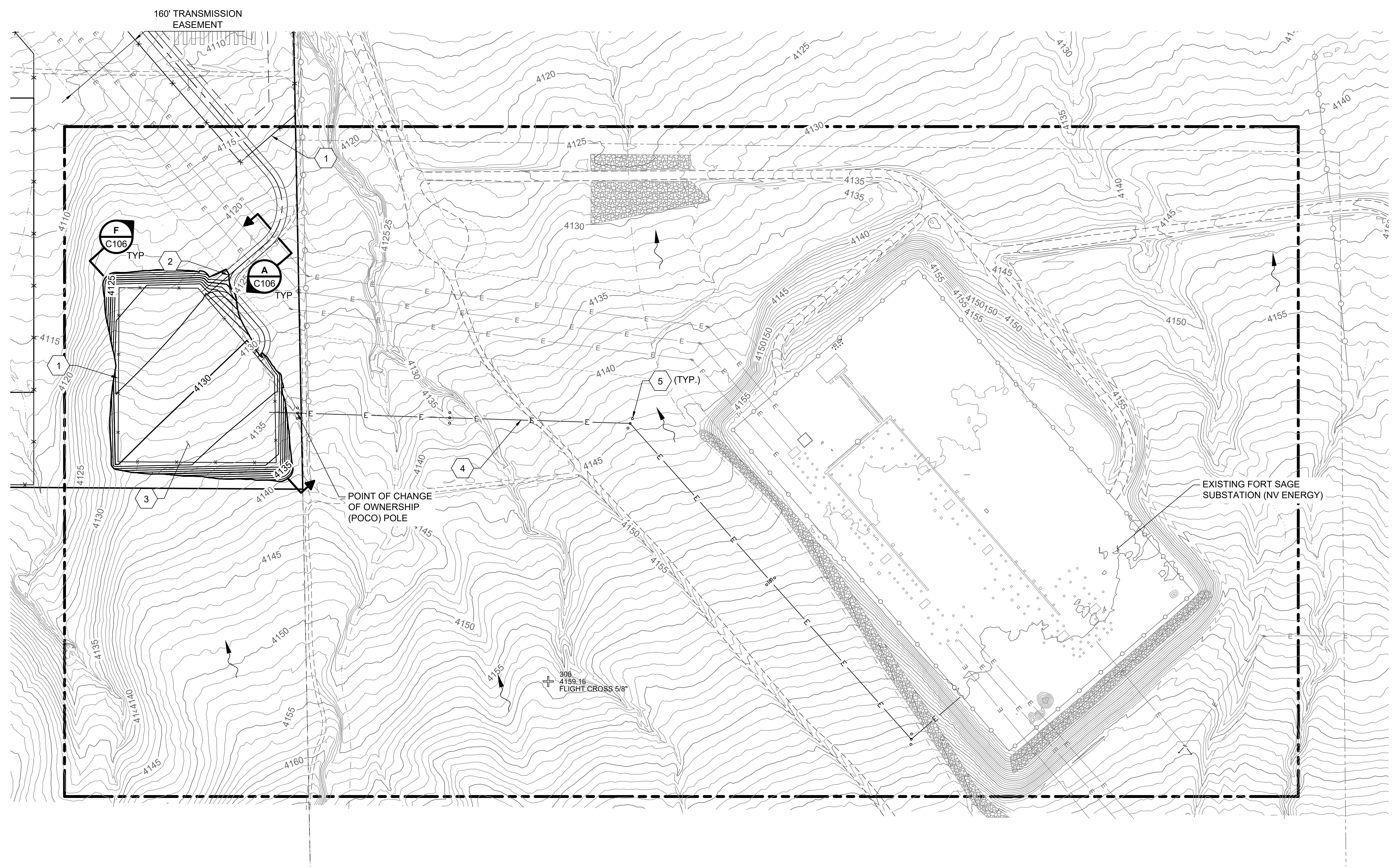
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MCDONNELL**
1850 N CENTRAL AVE SUITE 800
PHOENIX, AZ 85004
602-977-2623
Burns & McDonnell Engineering Co., Inc.

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detailed D. KOPER

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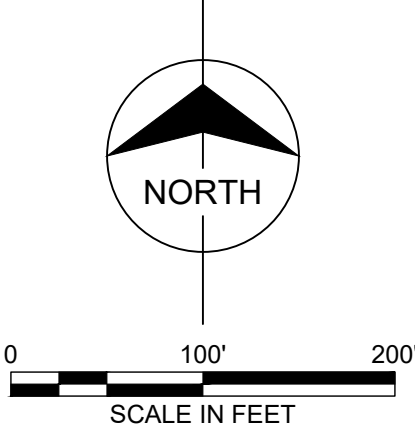
WASHOE COUNTY, NV

ROCK SPRINGS SOLAR SPECIAL USE PERMIT GRADING PLAN - SOUTH	
project 121684	contract -
drawing	rev.
C104 - C	
sheet	of sheets
file 121684C104.DWG	



- NOTES:**
1. STREAM BUFFER IS APPROXIMATED ONLY FOR THE PURPOSE OF THIS PRELIMINARY SITE PLAN. FINAL ENCROACHMENT LIMITS WILL BE DETERMINED BY ENVIRONMENTAL STUDIES PRIOR TO FINAL DESIGN.
- GRADING NOTES:**
1. ALL VEGETATION WITHIN SOLAR ARRAYS TO BE REMOVED.
 2. GRADING SHALL CONSIST OF MINOR SMOOTHING OF EXISTING CONTOURS TO MAINTAIN EXISTING DRAINAGE PATTERNS.
 3. RETENTION BASINS TO BE SIZED AT TIME OF FINAL DESIGN TO ENSURE THAT RUNOFF DOES NOT INCREASE FROM PRE VS. POST CONSTRUCTION CONDITIONS.
- # KEY NOTES:**
1. CHAIN LINK FENCE
SEE DETAIL 2, DWG C107
 2. DOUBLE SWING GATE
SEE DETAIL 1, DWG C107
 3. CUSTOMER SUBSTATION
SEE DETAIL 3, DWG C109
 4. OVERHEAD 345 KV GENERATION TIE LINE
 5. PROPOSED 345KV SUPPORT STRUCTURES.
CONFIGURATION AND TYPE OF STRUCTURES TO BE DETERMINED AT FINAL DESIGN.

Millimeters
Scale For Microfining
Inches



**FOR PERMITTING
PURPOSES ONLY**

no.	date	by	ckd	description	no.	date	by	ckd	description
C	11/05/20	DGK	BNS	ISSUED FOR REVIEW					
B	07/31/20	DGK	BNS	ISSUED FOR REVIEW					
A	06/02/20	DGK	BNS	ISSUED FOR REVIEW					

**BURNS
MCDONNELL**

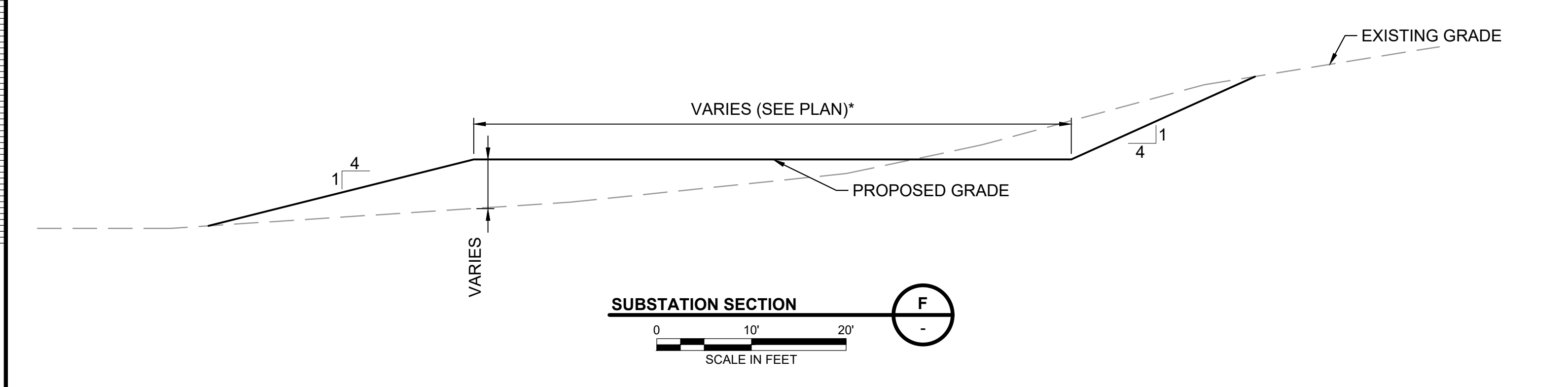
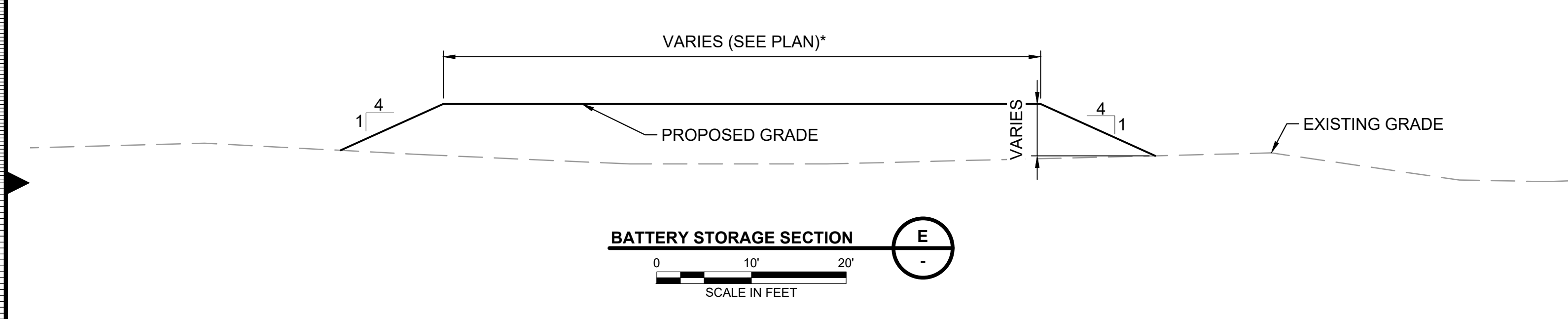
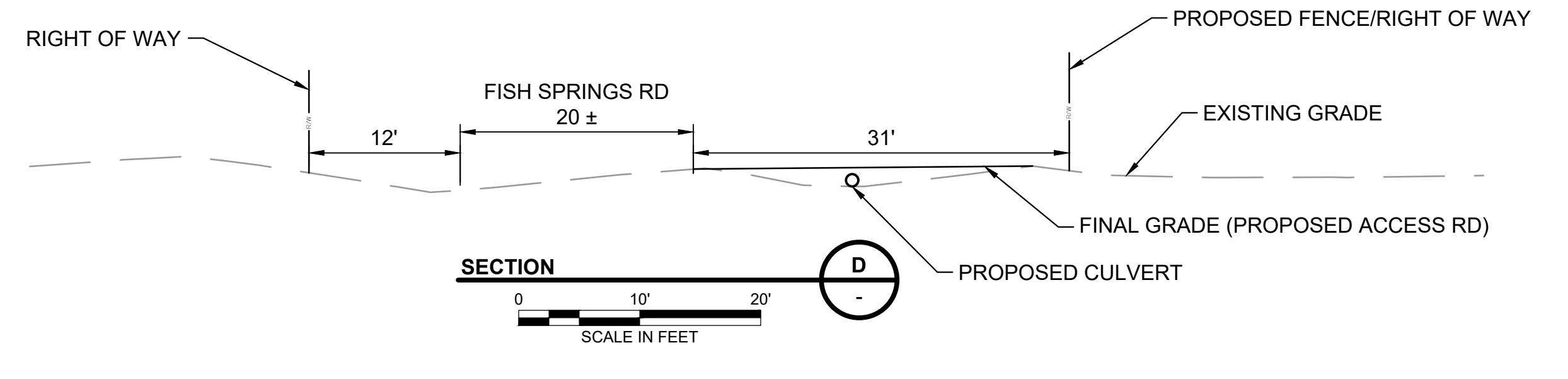
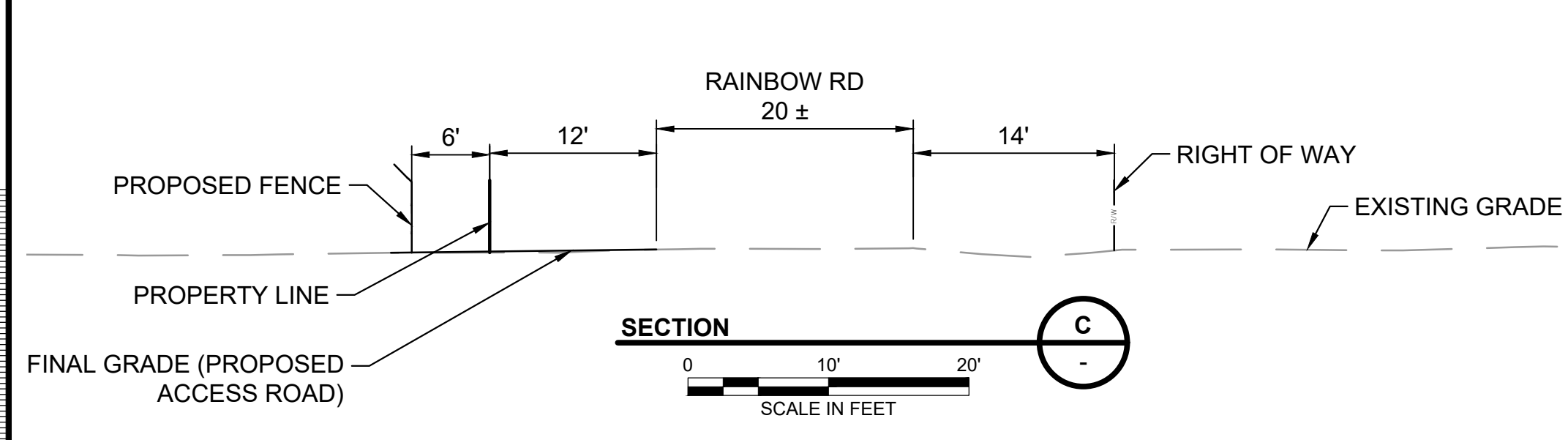
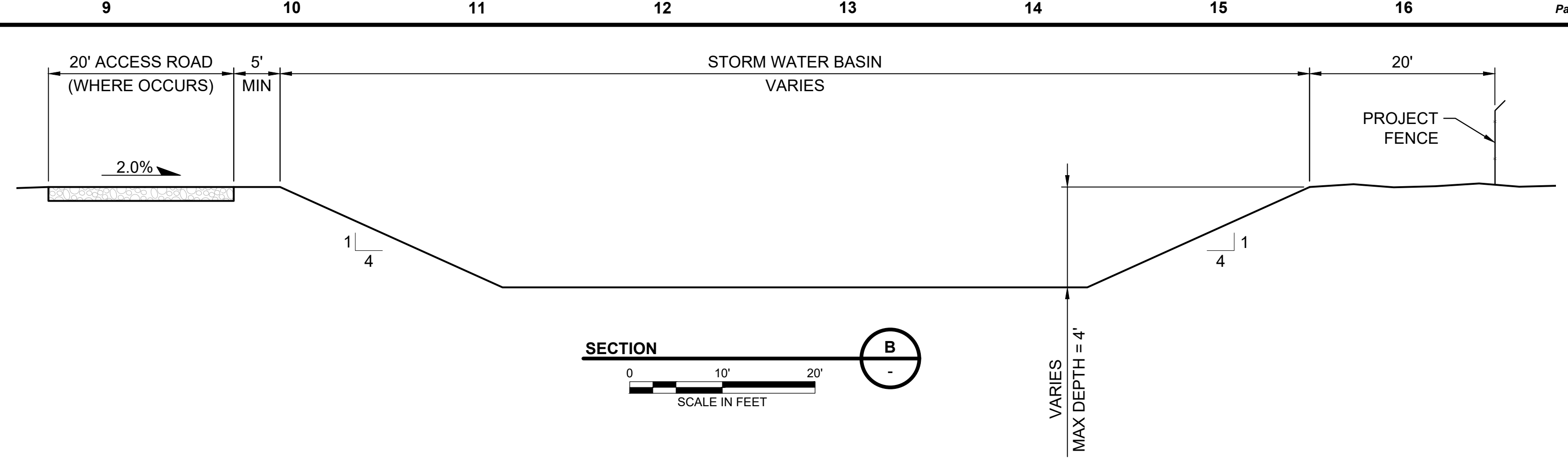
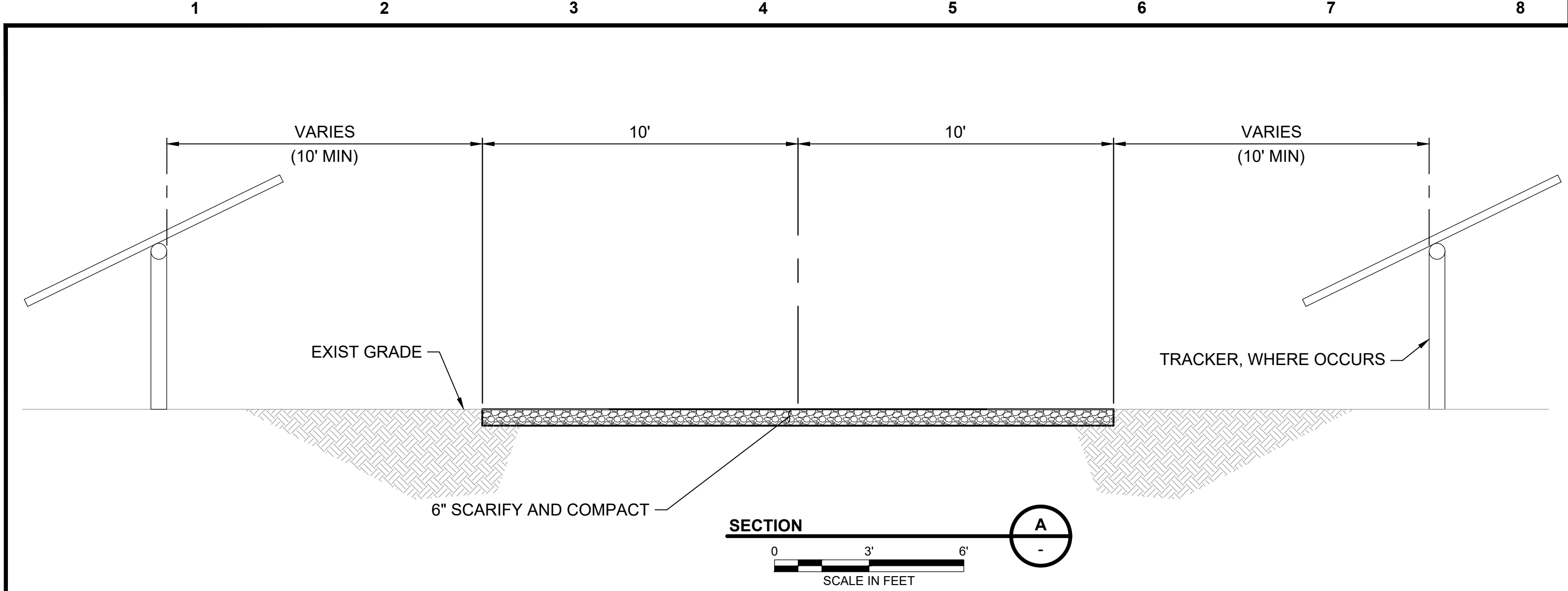
1850 N CENTRAL AVE SUITE 800
PHOENIX, AZ 85004
602-977-2623
Burns & McDonnell Engineering Co, Inc.

designed B, SVOR
detailed D. KOPER

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WASHOE COUNTY, NV

ROCK SPRINGS SOLAR SPECIAL USE PERMIT GRADING PLAN - SOUTH EAST	
project 121684	contract -
drawing	rev.
C105 - C	
sheet	of sheets
file 121684C105.DWG	



*NOTE: ALL EQUIPMENT AND STRUCTURES TO BE SETBACK A MINIMUM OF 20 FEET FROM EDGE OF SLOPE.

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no.	date	by	ckd	description	no.	date	by	ckd	description
C	11/05/20	DGK	BNS	ISSUED FOR REVIEW					
B	07/31/20	DGK	BNS	ISSUED FOR REVIEW					
A	06/02/20	DGK	BNS	ISSUED FOR REVIEW					

BURNS MEDONNELL
1850 N CENTRAL AVE SUITE 800
PHOENIX, AZ 85004
602-977-2623
Burns & McDonnell Engineering Co, Inc.

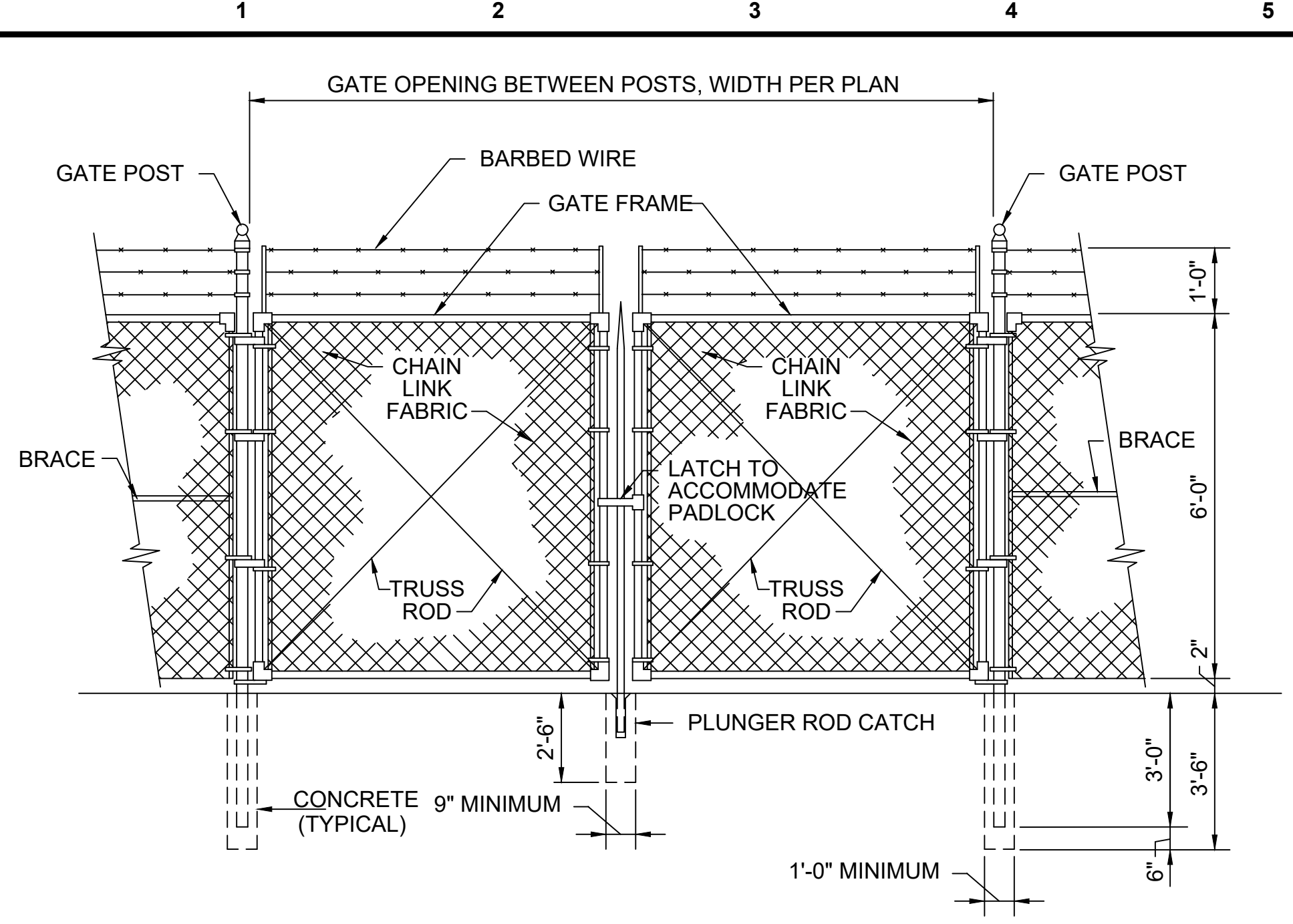
designed: B, SVOR
detailed: D, KOPER

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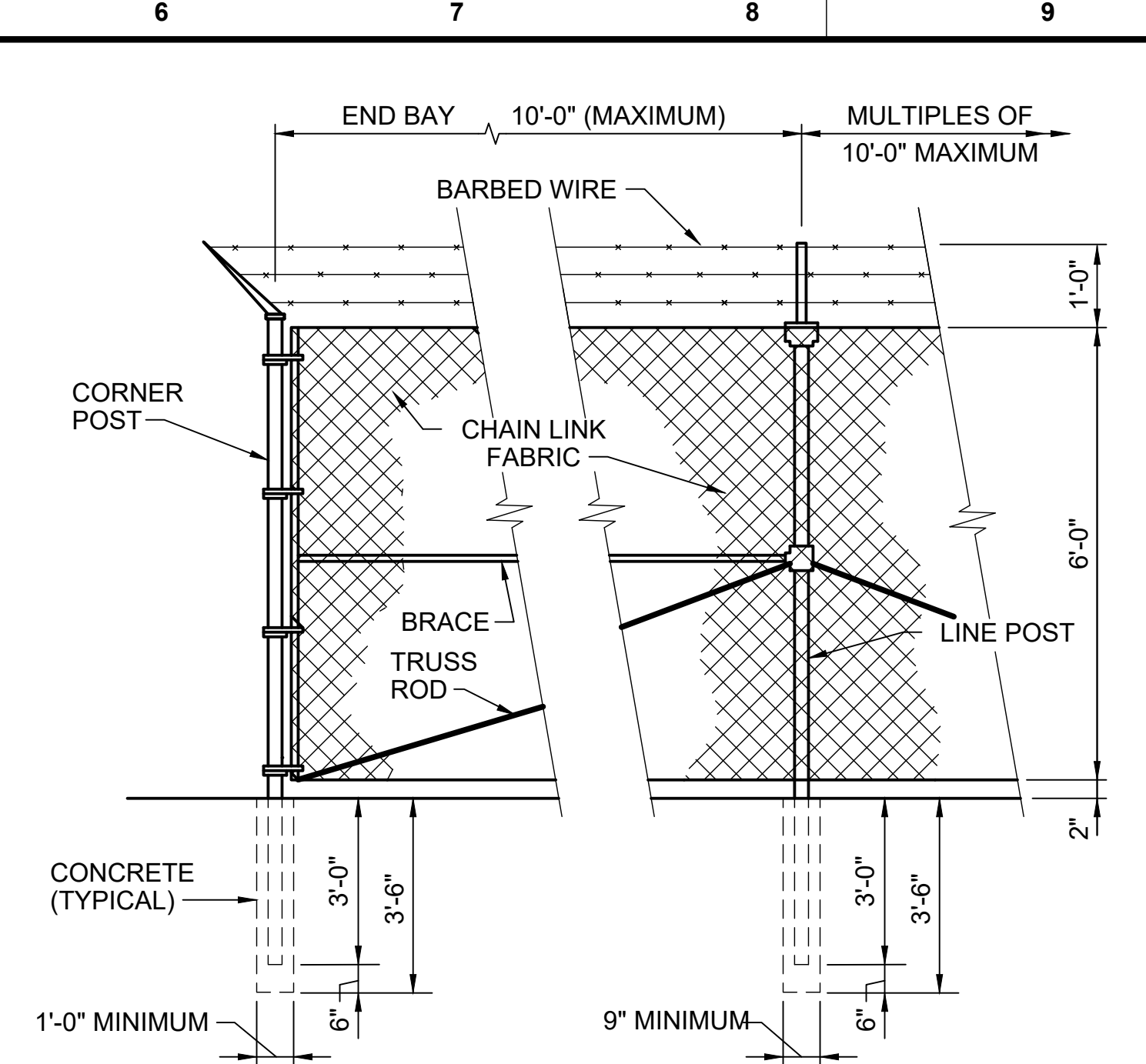
WASHOE COUNTY, NV

ROCK SPRINGS SOLAR
SPECIAL USE PERMIT
GRADING SECTIONS AND DETAIL

project: 121684
contract: -
drawing: **C106** - **C**
sheet: of sheets
file: 121684C106.DWG

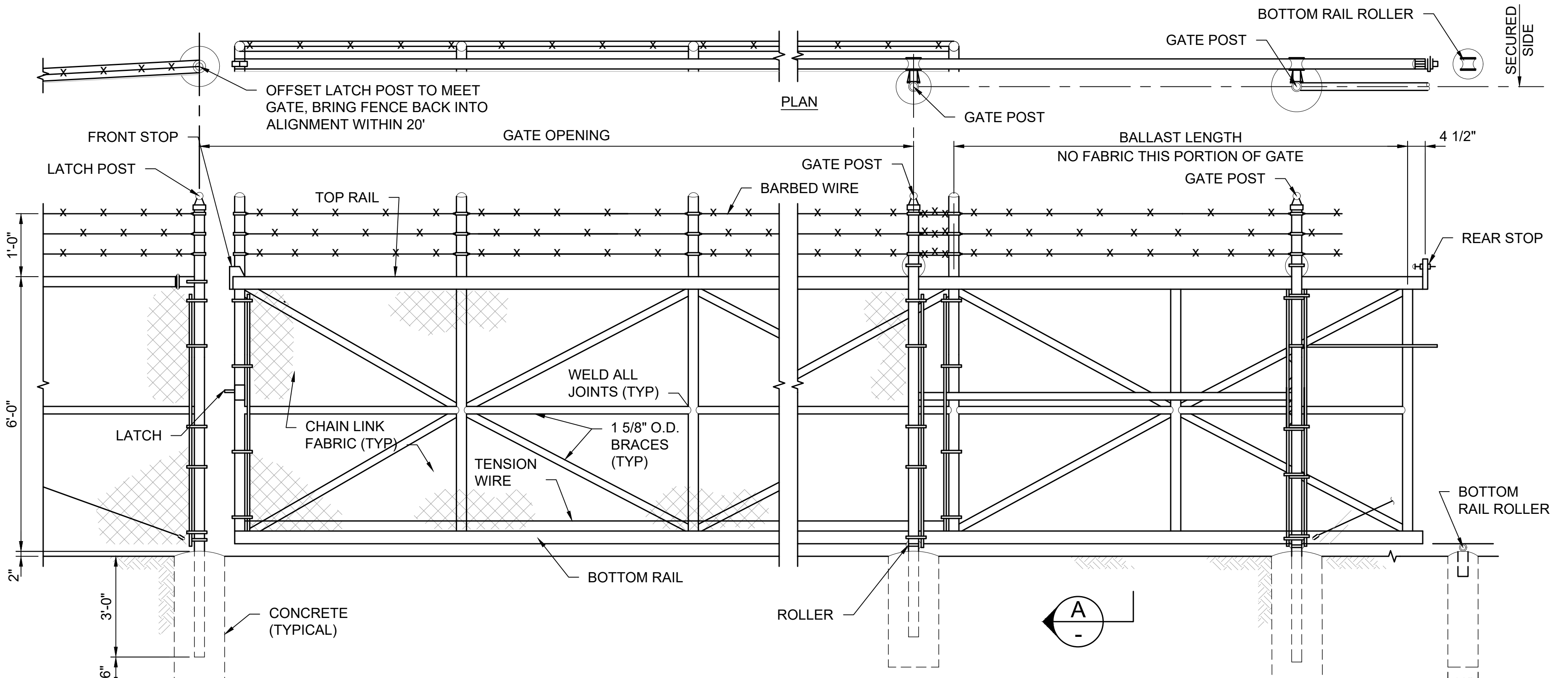


DOUBLE SWING GATE
NOT TO SCALE
1
C101

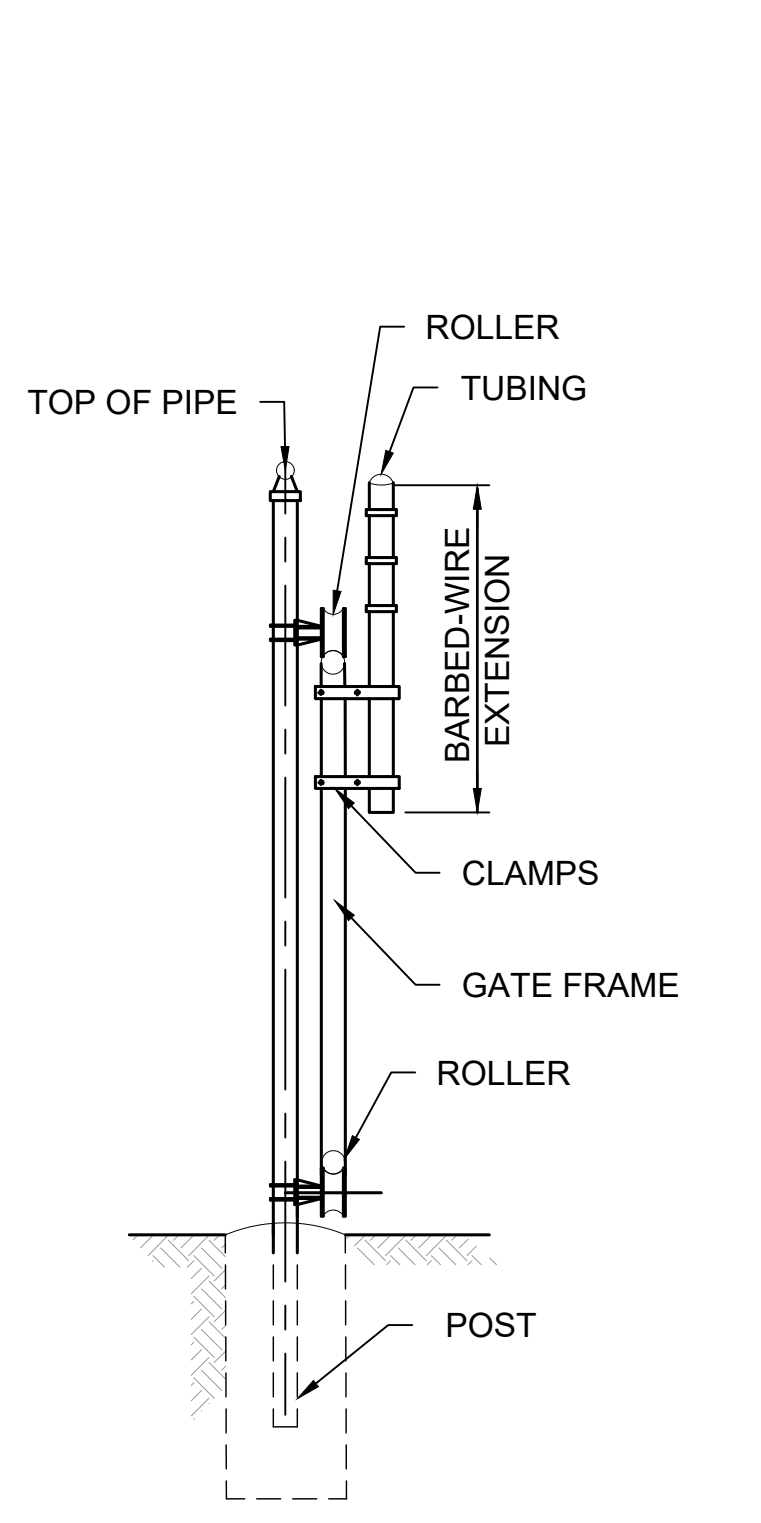


FENCE DETAIL
NOT TO SCALE
2
C101

Scale For Microfitting
Millimeters
Inches



ROLLING GATE
NOT TO SCALE
3
C101



SECTION
NOT TO SCALE
A

**FOR PERMITTING
PURPOSES ONLY**

no.	date	by	ckd	description	no.	date	by	ckd	description
C	11/05/20	DGK	BNS	ISSUED FOR REVIEW					
B	07/31/20	DGK	BNS	ISSUED FOR REVIEW					
A	06/02/20	DGK	BNS	ISSUED FOR REVIEW					

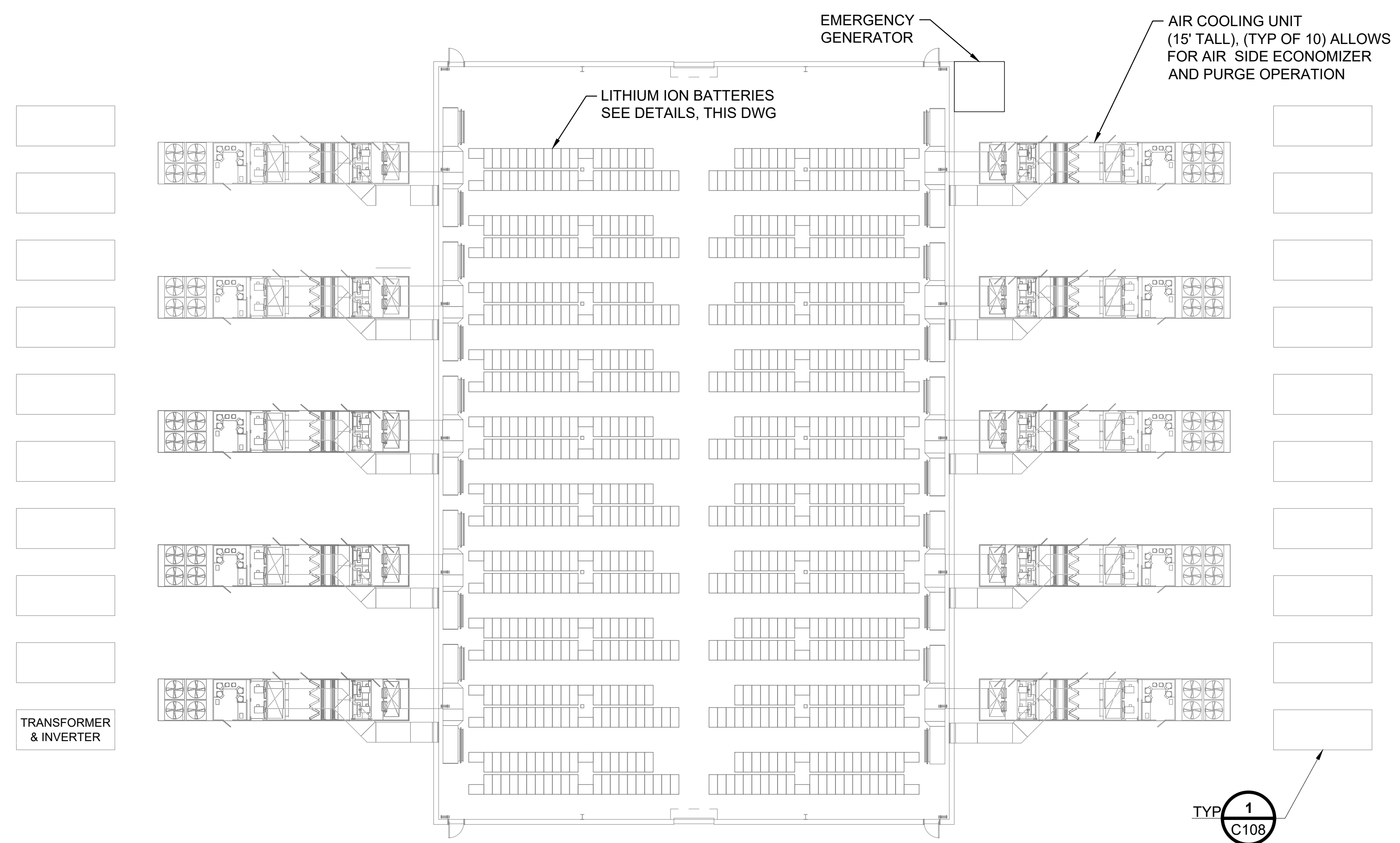
**BURNS
MCDONNELL**
1850 N CENTRAL AVE SUITE 800
PHOENIX, AZ 85004
602-977-2623
Burns & McDonnell Engineering Co, Inc.

designed B, SVOR
detailed D. KOPER

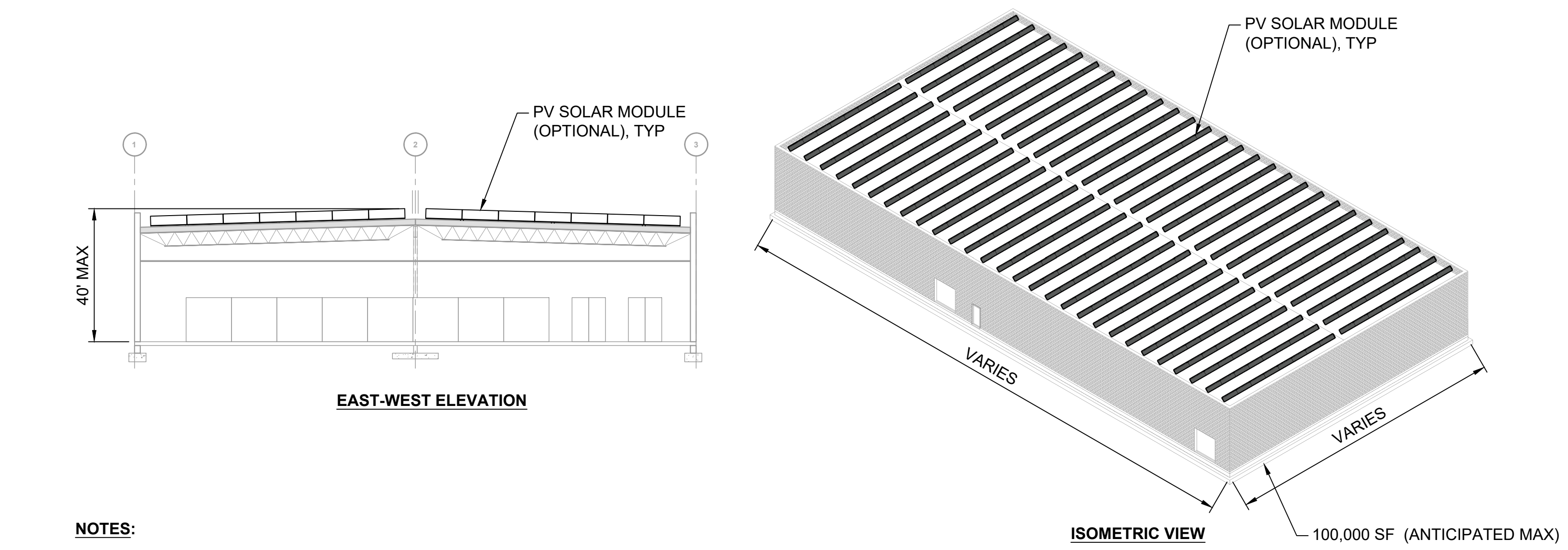
conEdison Development
a Con Edison Clean Energy Business

WASHOE COUNTY, NV

ROCK SPRINGS SOLAR SPECIAL USE PERMIT FENCING DETAILS	
project 121684	contract -
drawing	rev.
C107 - C	
sheet	of sheets
file 121684C107.DWG	



GENERAL ARRANGEMENT



EAST-WEST ELEVATION

ISOMETRIC VIEW

- NOTES:**
- SOLAR LAYOUT AND ARRANGEMENT ARE PRELIMINARY AND SUBJECT TO REVISION.
 - BUILDING FOOTPRINT IS CONCEPTUAL AND WILL VARY DEPENDING ON TYPE AND QUANTITY OF BATTERY THAT IS SELECTED.
 - BUILDINGS MAY BE CONSTRUCTED TO SHARE A COMMON WALL.

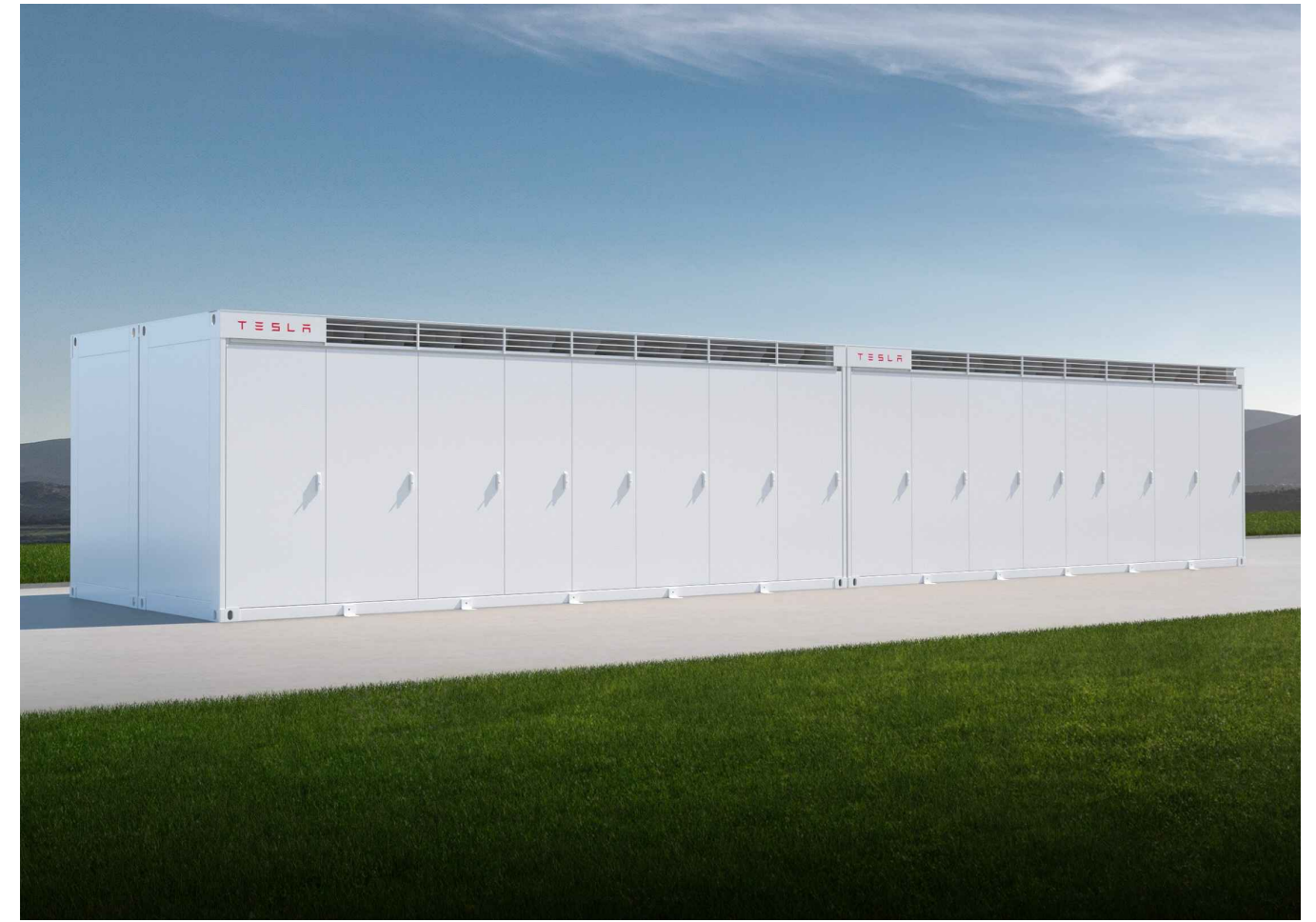
BATTERY ENCLOSURE BUILDING 1
NOT TO SCALE



FLOW BATTERY STACKABLE CONTAINERS
NOT TO SCALE



LITHIUM ION BATTERY CONTAINER (10' MAX HEIGHT)
NOT TO SCALE



ISOMETRIC VIEW



PLAN VIEW

LITHIUM ION BATTERY ENGINEERED CONTAINER/MEGAPACK
NOT TO SCALE

FOR PERMITTING PURPOSES ONLY

no.	date	by	ckd	description	no.	date	by	ckd	description
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B	07/31/20	DGK	BNS	ISSUED FOR REVIEW					
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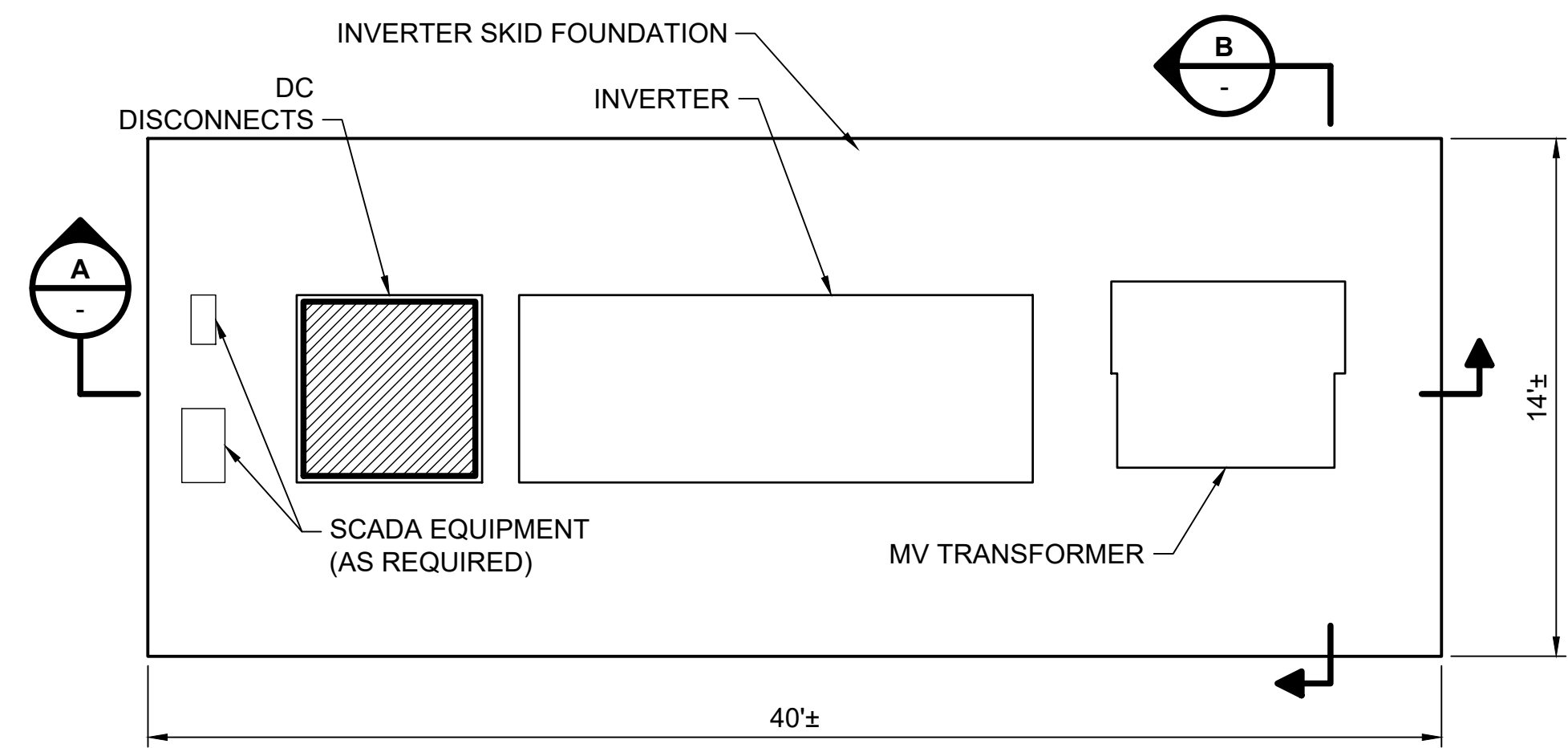
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602-977-2623
Burns & McDonnell Engineering Co, Inc.

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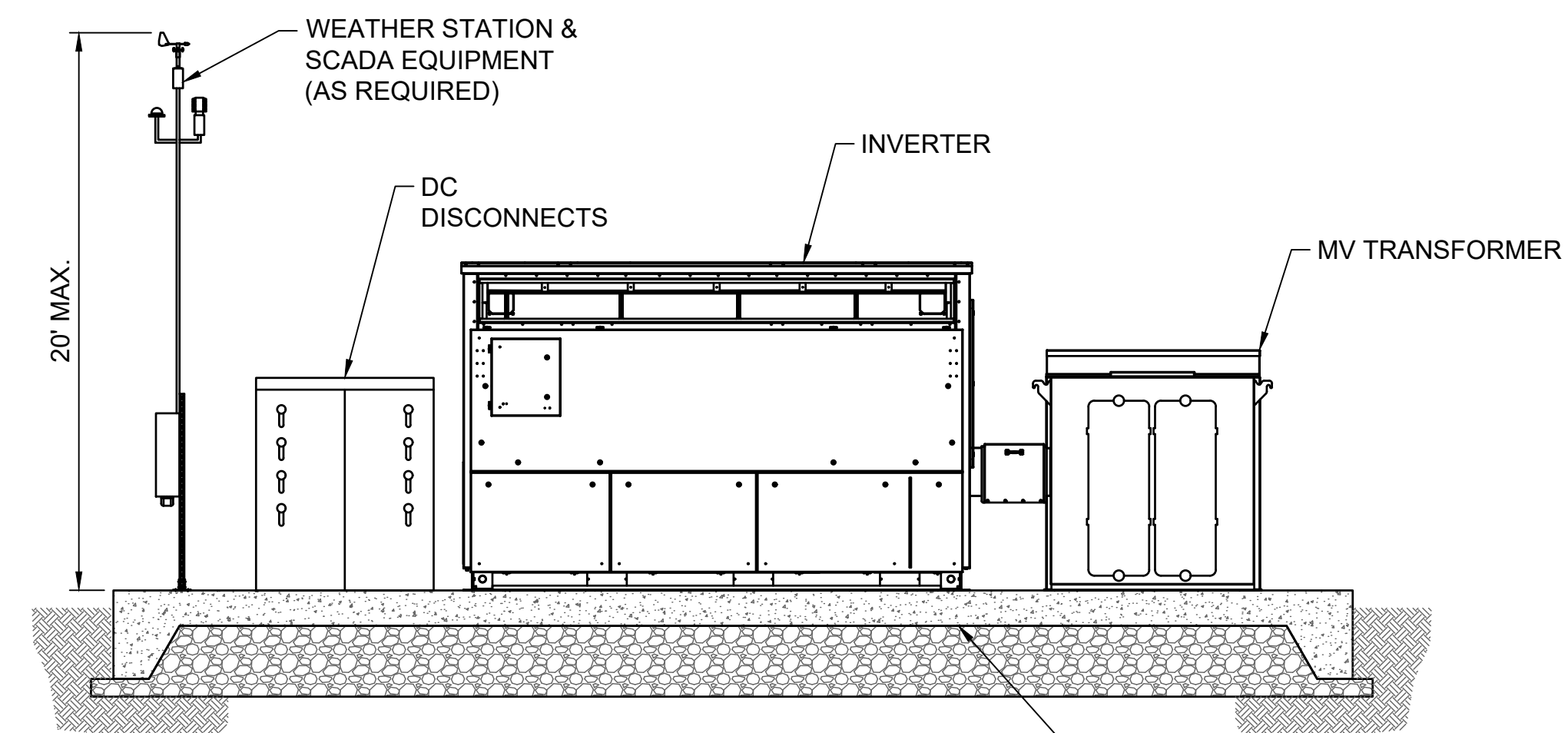
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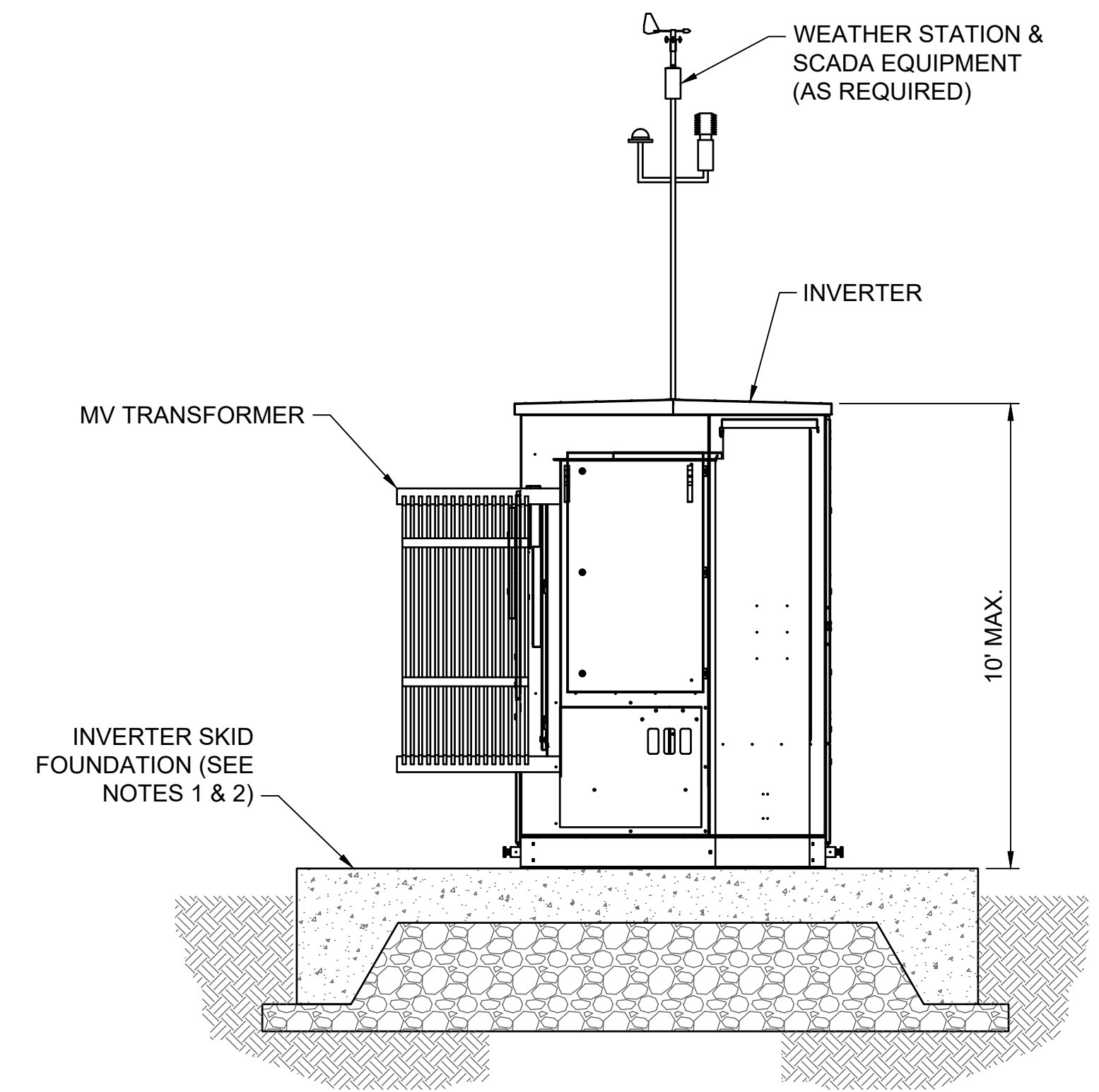
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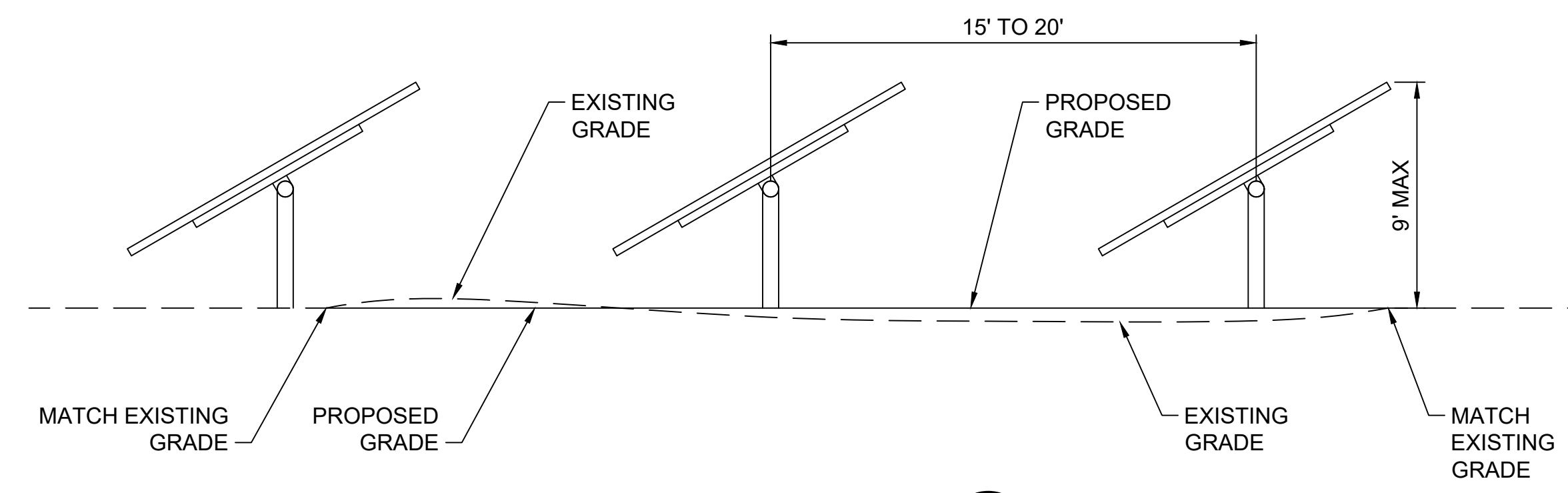
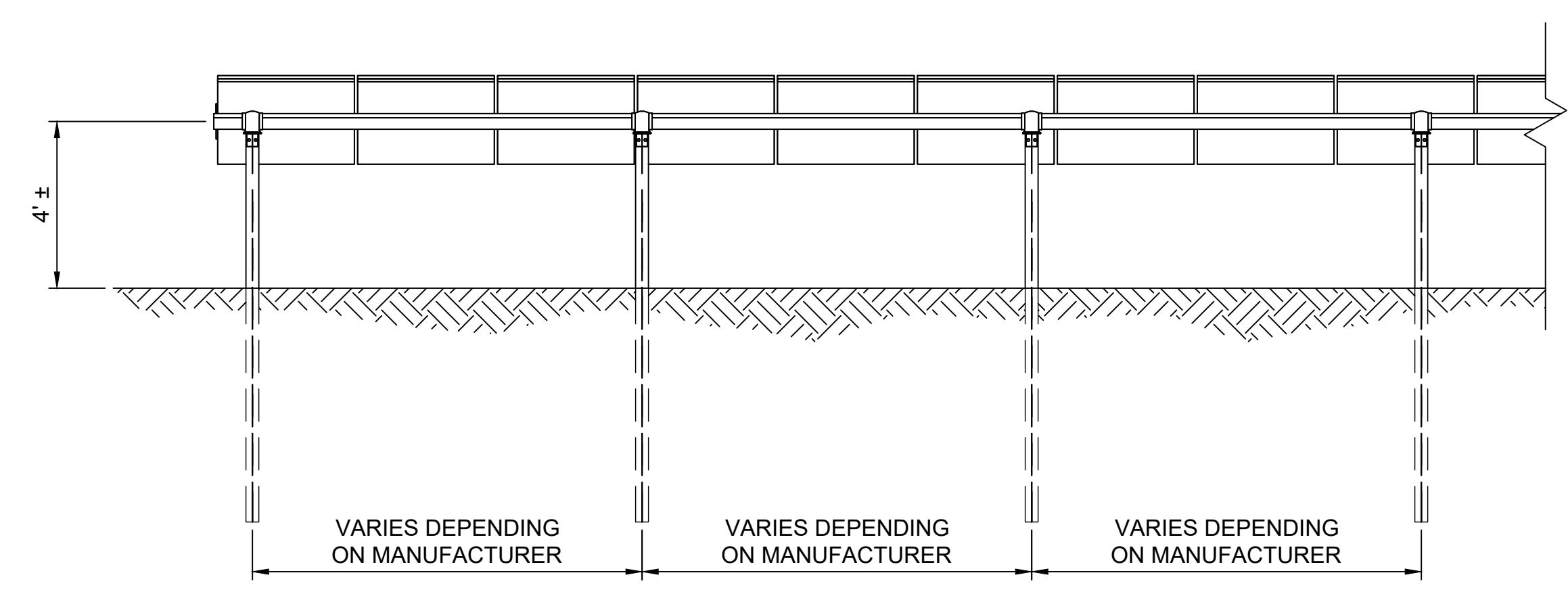
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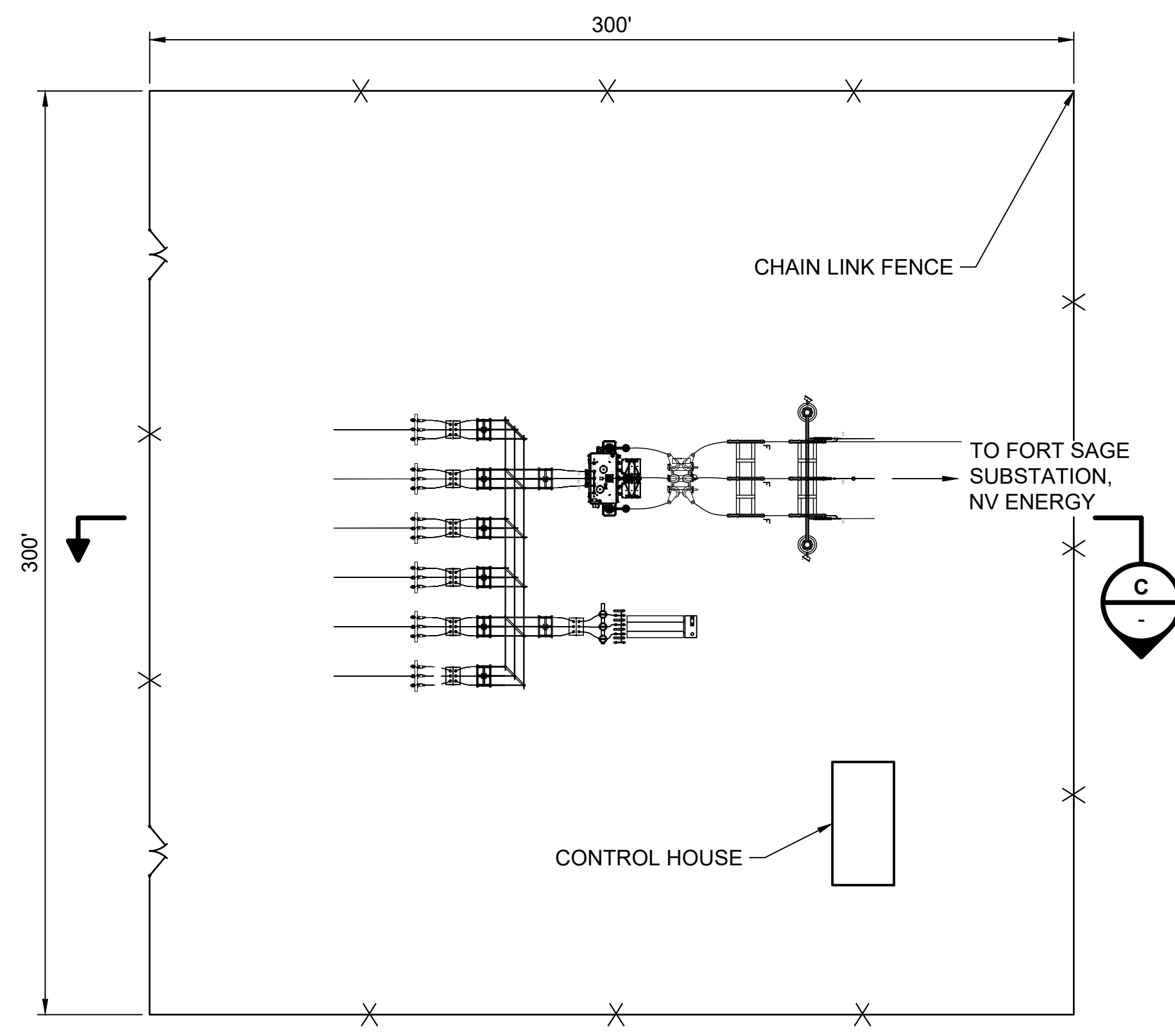
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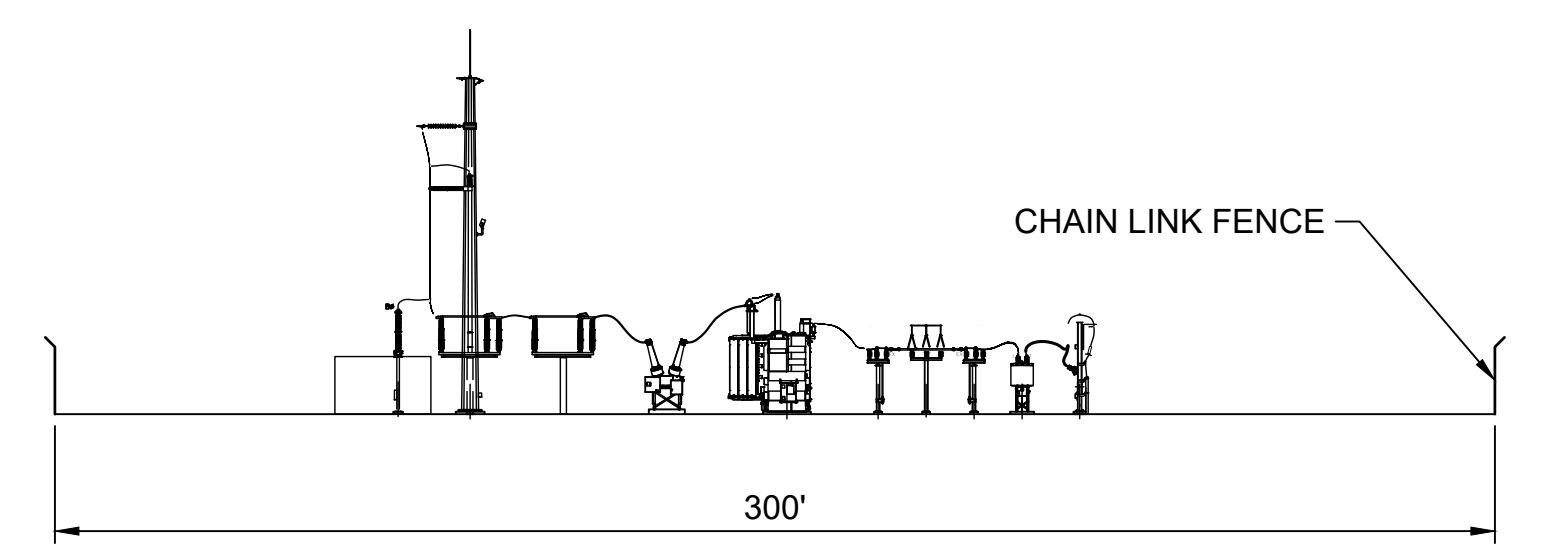
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SUBSTATION DETAIL
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- NOTE:**
1. DETAILS ON THIS DRAWING ARE CONCEPTUAL ONLY.
 2. FOUNDATION AND EQUIPMENT CONFIGURATION SUBJECT TO CHANGE DURING DETAILED DESIGN.

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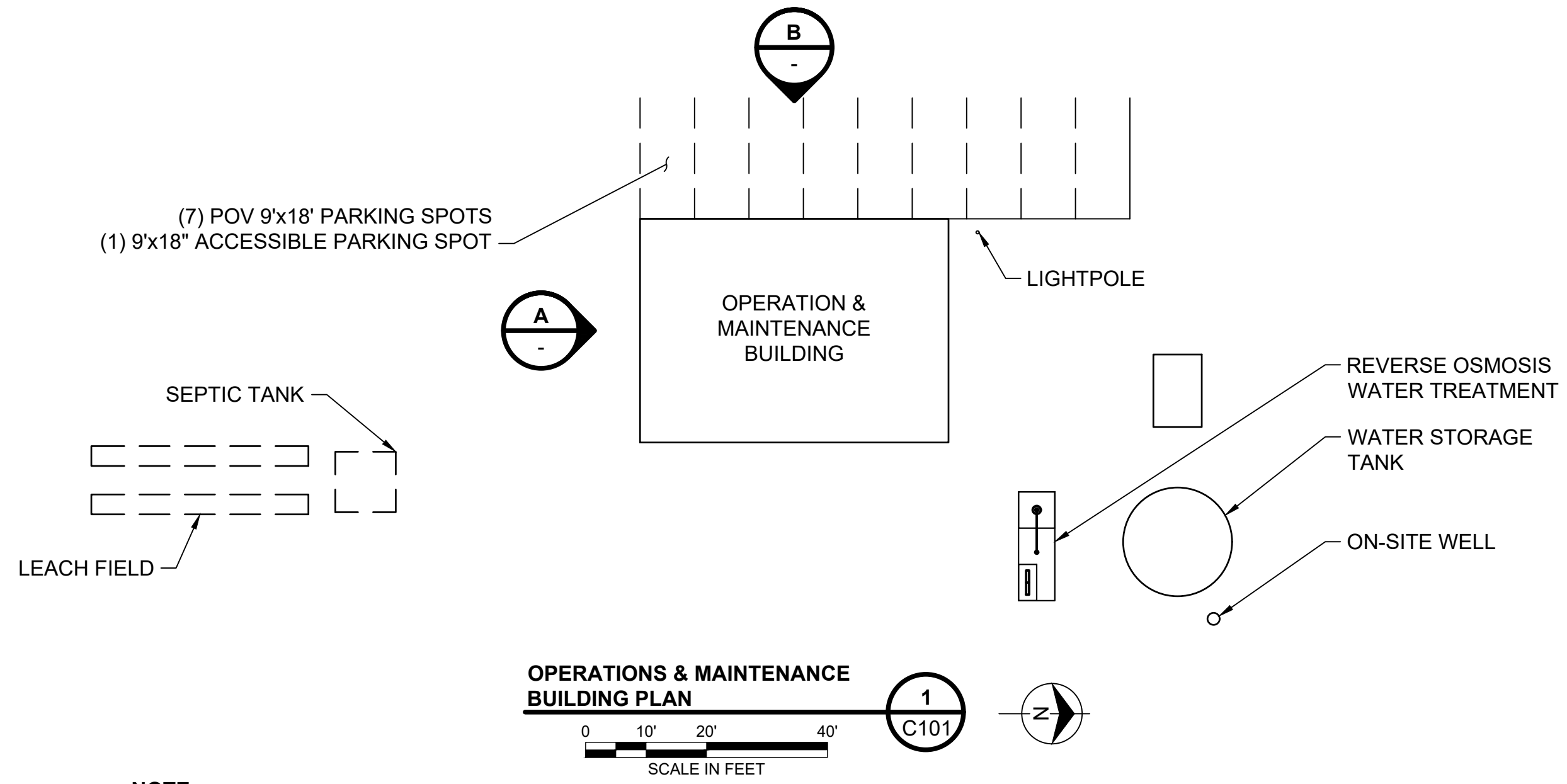
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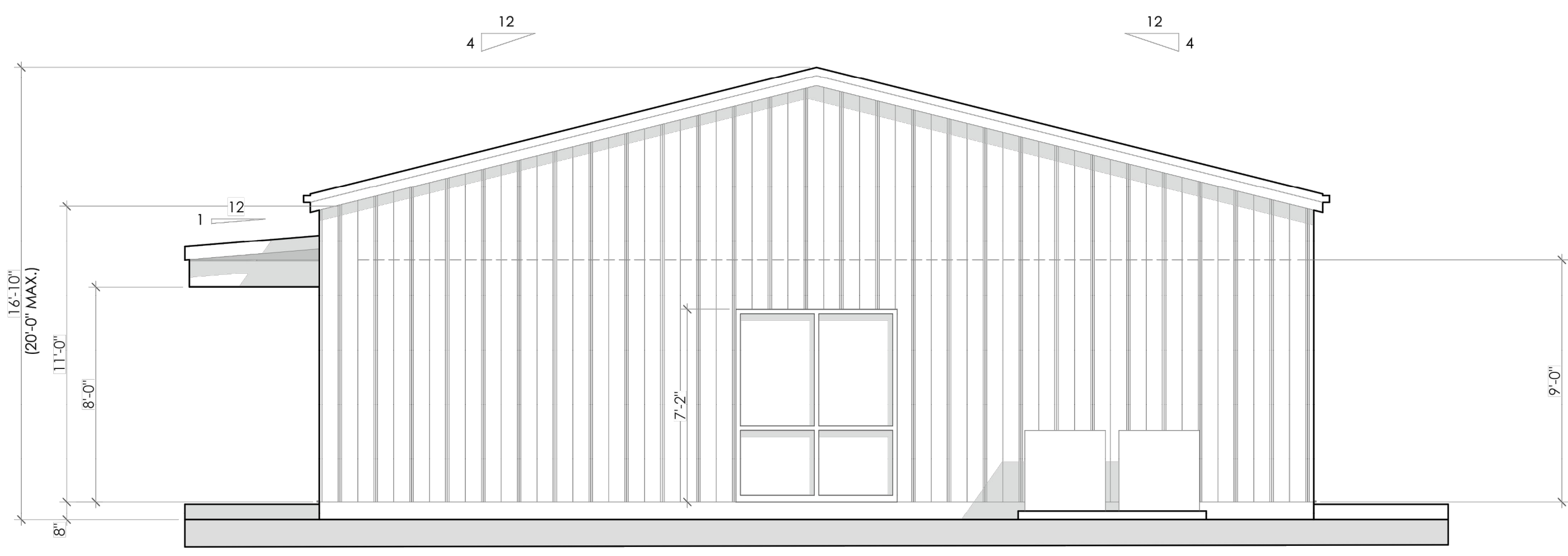
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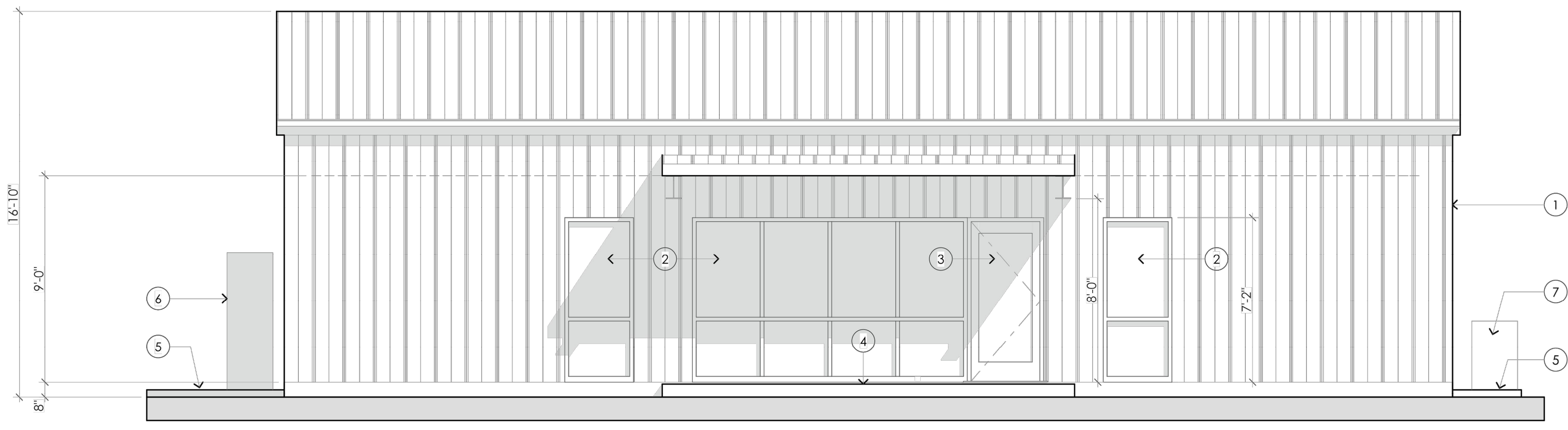


NOTE:
CONFIGURATION IS PRELIMINARY IN NATURE AND REPRESENTATIVE OF WHAT WILL BE INSTALLED AT THE SITE. FINAL CONFIGURATION WILL BE DETERMINED AT FINAL DESIGN.

- ELEVATION NOTES**
- 1 PRE-ENGINEERED METAL BUILDING / CANOPY
 - 2 STOREFRONT WINDOW - REFER TO SCHEDULE
 - 3 STOREFRONT DOOR - REFER TO SCHEDULE
 - 4 CONCRETE STOOP / SLAB - REFER TO FOUNDATION PLAN
 - 5 CONCRETE EQUIPMENT PAD - REFER TO FOUNDATION PLAN
 - 6 ELECTRICAL SWITCHGEAR - REFER TO ELECTRICAL DRAWINGS
 - 7 A/C CONDENSER - REFER TO MECHANICAL



ELEVATION
NOT TO SCALE



ELEVATION
NOT TO SCALE

NOTE:
1. BUILDING FOOTPRINT, ELEVATION, AND MATERIALS ARE CONCEPTUAL AND WILL VARY SUBJECT TO FINAL DESIGN.

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SPECIAL USE PERMIT
O&M BUILDING DETAIL & ELEVATIONS

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Environmental Statement

Rock Springs Solar Project Washoe County, Nevada

December 2020



Prepared for:



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Prepared by:



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Table of Contents

1	Introduction	1
1.1	Project Purpose and Need	1
1.2	Authorizing Actions	1
1.3	Environmental Statement Organization	2
2	Description of Proposed Action and Alternatives	4
2.1	Project Location and Access.....	4
2.2	Project Facilities	9
2.2.1	Major Equipment and Site Arrangement	9
2.2.2	Project Substation.....	12
2.2.3	Gen-tie Lines and Associated Structures	12
2.2.4	Gen-tie Interconnection/Point of Change of Ownership Pole	13
2.2.5	Battery Energy Storage System	13
2.2.6	Electrical System for Plant Auxiliaries.....	14
2.2.7	Plant Auxiliaries Process Description.....	14
2.3	Fabrication and Construction.....	17
2.3.1	Preconstruction Site Drainage Characteristics	17
2.3.2	Clearing, Grubbing, and Grading	17
2.3.3	Assembly and Construction	17
2.3.4	Battery Energy Storage System	18
2.3.5	Gen-Tie and Ft Sage Substation Improvements	18
2.3.6	Design and Construction Schedule	18
2.3.7	Construction Sequencing	18
2.3.8	Construction Staff	20
2.3.9	Construction Waste Management.....	21
2.3.10	Erosion and Sediment Control Measures	22
2.4	Operation and Maintenance	24
2.4.1	Facility Operation.....	24



2.4.2	Maintenance	24
2.4.3	Waste Management	24
2.4.4	Decommissioning.....	25
2.4.5	Health and Safety.....	26
2.4.6	Site Security and Lighting.....	26
2.5	Alternatives Considered but Eliminated from Detailed Consideration	27
2.5.1	Facility Location Criteria	27
2.5.2	Gen-Tie Power Line Criteria	27
2.5.3	Alternatives Considered and Eliminated	27
3	Existing Setting, Environmental Consequences, and Mitigation Measures	29
3.1	Geology, Soils, and Paleontology	30
3.1.1	Existing Setting.....	30
3.1.2	Environmental Consequences	30
3.1.3	Mitigation Measures.....	31
3.2	Water Resources	33
3.2.1	Existing Setting.....	33
3.2.2	Environmental Consequences	36
3.2.3	Mitigation Measures.....	37
3.3	Air Quality and Climate	38
3.3.1	Existing Setting.....	39
3.3.2	Environmental Consequences	40
3.3.3	Mitigation Measures.....	41
3.4	Biological Resources.....	42
3.4.1	Existing Setting.....	42
3.4.2	Environmental Consequences	45
3.4.3	Mitigation Measures.....	47
3.5	Cultural Resources.....	49
3.5.1	Existing Setting.....	49
3.5.2	Environmental Consequences	62



3.5.3	Mitigation Measures.....	62
3.6	Land Use.....	63
3.6.1	Existing Setting.....	63
3.6.2	Environmental Consequences	63
3.6.3	Mitigation Measures.....	63
3.7	Transportation.....	64
3.7.1	Existing Setting.....	64
3.7.2	Environmental Consequences	64
3.7.3	Mitigation Measures.....	64
3.8	Visual Resources.....	65
3.8.1	Existing Setting.....	65
3.8.2	Environmental Consequences	65
3.8.3	Mitigation Measures.....	66
3.9	Noise.....	68
3.9.1	Existing Setting.....	68
3.9.2	Environmental Consequences	68
3.9.3	Mitigation Measures.....	71
3.10	Waste Management and Hazardous Materials	72
3.10.1	Existing Setting.....	72
3.10.2	Environmental Consequences	73
3.10.3	Mitigation Measures.....	73
3.11	Socioeconomics.....	75
3.11.1	Existing Setting.....	75
3.11.2	Environmental Consequences	76
3.11.3	Mitigation Measures.....	77
4	List of Preparers and Reviewers	78
5	References	79
Appendix A: Nevada Department of Wildlife (NDOW) <i>Protecting Burrowing Owls at Construction Sites in Nevada’s Mojave Desert Region</i>		A



Tables

Table 1. Regulatory Permits and Approvals that May Be Required 2
Table 2. Typical Design Characteristics for a 345 kV Gen-tie Line 13
Table 3. Construction Schedule 18
Table 4. Estimated Personnel During Construction 21
Table 5. National Ambient Air Quality Standards 38
Table 6. Plants Observed in the Project Area 42
Table 7. Wildlife and wildlife sign in Project Area 43
Table 8. Regional Chronological Phases for the Pyramid Lake area cultural subregion. Following Elston (1986, 135) 50
Table 9. Nevada Archaeological Surveys Identified within 1-Mile Radius of Project's Proposed Boundaries. *resource is located within project's APE 53
Table 10. Nevada Archaeological Sites Identified within 1-Mile Radius of Project's Proposed Boundaries. *Resource is located within project APE. Grey boxes indicate information is not available 55
Table 11. California Archaeological Surveys Located within 1-Mile Radius of Project's Proposed Boundaries 57
Table 12. Newly identified archaeological sites within the project boundaries. *Awaiting SHPO trinomial designation 59
Table 13. Noise Levels at Various Distances from Typical Construction Equipment 69
Table 14. 2010 Race, Ethnicity and Low-Income Indicators 76

Figures

Figure 1. Project Location Map 5
Figure 2. Project Vicinity Map 6
Figure 3. Project Boundary Map 8
Figure 4. Site Layout 10
Figure 5. Flood Zones in the Project Area 35
Figure 6. Viewshed Map 67
Figure 7. Noise Contours 70

List of Acronyms and Abbreviations

AC	alternating current
ADSS	All-Dielectric Self-Supporting
APE	Area of potential effect
ASTM	American Society for Testing and Materials
BESS	Battery energy storage system
BLM	Bureau of Land Management
BMP	Best management practices
CAA	Clean Air Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
Rock Springs	Rock Springs Solar
CO	Carbon monoxide
CO ₂ -e	CO ₂ equivalent
dB	Decibel
dBA	“A-weighted” decibel
DC	Direct current
DCP	Desert Conservation Program
EHS Plan	Environmental Health & Safety Plan
ES	Environmental Statement
EPA	Environmental Protection Agency
EPC	Engineering, Procurement & Construction
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FNTP	Final Notice to Proceed
GHG	Greenhouse gas
Gpm	Gallons per minute
ISA	Inverter Skid Assembly
kV	kilovolt
LGIA	Large generator interconnection agreement
MBTA	Migratory Bird Treaty Act
Mph	Miles per hour
MSL	Mean sea level
MW	Megawatt
NAAQS	National Ambient Air Quality Standards
NDEP	Nevada Division of Environmental Protection

NDWR	Nevada Department of Water Resources
NEIC	Northeast Information Center
NDOW	Nevada Department of Wildlife
NO ₂	Nitrogen dioxide
NRCS	Natural Resource Conservation Service
NRHP	National Register of Historic Places
O ₃	Ozone
O&M	Operations and maintenance
OPGW	Optical ground wire
OSHA	Occupational Safety and Health Administration
Pb	Lead
PCS	Plant control system
POCO	Point of Change of Ownership
PM _{2.5}	Particles with a diameter less than or equal to a nominal 10 micrometers
PM ₁₀	Particles with a diameter less than or equal to a nominal 2.5 micrometers
PUCN	Public Utilities Commission of Nevada
PV	Photovoltaic
RFP	Request for Proposals
ROC	Remote Operations Center
SCADA	Supervisory control and data acquisition
SHPO	State Historic Preservation Office
SO ₂	Sulfur dioxide
TMWA	Tahoe Meadows Water Agency
SWPPP	Stormwater Pollution Prevention Plan
USACE	U.S. Army Corps of Engineers
UEPA	Utility Environmental Protection Act
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Service
VOC	Volatile organic compound

1 Introduction

Rock Springs Solar, LLC (RSS), a wholly owned subsidiary of Consolidated Edison Clean Energy Businesses, is proposing the construction, operation, and maintenance of a solar energy generating facility of up to 120 megawatts alternating current (MW-AC) on 660 acres of private land in Washoe County, Nevada, about 45 miles north of the City of Reno. The Rock Springs Solar Project (Project) would include an up to 84 MW-AC Battery Energy Storage System (BESS), an approximately 1000-foot-long generation tie (gen-tie) circuit to transmit the generated energy to the grid. Operations water will be provided by an onsite well and construction water will be obtained from a nearby existing water tap owned by the Truckee Meadows Water Authority. This Environmental Statement (ES) evaluates potential environmental impacts of the Project, which would be reviewed by the Public Utility Commission of Nevada (PUCN) to comply with the Utilities Environmental Protection Act (UEPA).

The proposed site is located on lands zoned as General Rural by the County. Development of energy and electric transmission facilities are allowed in the General Rural zone, though a special use permit is required. The proposed project is anticipated to meet the definition of “Projects of Regional Significance” based on discussion with Washoe County staff. Approval by the Washoe County Planning Commission will be required in addition to approval by the Washoe County Board of Supervisors.

1.1 Project Purpose and Need

The economics of photovoltaic (PV) solar energy have improved over the past several years, making solar energy an electricity source of choice. Solar energy offers the opportunity to protect the environment by avoiding the production of greenhouse gases and other air emissions, decreasing our dependence on fossil fuels, and reducing the need for construction of fossil fueled power plants. Solar energy also benefits the economy by generating jobs, business income, and tax revenue for Washoe County and Nevada.

1.2 Authorizing Actions

The primary approval required for this Project would be issued by PUCN. The PUCN will review the Project ES in accordance with UEPA guidelines. Should the Project be approved, the PUCN will issue an Order assessing compliance with UEPA guidelines and would subsequently issue a Permit to Construct after all necessary development approvals have been obtained from federal, state, and local agencies.

The PUCN list of potential federal, state, and local permits was reviewed. Table 1 lists those permits that may be necessary for the Project for the PUCN to issue a Notice to Construct.

These permits and requirements are typical and well understood for projects of this nature in the Honey Lake Valley. Table 1 also lists the issuing agency for each permit and the anticipated completion date.

Table 1. Regulatory Permits and Approvals that May Be Required

Permit Type/Name	Issuing Agency	Projected Completion Date
UEPA Order	PUCN	October 2021
UEPA Permit to Construct	PUCN	November 2022
Special Use and Major Grading Permit	Washoe County	July 2021
Jurisdictional Determination	US Army Corp of Engineers	April 2021
Fugitive Dust Permit	Nevada Department of Environmental Protection	September 2022
Construction Stormwater General Permit and NOI (dependent upon outcome of Jurisdictional Determination)	Nevada Department of Environmental Protection	September 2022
Nevada State Hazardous Materials Permit	Nevada Fire Marshall	September 2022
Dust Control	Washoe County	September 2022
Grading, Building and Fence Permit	Washoe County	September 2022
Installation Permit for Fire Protection Systems	Washoe County	September 2022
Permit for Flammable and Combustible Liquids and/or Motor Vehicle Fuel Dispensing Station (Required for storing up 60 gallons of diesel fuel or 10 gallons of gasoline onsite or dispensing station of any kind)	Washoe County	September 2022

1.3 Environmental Statement Organization

To aid the reviewers and decision-makers, this section outlines the following sections:

- Introduction.** This chapter provides a brief general description of the Project and its purpose and need. The section also summarizes the Project location, the state and local reviews, regulatory approvals, and permits likely to be required.

- **Description of Proposed Action and Alternatives.** This chapter describes the Project as well as the alternatives that were considered but eliminated from detailed consideration along with the rationale for their elimination.
- **Existing Setting, Environmental Consequences, and Mitigation Measures** This chapter describes the existing environment at and near the site. It also details the potential environmental consequences of the Project and mitigation measures designed to reduce, minimize, or avoid impacts so they are reduced to an acceptable level. In addition, a table summarizing the potential effects, the recommended mitigation measures, along with the timing of those measures and identification of entities responsible for implementation and monitoring, has been included.
- **List of Preparers and Reviewers.** Lists persons who contributed to the preparation and review of this ES.
- **References.** Lists references used in this ES.
- **Appendices.** Supplemental information on permitting and mitigation measures.

2 Description of Proposed Action and Alternatives

This chapter describes the project location, proposed action, and alternatives considered for this project.

2.1 Project Location and Access

The Project would consist of a 120 MW-AC solar PV generating facility located on approximately 660 acres of private land in Washoe County, Nevada, about 45 miles north of the City of Reno. The Project is located adjacent to the Nevada/California state line, approximately 8.5 miles southeast of the community of Herlong, CA (see Figure 1). The site currently is vacant except for a few ranch buildings in the northeastern part of the project site. The site is roughly bordered on the north by Fish Springs Road, on the west by Calveda Way, on the east by Rainbow Road, and on the south by vacant land.

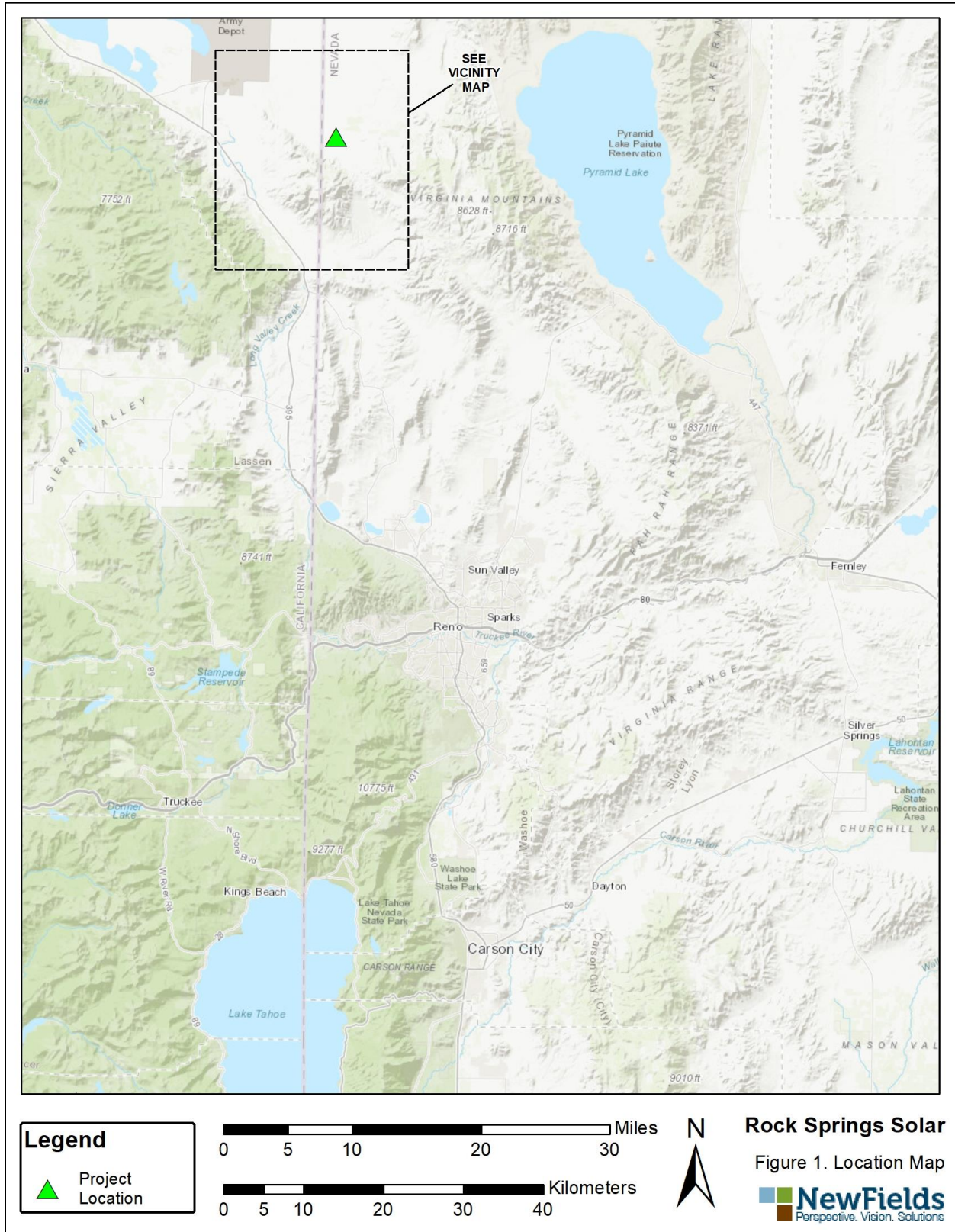


Figure 1. Project Location Map

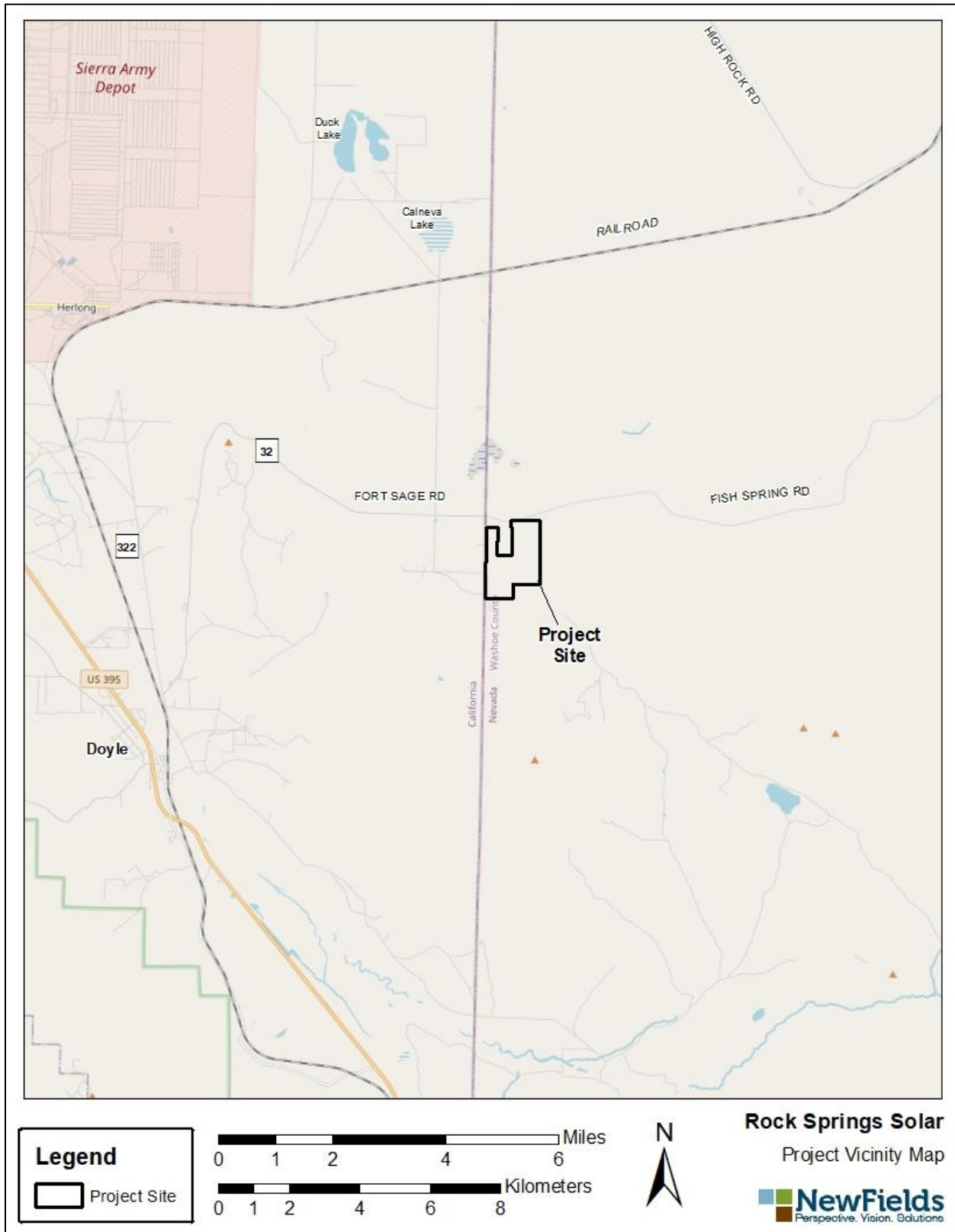


Figure 2. Project Vicinity Map



Main access to the Project would be from Rainbow Road and Fish Springs Road, both of which are hard-packed gravel roads. Fish Springs Road is on the northern boundary of the facility and Rainbow Road is on the east boundary of the facility. During construction, Fish Springs Road would serve as the main point of ingress for vehicles and equipment and Rainbow Road would serve as the main point of egress, thus allowing a flow of one-way traffic through the site. During operations primary ingress and egress would be from Rainbow Road near the Project operations and maintenance (O&M) building. Access to main highways would be via Fish Springs Road, which becomes Fort Sage Road (Lassen County Road 32) as it enters California, and connects to Hackstaff Road and eventually US Highway 395 (see Figure 2) near Doyle, CA.

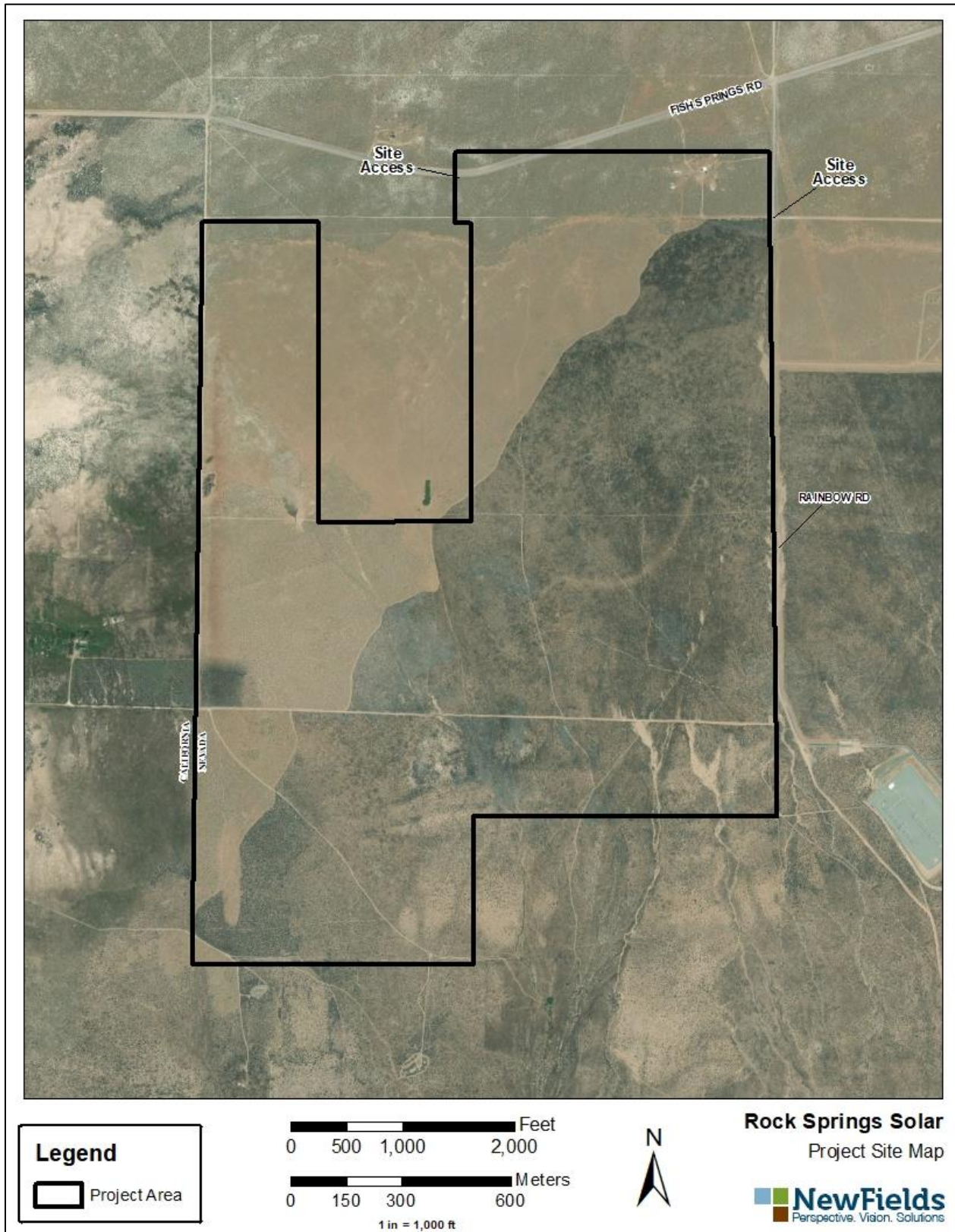


Figure 3. Project Boundary Map

2.2 Project Facilities

This section discusses the Project layout and design for the solar facility, ancillary facilities, and associated structures. The site layout is shown in Figure 4.

2.2.1 Major Equipment and Site Arrangement

The solar energy generation facility employs PV panels that absorb sunlight and directly produce electricity. The facility consists of: (1) a solar field of PV panels mounted on single axis tracking steel structures; (2) an electrical collection system that aggregates the output from the PV panels and converts the electricity from direct current (DC) to alternating current (AC); (3) a project substation where all of the facility output is combined and transformed to a voltage of 345 kilovolts (kV); (4) a BESS; (5) a generation tie line used to transmit the electrical power to the electrical grid; (6) communications infrastructure including a microwave or fiber optic cable; and (7) civil infrastructure including driveways, waterlines, drainage channels, O&M buildings, water storage tanks, and fencing.

The Solar PV facility's major equipment includes:

- PV modules
- AC or DC Coupled BESS
- Single-Axis Tracking Module Racking System
- DC combiner boxes
- Inverter Skid Assemblies, including:
 - DC to AC inverters
 - Medium voltage (MV) transformers
- Project substation including one 34.5-345 kV step-up transformer
 - 34.5 kV Capacitor Banks as required
- Plant control system

The design would include PV modules, inverters, and MV transformers combined into units that are repeated to reach the required capacity. The proposed PV facility would use commercially proven PV modules, BESS, inverters, and transformers. Inverter and transformer manufacturers and capacities would be selected based on cost, efficiency, reliability, and market availability.

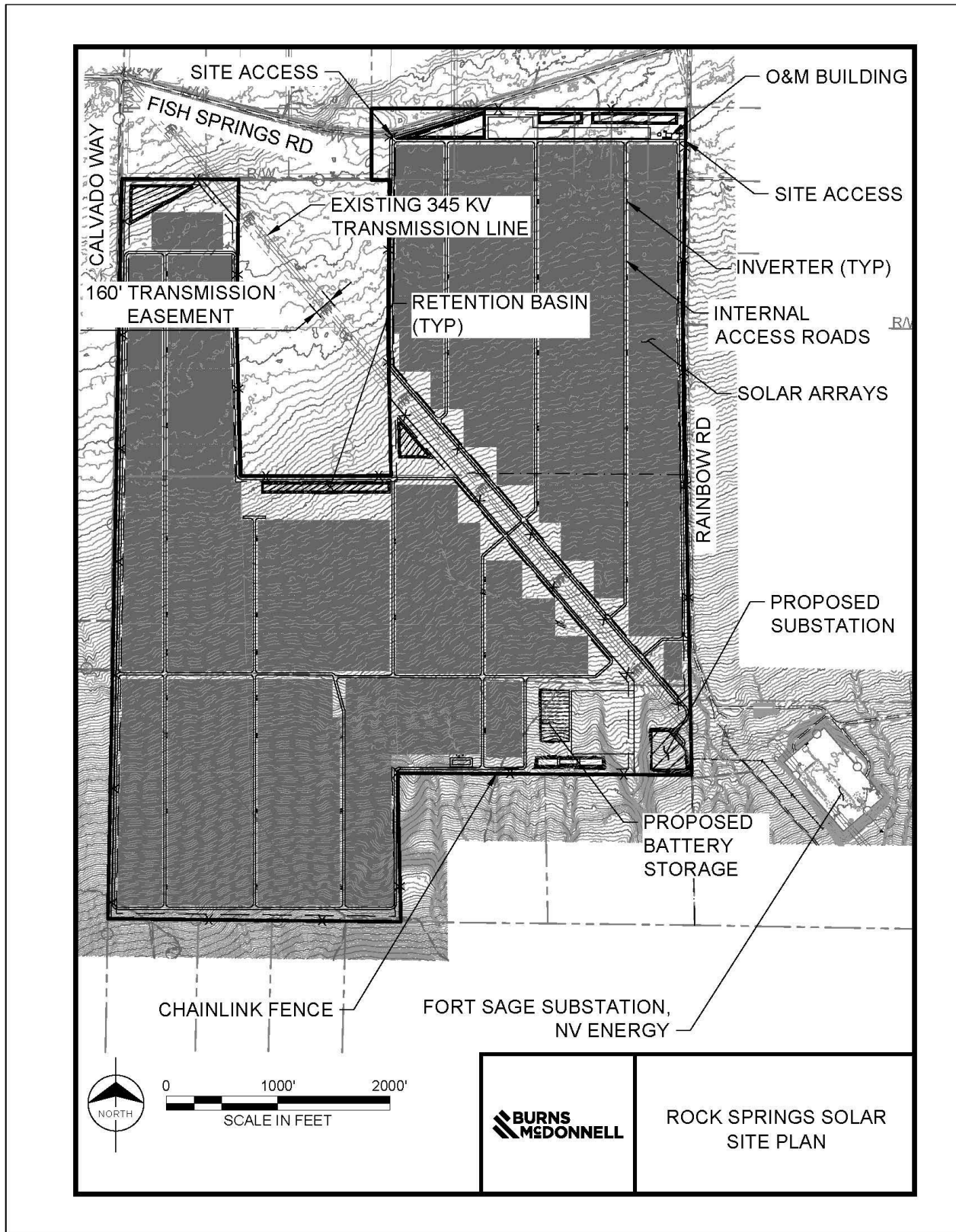


Figure 4. Site Layout

Photovoltaic Modules

Solar energy would be captured by an array of PV panels mounted to a single-axis tracking system. The high-efficiency, commercially available PV panels convert incoming sunlight to DC electrical energy. The panels are arranged in series to increase the DC system voltage to approximately 1,500 volts. These series chains of panels are called “strings” in industry terms and provide the basic building block of power conversion in the solar array. The strings are combined in the solar field through an above or below ground DC collection system and then further grouped together at the inverter stations, where the energy is converted to AC and then stepped up to an intermediate voltage, typically 34.5 kV. The chosen PV panel would be either crystalline silicon or thin film and would be well suited for the desert environment due to their durability and reliability.

The tracking system would be supported, when practical, by driven piers (piles) directly embedded into the ground and would be parallel to the ground. The system would rotate slowly throughout the day at a range of +/- 60 degrees facing east to west to stay perpendicular to the incoming solar rays so that production can be optimized.

Each tracker would hold approximately 70 to 90 panels (depending on final configuration) and, at its highest rotated edge, would have a maximum height of approximately 15 feet above grade, depending on the dimensions of the chosen panel. The minimum clearance from the lower edge of the panel to ground level is approximately 12 to 24 inches, pending final design.

The panel connection electrical system would be suspended under the PV panels and at main junctions would be placed under ground and routed to the inverter stations.

Inverter Stations

The inverters convert the DC power to AC power and AC output voltage is boosted to 34.5 kV through a MV Step-up Transformer. The inverter/MV transformer together are referred to as an Inverter Skid Assembly. From each such transformer, electricity would be conveyed via an underground collector circuit to the project substation. The inverter stations would be up to 13 feet in height and perform three critical functions for the solar plant: (1) collect DC power in a central location, (2) convert the DC power into AC power, and (3) convert low-voltage AC power to MV AC power. The inverter stations are typically open-air and well suited for desert environments. The stations consist of DC collection equipment, utility-scale inverters, and a low- to medium-voltage transformer. The output power from the inverter stations would be fed to the AC collection system through an above or below ground collection system. This AC collection system substation would deliver the electricity to the onsite substation, where the voltage would be stepped up to the interconnection voltage.

2.2.2 Project Substation

The project substation would be located southeast corner of the Project site (as shown on Figure 3). The substation is a central hub for the 34.5 kV collector circuits and increases the electricity voltage from 34.5 kV to 345 kV. The substation includes, but is not limited to the following major components:

- 34.5 kV bus and associated switching devices
- 345 kV bus and associated switching devices
- 34.5/345 kV transformers
- 34.5 kV circuit breakers
- 345 kV circuit breakers
- 34.5 kV capacitors (as required)
- Grounding grid
- Prefabricated modular control building (unoccupied except during inspection and maintenance)
- Perimeter security fence

The footprint of the onsite substation would be approximately 3 acres. The proposed Project onsite substation would consist of components up to 100 feet in height, and overhead lines constructed with up to 100-foot-tall poles. The communications microwave at the substation would be placed on a pole up to 150 feet in height.

2.2.3 Gen-tie Lines and Associated Structures

The gen-tie power line route from this facility would travel roughly 1000 feet east by southeast to the Fort Sage Substation. The gen-tie structures would be towers up to 100 feet high. The span between supporting structures ranges between 200 and 700 feet. NV Energy will construct the gen-tie to their specifications.

Access for construction and maintenance of the gen-tie would be via Rainbow Road on the eastern edge of the project site.

The design characteristics of the existing 345 kV gen-tie line are listed in Table 2.

Table 2. Typical Design Characteristics for a 345 kV Gen-tie Line

Feature	345 kV Characteristics
Type of structure	Per NV Energy Design Specifications
Structure height	Up to 95 feet
Span length	Between 200-700 feet
Anticipated Number of structures	One
Voltage	345 kV
Conductor size	2 per Phase Bundle up to 795 kcmil ACSR-1.06" dia
Ground clearance of conductor	Minimum 30 feet
Pole foundation depth	19 to 24 feet
All-Dielectric Self-Supporting (ADSS) fiber optic cable	None
Optical ground wire (OPGW)	Strung above the 345 kV conductors

2.2.4 Gen-tie Interconnection/Point of Change of Ownership Pole

The Project's substation would connect to NV Energy's Fort Sage Substation via a 345 kV gen-tie power line approximately 1000 feet from the proposed Project Substation. The project Point of Change of Ownership pole (POCO) will be within the Project substation. The gen-tie would also provide a communication path via OPGW fiber optic cable. A redundant communication path is also required, typically ADSS fiber optic cable. The 1,000-foot gen-tie and POCO would be constructed and operated by NV Energy.

2.2.5 Battery Energy Storage System

The proposed Project would use a BESS consisting of either large format lithium-ion batteries or alternative battery technologies (such as flow batteries) that would have a capacity no larger than the solar facility and would be connected using either an AC-coupled or DC-coupled system. Selection of an AC or DC coupled system is ultimately determined through off-taker preference and contract terms.

An AC-coupled system would be connected to a bi-directional inverter to convert DC energy to AC energy, allowing for energy to flow in or out of the batteries to provide charge and discharge. This AC system would be coupled to the PV array at the inverter, AC collection system, or 34.5kV substation bus. Power switches and relays would protect the system. The system would consist of several housing units similar to shipping containers or buildings. The containers or buildings would occupy approximately up to 20 acres, depending on the size of the system contracted and technology selected. The equipment enclosures and buildings would be located next to the on-site substation.

A DC-coupled system would consist of battery units located in containers adjacent to the solar inverters distributed throughout the solar arrays. The solar DC collection and the DC battery connection would connect on a common DC bus at the inverter. The containers would be similar in size (20–40 feet long) to the solar inverter skids. In some cases, depending upon the battery capacity, multiple containers may be located adjacent to a single inverter. The charge and discharge of the DC-coupled batteries would be controlled by the battery management system. DC-DC converters would be installed between the inverter and the batteries to control the DC voltage at the battery terminal. As is typical for the industry, inverters would be controlled by a central control system. The protections to the batteries would be internal to the battery management systems and control boxes located within the containers and inverters.

A battery supplier has not been selected at this time due to changing markets. The final battery supplier(s) would be selected prior to Project construction and would be subject to an industry-standard pre-qualification process.

The energy storage equipment would be enclosed in a structure that would conform with County standards in addition to National Fire Protection Agency Standard 855. Energy storage equipment will comply with UL-9540 and will account for the results of UL-9540A. The enclosures would have temperature control system consisting of fan, liquid, or equivalent. The energy storage system would be un-staffed and would have remote operational control and period inspections/maintenance performed, as necessary.

2.2.6 Electrical System for Plant Auxiliaries

During daylight hours, power for plant auxiliaries would be provided by the Project's electrical generation. During non-daylight hours, the Project would require small amounts of power to keep transformers energized, and for plant lighting and security. This auxiliary power would be provided by back-feed from the electrical grid. Auxiliary power would be stepped down to an appropriate voltage to support plant auxiliaries and would be connected to the station service power switchgear. A back-up emergency generator will be installed and only operated if the electrical grid is down.

2.2.7 Plant Auxiliaries Process Description

The following subsections describe the various power plant auxiliary systems associated with the Project.

Water

Water for construction activities at the Project would be provided by a connection to a Tahoe Meadows Water Agency (TMWA) main located approximately 0.8 mile from the project site

near the Fort Sage Substation. Under the terms of an agreement with TMWA, water would be made available to the Project from the agency's non-potable water supply. The water will be brought onsite either using trucks or more likely a by a temporary approximately 0.8-mile-long lateral pipeline from the tap to an onsite construction water pond. Total water needs for construction dust control were estimated to be up to 100 acre-feet during the anticipated one year of construction.

Operations water will be obtained from an onsite water well. Permanent water rights equal or less than 1-acre foot per year will be acquired from Vidler Water Company. Nevada Department of Water Resources approval will be required prior to operations for the transfer water rights.

Plant Control System

The microprocessor-based plant control system (PCS) would provide control, monitoring, alarm, and data storage functions for plant systems as well as communication with the Solar Field supervisory control and data acquisition (SCADA) system. Redundant capability would be provided for critical PCS components so that no single component failure would cause a plant outage.

All field instruments and controls would be hard-wired to local electrical panels. Local panels would be hard-wired to the plant PCS system.

The Rock Springs plant may be monitored and controlled from the project O&M building on weekdays and on weekends and during the night a remote operations center (ROC) located at the Copper Mountain Solar (CMS) in Boulder, NV. Communications between Rock Springs and CMS would be by either microwave or fiber optic connection. The remote operations center may be changed upon final engineering design.

Lighting System

The Project's lighting system would provide O&M personnel with illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed to achieve safety and security objectives and would be downward facing and shielded to focus illumination on the desired areas only. There would be no lighting in the solar field, so light trespass on the surrounding properties would be minimal. If lighting at individual solar panels or other equipment is needed for night maintenance, portable lighting would be used. There would be lighting at the substation, O&M buildings, and site entrances to provide personnel with illumination for substation O&M under normal conditions and means of egress under emergency conditions.

Cathodic Protection Systems

Underground metal structures would have cathodic protection, as necessary, based on soil conditions, to avoid corrosion of metal surfaces.

Site Access, Roads, Fencing, and Security

As depicted in Figure 4, access to the site would be via Fish Springs Road and Rainbow Road, both of which are hard-packed gravel roads that also provide access to the Fort Sage Substation. Unpaved access roads would be constructed within the solar facility and around the perimeter of the site.

The perimeter of the solar site would be enclosed by a 7-foot-high chain link fence that may be topped with a 1-foot barbed wire section. Access into the site would be controlled (authorized personnel only) by employing swinging or rolling chain link gates. Select gates would be automated to facilitate emergency access for fire department vehicles.

2.3 Fabrication and Construction

This section summarizes the fabrication and construction for the Project.

2.3.1 Preconstruction Site Drainage Characteristics

Most of the Project site would be drained by sheet flow to perpetuate the existing flow patterns through the site. Appropriate drainage features will be incorporated into the design of the facility. The site is classified as “low flood hazard” and is not within the 100-year flood event zone. Onsite and offsite drainage would be coordinated with Washoe County Engineering and Capital Projects Division.

2.3.2 Clearing, Grubbing, and Grading

Minor grading would occur throughout the solar field to create a uniformly graded site. Vegetation would be removed as needed; however, there is minimal vegetation on the Project site. Minor grading would include cuts and fills that will be balanced using onsite material. The minor grading would be limited to that necessary for the technology chosen.

2.3.3 Assembly and Construction

A temporary construction workspace near the O&M building would include a parking area, construction offices and a laydown area. These temporary facilities would be removed once Project construction is completed.

Assembly of the solar panel units and construction of the solar arrays would occur concurrently. The solar panel units would be assembled within the Project area footprint. Multiple temporary staging and laydown areas would be located throughout the Project site to support final assembly and installation. Installation of the electrical system and inverters will be concurrent or slightly lag the installation of the solar panels.

As construction progresses across the site, equipment would be removed from each temporary staging and laydown area, and solar panel units would be installed. To provide concrete during construction, an off-site ready-mix plant would be used, and would be delivered by trucks to the site.

The installation for the gen-tie will be determined by NV Energy and will most likely occur near the completion of the onsite solar and electrical facilities installation.

2.3.4 Battery Energy Storage System

Construction of the BESS would include clearing and grading; installing base rock and concrete slabs; and moving battery module containers onto the slabs using mobile cranes or locating the modules in a dedicated structure flanked by inverters, transformers, and air cooling units.

2.3.5 Gen-Tie and Ft Sage Substation Improvements

Construction of the Gen-tie and Substation would include limited clearing for Gen-tie structures, installation of structure foundations, erection of the Gen-tie and installation of electrical interconnection equipment within the existing footprint of the Ft. Sage substation. This work will be completed by NV Energy.

2.3.6 Design and Construction Schedule

Rock Springs anticipates that construction of the solar facility would begin as early as January 2023, to be completed late in 2023 or Q2 2024. The anticipated design and construction period for the solar facility is presented in Table 3.

Table 3. Construction Schedule

Milestones	Dates
Obtain control of all lands and rights-of-way comprising the Site	Complete
Execute Interconnection Agreement (LGIA)	Complete
File UEPA permit application	12/31/2020
Receive UEPA permit approval from PUCN	10/1/2021
Execute an Engineering, Procurement and Construction (EPC) contract	06/01/2022
Deliver full notice to proceed (FNTP) under EPC contract	09/01/2022
Obtain construction-related permits	12/01/2022
Begin construction of Project	01/02/2023
Achieve final completion	12/31/2023

Typical construction work schedules are expected to be from 7:00 a.m. to 5:00 p.m., Monday through Friday, which is within allowed hours of exemption from local noise ordinance restrictions for construction activity between 7:00 a.m. and 7:00 p.m., except Sundays and federal holidays.

2.3.7 Construction Sequencing

Rock Springs expects to commence onsite construction as early as January 2, 2023. The construction period is 1 year. The engineering process would commence before starting construction and is divided between the basic design phase and detail design phase. During the

basic design phase, key information drawings and technical specifications would be developed. The RFP for the Engineering, Procurement and Construction (EPC) Contractor would be developed and issued at the stage as well. At the detail design phase, the EPC contract would be executed and the detail drawings and specifications for all equipment would be completed. Procurement of long-lead equipment would be conducted before starting construction.

Four phases of construction are planned:

1. **Grading/Temporary Construction Facilities.** Grading of the pad for the project substation and establishing temporary construction facilities associated with the project substation. Grading of the site for the solar photovoltaic facility and establishment of temporary construction facilities associated with the solar photovoltaic facility. Construction of the temporary water line and construction water pond.
2. **Solar Field Construction.** Installing structural poles and trackers, mounting of panels, electrical system, inverters, BESS, access driveways, O&M building, and water well.
3. **Project Substation.** Installing 34.5-345 kV step-up transformer and 34.5 kV Capacitor Banks as required.
4. **Gen-Tie, and Ft Sage Substation.** Constructing the 345 kV Gen-Tie and improvements to the NV energy Ft Sage Substation.

The construction stage would commence with site mobilization. Site clearing and grading work would last for approximately 2 months or as required to support Project schedule. Piling work would then commence. Following normal installation processes for similar PV plants, the mounting structure would first be installed. Next, the modules would be installed and connected to each other in series as a string. The solar generation facility would be installed as a unit block concept. The construction of the project substation is expected to last for approximately 5 months including its commissioning and expected to commence between 2023Q1 and 2023Q4. Construction of the BESS would proceed concurrent with the PV system. All components of the plant would be commissioned separately. Upon completion of conventional commissioning, a “Performance and Acceptance” test would be performed.

The following temporary construction facilities would be needed:

- Full-length trailer offices or equivalent
- Parking for construction worker vehicles
- Construction equipment parking
- Fueling area (diesel and gas)
- Chemical toilets

- Holding tanks and/or temporary septic system
- Tool sheds/containers
- Covered assembly area
- Solar field equipment laydown area
- Water holding pond
- Diesel power generator(s)

Construction materials, such as concrete, pipe, wire and cable, fuels, reinforcing steel, and small tools and consumables, would be delivered to the site by truck. Initial grading work would include the use of excavators, graders, dump trucks, and end loaders, in addition to support pickups, water trucks, and cranes. It is anticipated that the following equipment would be required:

- Scraper(s)
- Concrete truck(s)
- Motor grader(s)
- Backhoe/loader(s)
- Excavator(s)
- Truck-mounted crane(s)
- Dozer(s)
- Grader-all(s)
- Dump truck(s)
- Flatbed truck(s) for pre-cast foundations
- Pad drum vibrato roller(s)
- Trencher(s)
- Water truck(s)
- Pile driver(s)
- Lightweight truck(s).

2.3.8 Construction Staff

The workforce needed for the Project would vary during construction. The peak personnel during construction is expected to be around 200 people, with average manpower of approximately 150 per month. Table 4 depicts the anticipated construction workforce for the duration of construction.

Table 4. Estimated Personnel During Construction

Company	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
Engineering/ Management	3	3	3	4	5	5	5	5	5	5	5	5
Electrical		5	20	40	60	60	70	70	70	70	60	40
Racking			25	60	60	60	60	60	60	60	50	50
Civil	15	30	30	30	25	25	25	10	10	10	15	15
Post Installation		10	30	40	40	40	40	40	20	20		
Fencing	5	20	25	15	10	10						
Total	23	65	133	189	200	200	200	185	165	165	150	110

2.3.9 Construction Waste Management

During construction, the primary waste generated would be solid non-hazardous waste. However, some non-hazardous liquid waste and hazardous waste (solid and liquid) would also be generated. All the waste generated by the Project would be at the Project site. The types of waste potentially generated during construction are described in the following discussion.

Non-Hazardous Solid Waste/Wastewater

Project construction could potentially generate the following non-hazardous waste streams:

- Paper, Wood, Glass, and Plastics.** These wastes are typically generated from packing materials, waste lumber, insulation, and empty non-hazardous chemical containers. These wastes would be recycled to the extent practical. Waste that cannot be recycled would be disposed of weekly at an appropriately licensed landfill. Onsite, the waste would be placed in dumpsters.
- Metal.** Metal wastes that include steel (from welding and cutting operations, packing materials, and empty non-hazardous chemical containers) and aluminum waste (from packing materials and electrical wiring) would be generated during construction. Metal waste would be recycled where practical and non-recyclable waste would be deposited in an appropriately licensed landfill.

Wastewater

During construction, wastewater would be collected in self-contained systems that would be pumped and disposed of in accordance with local requirements. Wastewater generated during construction would include sanitary waste and equipment wash-down water. These waters may

be classified as hazardous or non-hazardous depending on their chemical quality and would be handled and disposed of in accordance with applicable laws.

Hazardous Waste

Most of the hazardous waste generated during construction would consist of lubricants, oily rags, and solvents. Some hazardous solid waste, such as welding materials and dried paint, may also be generated during construction. In the event there are spills at the site, they will be cleaned-up and contaminated soil waste may be generated. Spill cleanup kits would be available on construction vehicles so that spills or leaks of vehicle fluids could be quickly cleaned up for proper disposal.

The quantity of hazardous waste is expected to be minimal. Wastewater generated during construction could also be identified as hazardous, based on sampling and testing results.

2.3.10 Erosion and Sediment Control Measures

Due to the removal or disturbance of soil and vegetation during construction, appropriate water erosion and dust-control measures would be required to minimize dust and sediment load to water bodies.

Water Erosion Control Measures

The Project would implement best management practices (BMPs) erosion-control measures to control stormwater runoff. Site-specific BMPs would be implemented by the contractor in compliance with regulations and permit conditions. As appropriate, the Project would implement the following practices for temporary and final erosion control:

- Monitor the weather using National Weather Service reports during construction to track conditions and alert crews to the onset of rainfall events.
- Preserve existing vegetation where feasible. Conduct clearing and grading only in areas necessary for Project activities and equipment traffic. Install temporary fencing or signage prior to construction along the boundaries of the construction zone to clearly mark this zone, preventing vehicles or personnel from straying onto adjacent offsite habitat.
- Sequence construction activities with the installation of erosion control and sediment control measures. Arrange the construction schedule as much as practicable to leave existing vegetation undisturbed until grading begins.
- Stabilize non-active areas as soon as feasible on those portions of the Project site where construction has temporarily or permanently ceased.

- Place covers over stockpiles prior to forecasted storm events and during windy conditions as necessary to prevent erosion of stockpiles. Place sediment controls (such as fiber rolls, straw bales, silt fencing) around the perimeter of stockpiled materials to control sediment runoff.
- Maintain sufficient erosion control materials onsite to allow implementation of BMPs. This includes implementation requirements for active areas and non-active areas that require deployment before the onset of rain.
- Promptly repair and reapply controls according to BMPs in areas where erosion is evident.

Wind Erosion Control Measures

The Project would implement the following practices for wind erosion control:

- Minimize vegetation removal and grading to the extent practicable.
- Apply water or dust palliative to disturbed soil areas of the Project site to control dust and maintain optimum moisture levels for compaction as needed. Apply the water using water trucks. Minimize water application rates as necessary to prevent runoff and ponding.
- During windy conditions forecast or actual wind conditions of approximately 25 miles per hour or greater, apply dust control to haul roads to adequately control wind erosion. Cover exposed stockpiled material areas.
- Temporarily suspend excavation and grading during periods of high winds when dust cannot be reasonably controlled.
- Cover all trucks hauling soil and other loose material or maintain at least 2 feet of freeboard.

2.4 Operation and Maintenance

This section summarizes the O&M for the Project.

2.4.1 Facility Operation

Rock Springs O&M activities would be managed and performed by a team of highly qualified technicians. Five new solar technicians are expected to be hired to help manage the Rock Springs facility. The Rock Springs plant would be monitored and controlled from the O&M building during the weekdays. During the weekends and at night a ROC may be located at CMS in Boulder, NV.

Daily operation of the plant would begin when there is sufficient sunlight to begin operation of the single-axis tracking solar arrays. Operators work rotating 10-hour shifts and would be on site during generation hours. Operators may be on site weekends and may work nights to complete maintenance requirements.

2.4.2 Maintenance

Long-term maintenance schedules would be developed to include periodic maintenance and equipment replacement in accordance with manufacturer recommendations. Solar panels may be warrantied for 20 to 25 years and are expected to have a life of 30 years. Moving parts, such as tracker motors, motorized circuit breakers and disconnects, and inverter ventilation equipment, would be serviced on a regular basis, and unscheduled maintenance would be conducted, as necessary.

Due to the efficiencies gained by adopting solar panel technology, the cost and time for O&M is expected to be minimal compared to that of conventional power plants.

2.4.3 Waste Management

The primary waste generated at the Project site during operations would be non-hazardous solid waste. However, varying quantities of liquid non-hazardous waste and solid and liquid hazardous waste would also be generated. The types of wastes and their estimated quantities are discussed in the following subsections.

Non-Hazardous Solid Waste

The Project would produce non-hazardous waste, including rags, broken metal, and machine parts, defective or broken electrical materials, empty containers, typical refuse generated by workers and small office operations, and other miscellaneous solid wastes. Large metal parts would be recycled. Other non-hazardous wastes would be disposed of in an appropriately licensed landfill.

Only limited hazardous materials are associated with the operation of the Project; however, during maintenance activities, there is potential for a vehicle petroleum spill. Spill cleanup kits would be available on equipment so that spills or leaks of vehicle fluids could be quickly cleaned up for proper disposal. Material storage yards, and access roads would be kept in an orderly condition throughout the construction period. Refuse and trash would be removed from the sites and disposed of in an approved manner. Oils or chemicals would be hauled to an approved site for disposal.

Non-Hazardous Wastewater

During operation, routine annual panel cleaning may be required depending upon local conditions and occasional rainfall. If the panels become soiled over time, water would be used to wash dust and dirt off each solar panel for a cleaning. This water would be non-hazardous and would be allowed to flow onto the ground.

Hazardous Waste

Limited quantities of hazardous materials would be used and stored at Rock Springs for O&M that may require disposal as hazardous waste. These materials would include oils, diesel fuel, lubricants, solvents, janitorial supplies, office supplies, laboratory supplies, paint, degreasers, herbicides, pesticides, air conditioning fluids, gasoline, hydraulic fluid, propane, and welding rods. These materials would generally be used in small quantities.

Any hazardous materials would be stored in appropriate locations and containers. Flammable materials, such as paints and solvents, would be stored in flammable material storage cabinets with built-in containment sumps. Due to the small quantities involved, spills could be cleaned up without resulting in any considerable environmental consequences.

The PV panels and inverters produce no waste during operation; however, the PV panels may include solid materials that are considered hazardous. As such materials are in a solid and non-leachable state, broken PV panels would not be a source of pollution to stormwater.

2.4.4 Decommissioning

Rock Springs would operate the Project for the foreseeable future. However, Rock Springs would be required to remove its facilities at the end of its planned lifetime. When the Project ultimately is decommissioned, the PV panels, support structures, and electrical equipment would be removed in accordance with a decommissioning plan prepared at that time. The PV panels and inverters produce no waste during operation, and the panels and related equipment are solid and in a non-leachable state. Thus, no ground decontamination or remediation would

be required. All panels removed from the site would be returned to the manufacturer or trucked offsite to an appropriate disposal facility.

2.4.5 Health and Safety

The health and safety of employees and contractors is a high priority. All employees and contractors would be required to adhere to the appropriate health and safety plans and emergency response plans. All construction and operation contractors would be required to operate under a health and safety program that meets industry standards.

An operational Environmental Health and Safety Plan (EHS Plan) would be prepared for the proposed solar facility and gen-tie line. The EHS Plan would outline all Project activities, identify all hazardous substances and chemicals used at the site, and ensure compliance with Occupational Safety and Health Administration (OSHA) Standards, the Nevada Division of Industrial Relations requirements, and all other local, state, and federal environmental and regulatory requirements. The EHS Plan would identify site-specific safety control measures, site health and safety roles and responsibilities, speed limits, and site safety hazards and controls.

2.4.6 Site Security and Lighting

The Project site would be secured with 7-foot chain-link fencing that may be topped with 1-foot of barbed wire. Lighting would be provided at the control building, within the project substation, and at the main plant entrance. A perimeter security system may also be installed, as necessary.

2.5 Alternatives Considered but Eliminated from Detailed Consideration

Potential alternatives for the proposed Rock Springs Project were evaluated to determine whether they could substantially achieve the Project goals and objectives to be considered feasible and appropriate for further consideration. This section describes the evaluation criteria, interconnection options, and technologies eliminated because they did not meet the Project objectives and/or did not reduce environmental consequences compared to the proposed action.

2.5.1 Facility Location Criteria

The primary objective of Rock Springs was to locate the solar facility in northern Nevada. Several criteria were developed and used in evaluating appropriate sites:

- Adequate solar irradiation
- Close proximity to a high capacity substation with access to the NV Energy grid
- Adequate transmission capacity to convey the electrical output of the Project
- Minimal environmental concerns
- Relatively flat site to minimize the need for site grading
- Existing access to accommodate construction workforce needs
- Land parcel large enough to accommodate a utility scale solar facility
- Access to nearby workforce sufficient to support Project construction

The remote location of the Project site with respect to population centers minimizes the potential for impacts affecting the local population. Noise, visual, and traffic impacts are all minimized by the Project's remote location.

2.5.2 Gen-Tie Power Line Criteria

Another key objective of Rock Springs was to locate the PV facility and the gen-tie line in an area such that the length of the gen-tie line interconnection to the electrical grid is less than 5 miles to minimize gen-tie line losses and costs and necessary gen-tie line right-of-way can be acquired. The Project site meets these criteria.

2.5.3 Alternatives Considered and Eliminated

Alternative gen-tie route options and technologies were considered and eliminated are summarized in this section.



Alternative Gen-Tie Routes

The Project site is located approximately 1000 feet west of NV Energy's Fort Sage Substation. Location of the solar facility substation and gen-tie line are constrained by avoiding the existing 345 kV transmission lines running to the Fort Sage Substation, and by the ability to obtain a right-of-way for the gen-tie line.

Alternative Technologies

The Rock Springs Project is designed to use crystalline silicon or thin-film PV technology mounted on single-axis tracker racking. Other solar technologies considered by Rock Springs for the Project included concentrating PV and solar thermal technologies. The water demand is significantly greater for solar thermal technology and therefore presents greater environmental concerns. Crystalline silicon and thin film are commercially proven technologies already in use by affiliates of Rock Springs, as well as other solar projects in the Honey Lake Valley.

Rock Springs determined that using crystalline silicon or thin film PV solar panels is the preferred technology for this Project given the comparatively low water requirements, and reliable, proven technology. Additionally, none of the alternative technologies mentioned can reduce the potential environmental impacts associated with the proposed action. Concentrating solar would have greater impacts on visual and biological resources and solar thermal would increase water use. Therefore, other alternative solar technologies were eliminated from further consideration.

3 Existing Setting, Environmental Consequences, and Mitigation Measures

The proposed Project site would be in the Honey Lake Valley approximately 15 miles west of Pyramid Lake and 45 miles north of Reno in Washoe County, Nevada.

The following resources are analyzed in this ES:

- Geology, Soils and Paleontology, Section 3.1
- Water Resources, Section 3.2
- Air Quality and Climate, Section 3.3
- Biological Resources, Section 3.4
- Cultural Resources, Section 3.5
- Land Use Section, 3.6
- Transportation, Section 3.7
- Visual Resources, Section 3.8
- Noise, Section 3.9
- Waste Management and Hazardous Materials, Section 3.10
- Socioeconomics, Section 3.11

3.1 Geology, Soils, and Paleontology

This section describes the geological, soils, and paleontological resources in the area, the impacts of the proposed Project on these resources, and the BMPs/mitigation measures designed to reduce these impacts.

3.1.1 Existing Setting

The Project site is in the Honey Lake Basin, which has an area of roughly 2,201 square miles. The Basin is a closed drainage basin bounded to the south by the Fort Sage Mountains; to the west by the Diamond Mountains; to the north by the Shaffer, Amadee, Skeedadle, and Smoke Creek Mountains; and the east by the Virginia Mountains. It is located near the northern terminus of the Walker Lane shear zone, along the boundary between the Basin and Range extensional province and the northern Sierra Nevada batholith. The basin is transected by a series of northwest-striking normal and right-lateral transcurrent faults that have been active since at least mid-Miocene time. The principal geologic units in the region consist of Cretaceous granites exposed in the Sierra Nevada (Diamond Mountains) and Fort Sage Mountains, Tertiary volcanic rocks exposed in the northern and eastern parts of the basin, and Plio-Pleistocene fluvial and lacustrine basin-fill deposits. Granitic bedrock, displaced downward along faults, forms the lower boundary for most groundwater flow in the basin, with the depth to bedrock generally increasing along strike toward the northeast. The basin-fill aquifer consists of unconsolidated and semi-consolidated elastic sediments and pyroclastic rocks that reach a maximum thickness of >1,500 meters (5,000 feet) in the northeastern part of the basin.

The soil textures in the Project area are Haybourne-Mottsville-Incy association, which has a slope range of 0 to 8 percent, and Chappuis sandy loam, which has a slope range of 0 to 2 percent (Natural Resources Conservation Service [NRCS] 2020). The soil erosion potential for the entire Project area is low. The Project area has a moderate wind erosion potential, soils with rapid permeability (rare frequency of flooding), and very deep soil depths.

3.1.2 Environmental Consequences

This section summarizes potential geologic and soil hazards or constraints on the proposed solar facility, gen-tie line, and access road.

Soils

The erosion susceptibility of the soils in Honey Lake Valley is low. Soils disturbed by grading, excavation, and construction would have a higher potential for erosion by wind and water. Grading of the solar field would include cuts and fills that are not expected to exceed 24 inches. The minor grading would be limited to that necessary for the technology chosen.

Some potential for soil erosion exists from the proposed solar field site, due to soil disturbance and removal of vegetation. The Project would use BMPs for soil protection thereby minimizing the contribution to cumulative impacts. In addition, a fugitive dust plan would be developed with mitigation measures to reduce the potential for fugitive dust.

Faulting

The Warm Springs Fault Zone is located to the south of the Project site along the northern edge of the Fort Sage Mountains. Several potentially active faults are located approximately 2 miles south of the Project site (USGS 2017). This site, as well as most of the Nevada region, may experience ground shaking from possible future earthquakes in the region. Tremors of more than 6.0 in magnitude have been felt in the Project area as a result of earthquakes in west Nevada and Northern California, including a 6.2 magnitude quake in 1875 approximately 30 miles west of the Project site (UNR 2014). Earthquake activity in the area has been relatively minor in the past century, and therefore potential impacts to the Project from earthquakes are minor.

Paleontological Resources

There are no known paleontological resources or fossils that are sensitive or legally protected in the Project area (Longwell et al. 1965).

3.1.3 Mitigation Measures

Before the start of construction, the construction contractor would address potential impacts from erosion and obtain a dust control permit from the Washoe County Department of Air Quality and Environmental Management as required. Other potential BMPs/mitigation measures may include, but are not limited to, the following:

- Minimize grading and vegetation removal, and limit surface disturbance during construction to the time just before PV module support structure installation.
- Limit vehicular speeds on non-paved roads (Washoe County ordinance speed limit is 25 miles per hour [mph]).
- Apply water or dust palliative to disturbed soil areas of the Project site to control dust and maintain optimum moisture levels for compaction, as needed. Apply the water using water trucks. Minimize water application rates, as necessary, to prevent runoff and ponding.
- Apply dust control measures to haul roads to adequately control wind erosion during windy conditions (forecast or actual wind conditions of approximately 25 mph or greater). Cover exposed stockpiled material areas.

- Suspend excavation and grading during periods of high winds, if necessary, to control wind-blown dust.
- Cover all trucks hauling soil and other loose material or maintain at least 2 feet of freeboard.
- Use gravel or other similar material where dirt access roads intersect the paved roadways to prevent mud and dirt track-out.
- Keep all paved roads clean of objectionable amounts of mud, dirt, or debris, as necessary.
- Apply soil stabilizers, where permissible.
- Install a construction entrance with track-out control devices.
- Stabilize disturbed surfaces after construction is completed
- Restrict all construction vehicle movement to the Project area, pre-designated access roads, and public roads.
- Conduct site inspections by the construction contractor during the construction period to ensure that erosion-control measures were properly installed and are functioning effectively.
- Prohibit construction activities when the soil is too wet to adequately support construction equipment.
- Limit construction activities to the Project area to reduce soil compaction, erosion, and vegetation loss.
- Implement BMPs such as locating waste and excess excavated materials outside drainages to avoid sedimentation.
- Install silt fences, temporary earthen berms, temporary water bars, sediment traps, stone check dams, or other equivalent measures (including installing erosion-control measures around the perimeter of stockpiled fill material), as necessary.

3.2 Water Resources

Hydrologic resources include groundwater, surface water, and wetlands (where present). Groundwater quality and the issuance of permits for the use of both groundwater and surface water are overseen by the State Engineer under authority granted by the Nevada Revised Statutes 533 and 534. Wetlands are under jurisdiction of the U.S. Army Corps of Engineers (USACE). This section describes the water resources in the area, the impacts of the proposed Project on these resources, and the BMPs/mitigation measures designed to reduce potential impacts to a level of non-significance.

3.2.1 Existing Setting

The following subsections discuss the existing groundwater and surface water in the Project area. The Safe Drinking Water Act sets up barriers against pollution to drinking water, which includes the protection of source waters. States and water suppliers are responsible for ensuring that these sources are protected. The Nevada Division of Environmental Protection (NDEP) has primary authority under this Act as granted by the U.S. Environmental Protection Agency (USEPA), which has delegated responsibility to the owners, managers, and operators of public water systems (NDEP 2013).

Groundwater

Holocene sedimentary deposits, Pleistocene lake and near-shore deposits, and Pleistocene and Plio-Pleistocene volcanic rocks comprise the Honey Lake Valley Groundwater Basin aquifer system. In the Project area, these deposits consist of intermediate alluvium, alluvial fans, and basin deposits that partly fill the structural depression underlying Honey Lake Valley. The alluvial deposits contain poorly sorted silt, sand, and gravel that accumulate near the rim of the basin and along perennial streams where they enter the valley. The permeability of these deposits is moderate, and due to their limited thickness (up to 100 feet), yield small amounts of water. The alluvial fans consist of poorly sorted deposits ranging in size from clay to boulders that interfinger with fine-grained lake deposits toward the center of the basin. These deposits have moderate to high permeability and may reach a thickness of 300 feet. The fans have limited areal extents along the southern perimeter of the basin. The fans yield large amounts of confined and unconfined groundwater.

The major sources of groundwater recharge are direct infiltration of precipitation in upland areas and infiltration of streamflow in alluvial-fan areas accounting for approximately 80 percent of total recharge. The remaining 20 percent consists of infiltration of surface water and irrigation flow on the valley floor. The upland recharge areas consist of Plio-Pleistocene and Pleistocene basalt flows. Subsurface flow may also enter the valley from Secret Valley through

Pliocene lake sediments, which appear to be continuous beneath the lava field separating the two valleys. The total volume of water stored in the upper 100 feet of saturated basin-fill deposits and volcanic-rock aquifers is estimated to be 10 million acre-feet. Not all this water is economically recoverable or of acceptable quality for practical use. Wells in the Honey Lake Basin produce between 20 and 2,500 gallons per minute (gpm), and range between 20 and 1,005 feet deep (California Department of Water Resources [DWR] 2004). In the Project area, groundwater is generally about 134 feet below the surface (U.S. Geological Survey [USGS] 2020).

Surface Water

The presence of surface water resources in the Honey Lake Valley is very limited. Honey Lake Valley is part of the Basin Range Geomorphic Province that extends into California. The valley is bounded to the north and northeast by Plio-Pleistocene basalt of Antelope Mountain, Shaffer Mountain, and Amedee and Skedaddle Mountains, and the Modoc plateau. The valley is bounded on the southwest by Mesozoic granitic rocks of the Diamond Mountains of the Sierra Nevada Geomorphic Province. More than 40 streams flow from the Diamond, Fort Sage, and the Virginia mountains and the northern volcanic uplands. Most streams are intermittent. Honey Lake is the most prominent surface feature in the basin with an average surface area of 47,000 acres. The lake fluctuates greatly in area and volume. It is likely that the flooding characteristic of the Honey Lake Valley basin exhibit shallow flash flooding over large areas (DWR 2004).

The Project site is located within Honey Lake Valley, portions of which have been designated as a special flood hazard area subject to inundation by the 100-year floodplain. The Project area is not within the 100-year floodplain, though the dry lake to the north of the Project is within a designated floodplain (Federal Emergency Management Agency [FEMA] 2020). Figure 5 shows the flood zones in the project area.



Con Edison
Rock Springs Solar Environmental Statement
Existing Setting, Environmental Consequences, and Mitigation Measures

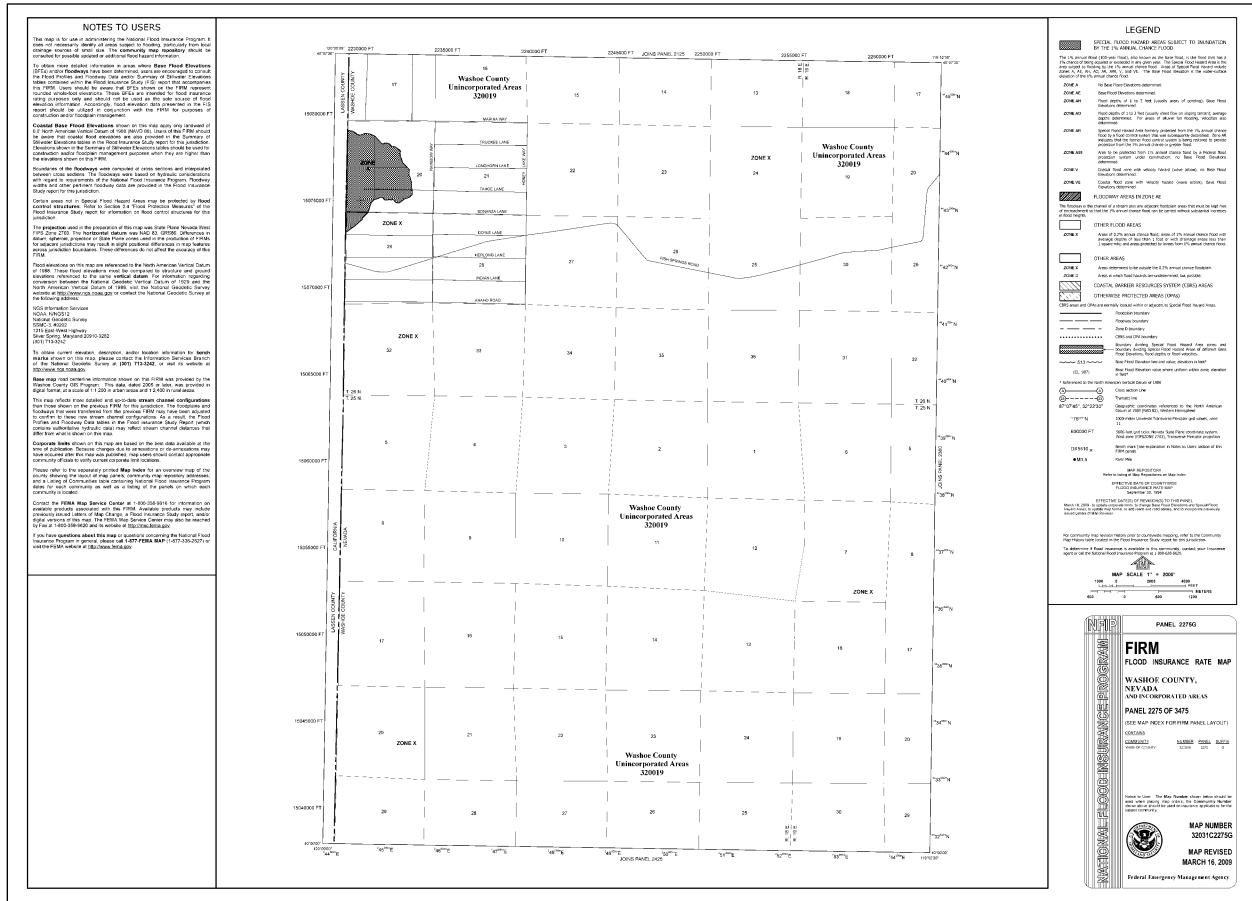


Figure 5. Flood Zones in the Project Area

“Water of the United States,” defined in 33 Code of Federal Regulations (CFR) 328.3(a) to include navigable waters as well as intermittent streams, are not present in the Honey Lake Valley. Additionally, the Project site does contain hydric soils and habitat in the area does not meet the definition of a wetland. It does not contain: (1) wetlands, wetland fringes or adjacent wetlands, or (2) spawning, feeding, or nesting areas for fish or other aquatic species.

As the Honey Lake Valley is a closed basin in which surface water runoff from the surrounding mountains is directed to one of three dry lakes, a permit is not expected to be required for this project; however, a Jurisdiction Determination report was submitted to USACE in November 2020 for an official determination. The USACE is expected to agree with the findings that there are no permanent surface waters or wetlands exist on or near the Project area. Narrow and shallow ephemeral drainage washes flow from south to north across the site. Though water does flow during infrequent storm events, since there is no connection of this flow to any river system, there is no applicable regulation under section 404 of the Clean Water Act.

3.2.2 Environmental Consequences

The following subsections discuss the environmental consequences of the Project for groundwater and surface water.

Groundwater

Activities associated with the construction and operation of the Project would not have impacts at depths exceeding 30 feet, and therefore would not intercept or impact the groundwater, which occurs at a depth of approximately 134 feet. Groundwater would not be utilized for the construction. A well would be constructed onsite to provide water for operations.

Water for construction activities and for operation of the Project would be provided by a connection to a TMWA main located 0.8 mile southeast of the Project site. Rock Springs would either use trucks to deliver water to the site or construct a new waterline that would run along the Fort Sage Substation access road to transport water to the Project.

Water use during construction would be used primarily for dust control and would total approximately 100 acre-feet during the estimated 1-year construction period. A temporary lined construction water pond and/or storage tanks would provide buffer for water storage and use.

Water use during the operation of the Project would also be provided under a pending water rights transfer of 1 acre-foot a year from Vidler Water Company. The water would be used for the O&M building and occasional panel washing. It is anticipated that panel washing may occur once a year depending on site conditions and rainfall. Annual water usage is expected to be less than the obtained water rights.

Surface Water

Though drainage devices would be installed to alter flows within non-jurisdictional ephemeral washes, activities associated with the construction and operation of the Project would allow sheet flow in areas of perennial flow from ephemeral washes and would not divert water from downstream habitats. Because no discharge of hazardous materials to surface water resources would occur, considerations under the Safe Drinking Water Act would not be required.

Increased soil disturbance would occur during construction of the Project, potentially resulting in increased levels of erosion. It is possible that this erosion would result in increased levels of sedimentation to the dry lake to the north of the Project site. Potential impacts resulting from this increased erosion and sedimentation due to soil disturbance would be reduced using BMPs and mitigation measures.

3.2.3 Mitigation Measures

The following subsections discuss the mitigation measures for groundwater and surface water for the Project.

Groundwater

As no excavation activities would be expected to exceed 30 feet in depth and the groundwater level is at approximately 134 feet (USGS 2020), no groundwater mitigation measures would be necessary.

Project maintenance operations may require occasional cleaning of solar panels using water from an onsite well. While runoff from these activities would occur, no impacts would result from these activities due to the use of non-hazardous water sources as well as the depth of the groundwater; therefore, no mitigation is required.

During construction of the Project, onsite portable toilets would be available and maintained so no impacts to groundwater resources from discharge of sanitary wastewater would occur; therefore, mitigation is not warranted.

Surface Water

No existing permanent water bodies are located down gradient of the Project. A dry lake exists approximately 1.5 miles down gradient to the north of the Project site, and another (Deadcow Lake) is approximately 3 miles down gradient to the east of the Project site.

As there are no anticipated jurisdictional waters (subject to confirmation by US Army Corps Engineers) within or around the project area a Stormwater Pollution Prevention Plan may not be required by the Stormwater General Permit Program. However, as a best management practice to ensure no sediment or contamination flows from the Project site to other areas, a Stormwater Pollution Prevention Plan (SWPPP) would be prepared.

3.3 Air Quality and Climate

Air quality is characterized by the existing concentrations of various pollutants and those conditions that influence the quality of the ambient air surrounding the proposed Project. The primary factors that determine the air quality of the region are the locations of air pollution sources, the type and magnitude of pollutant emissions, and the local meteorological conditions. The Federal Clean Air Act (CAA) and subsequent amendments have provided the authority and framework for USEPA regulation of air emission sources. As an enforcement tool, the CAA established National Ambient Air Quality Standards (NAAQS), which have historically applied to six criteria pollutants—sulfur dioxide (SO₂), carbon monoxide (CO), nitrogen dioxide (NO₂), particulate matter equal to or less than 10 microns in diameter (PM₁₀), ozone (O₃), and lead (Pb) (see Table 5).

Table 5. National Ambient Air Quality Standards

Pollutant	Primary Standards		Secondary Standards	
	Concentration	Averaging Time	Concentration	Averaging Time
Carbon monoxide	9 ppm (10 mg/m ³) 35 ppm (40 mg/m ³)	8-hour ⁽¹⁾ 1-hour ⁽¹⁾		None
Lead	0.15 µg/m ³ ⁽²⁾	Rolling 3-month average	Same as primary	
Nitrogen dioxide	0.053 ppm	Annual (arithmetic mean)	Same as primary	
	1 ppm	1-hour	None	
Particulate matter (PM ₁₀)	150 µg/m ³	24-hour ⁽³⁾	Same as primary	
Particulate matter (PM _{2.5})	15.0 µg/m ³	Annual ⁽⁴⁾ (arithmetic mean)	Same as primary	
	35 µg/m ³	24-hour ⁽⁵⁾	Same as primary	
Ozone	0.075 ppm (2008 standard)	8-hour ⁽⁶⁾	Same as primary	
	0.12 ppm	1-hour ⁽⁸⁾	Same as primary	
Sulfur Dioxide	0.03 ppm	Annual (arithmetic mean)	0.5 ppm	3-hour ⁽¹⁾
	0.14 ppm	24-hour ⁽¹⁾		
	0.075 ppm	1-hour ⁽⁹⁾		

Source: EPA 2011

mg/m³ = milligrams per cubic meter, µg/m³ = micrograms per cubic meter, ppm = parts per million by volume

⁽¹⁾ Not to be exceeded more than once per year.

⁽²⁾ Final rule signed October 15, 2008.

⁽³⁾ Not to be exceeded more than once per year on average over 3 years.

⁽⁴⁾ To attain this standard, the 3-year average of the weighted annual mean PM_{2.5} concentrations from single or multiple community-oriented monitors must not exceed 15.0 µg/m³.

⁽⁵⁾ To attain this standard, the three-year average of the 98th percentile of 24-hour concentrations at each population-oriented monitor within an area must not exceed 35 µg/m³ (effective December 17, 2006).

- ⁽⁶⁾ To attain this standard, the 3-year average of the fourth-highest daily maximum 8-hour average ozone concentrations measured at each monitor within an area over each year must not exceed 0.075 ppm (effective May 27, 2008).
- ^{(7) (a)} To attain this standard, the three-year average of the fourth-highest daily maximum 8-hour average ozone concentrations measured at each monitor within an area over each year must not exceed 0.08 ppm.
- ^{(7) (b)} The 1997 standard—and the implementation rules for that standard—will remain in place for implementation purposes as EPA undertakes rulemaking to address the transition from the 1997 ozone standard to the 2008 ozone standard.
- ^{(8) (a)} The standard is attained when the expected number of days per calendar year with maximum hourly average concentrations above 0.12 ppm is less than 1.
- ^{(8) (b)} As of June 15, 2005, EPA has revoked the 1-hour ozone standard in all areas except the fourteen 8-hour ozone nonattainment Early Action Compact (EAC) Areas. For one of the 14 EAC areas (Denver, Colorado), the 1-hour standard was revoked on November 20, 2008. For the other 13 EAC areas, the 1-hour standard was revoked on April 15, 2009.
- ⁽⁹⁾ Final rule signed June 2, 2010. To attain this standard, the 3-year average of the 99th percentile of the daily maximum 1-hour average at each monitor within an area must not exceed 75 parts per billion.

Geographic areas are designated as attainment, non-attainment, or unclassified for each of the six criteria pollutants with respect to the NAAQS. Currently, Washoe County meets all NAAQS (Federal Register Vol. 80, No. 235, December 8, 2015).

Currently there are no emission limits for so-called greenhouse gases (GHG), and no technically defensible methodology for predicting potential climate changes from GHG emissions. However, there are, and will continue to be, several efforts to address GHG emissions.

Ongoing scientific research has identified the potential impacts on the global climate of anthropogenic (manmade) GHG emissions and changes in biological carbon sequestration due to land management activities. Through complex interactions on a regional and global scale, these GHG emissions and net losses of biological carbon sinks cause a net warming effect on the atmosphere, primarily by decreasing the amount of heat energy radiated by the earth back to space. Although GHG levels have varied for millennia, recent industrialization and burning of fossil carbon sources have caused carbon dioxide concentrations to increase dramatically and are likely to contribute to overall global climatic changes.

3.3.1 Existing Setting

The Project area and surrounding region is located near a dry lakebed in the Honey Lake Valley, surrounded by desert mountain terrain. Washoe County maintains an arid climate year-round, with average temperatures ranging from a high of 88 degrees in July to a low of 42 degrees in December (The Weather Channel 2020). Elevation in the vicinity of the Project area is approximately 4,000 feet above mean sea level (MSL), the highest elevations in the area included peaks of more than 7,000 feet above MSL in the Fort Sage Mountain Range. The elevation of the mountain ranges surrounding the Honey Lake Valley creates existing

discernible air quality effects in the valley as the mountain ranges keep pollutants within the valley.

3.3.2 Environmental Consequences

Air emissions associated with the Project would occur primarily during construction and would be chiefly associated with fugitive dust during construction from ground-disturbing activities include grading, pad construction and installation of the gen-tie line, as well as proportionally smaller amounts of emissions associated with engine exhaust from construction equipment and the transportation of goods and construction workers. Once the facility is operational relatively small contributions to air emissions would be generated from on-road travel of vehicles associated with worker commutes for maintenance activities and the potential limited use of an emergency diesel generator for the O&M building and HVAC system in the event of a power outage.

Construction of the proposed Project is projected to take up to 12 months. Construction traffic is estimated at 250 trips per day and up to 200 workers per month during peak construction. Truck traffic during construction is expected to average approximately 50 truck trips per day. The emissions for the paved road components were based upon maximum trucks per month and number of workers at peak construction.

During site development, the Project would include grading up to 660 acres resulting in localized, short-term increases in fugitive dust (PM₁₀ emissions). The increase in PM₁₀ would be primarily from soils disturbed during clearing and grubbing of vegetation and grading the site. The other criteria pollutants associated with site development would result in insignificant quantities of emission associated with the combustion of fuel from the various construction equipment.

Criteria pollutant emissions during construction activities would result from employee and construction vehicles, and heavy equipment moving across the site during construction of the solar array. Exhaust from construction vehicles and heavy equipment would result in localized, short-term increases in CO and NO_x emissions. During operations, criteria pollutant emissions would result from vehicle traffic within the facility fence line during the operation and maintenance of the solar arrays.

Emissions during construction would be temporary and, based on comparison of analysis of similar projects in Nevada, would be less than *de minimis* and would result in no long-term impact on the existing ambient air quality. Similarly, emissions during operations would be

limited to vehicle emissions from the commutes of the five employees onsite, plus occasional deliveries to the site, and would also be less than *de minimis*.

3.3.3 Mitigation Measures

The construction of the Project would temporarily cause fugitive dust related to grading and other construction activities. To comply with Washoe County dust control requirements, water would be used to control dust. Areas of higher erosion or poor soils may require application of a palliative dust reducing agent. The Project would implement the following BMPs for fugitive dust and wind erosion control:

- Minimize grading and vegetation removal, and limit surface disturbance during construction to the time just before PV module support structure installation.
- Limit vehicular speeds on non-paved roads (Washoe County ordinance speed limit is 25 mph).
- Apply water and/or palliatives (as allowed) to disturbed soil areas of the Project site to control dust and maintain optimum moisture levels for compaction, as needed. Apply the water using water trucks. Minimize water application rates, as necessary, to prevent runoff and ponding.
- During windy conditions (forecast or actual wind conditions of approximately 25 mph or greater), apply dust control measures to haul roads to adequately control wind erosion. Cover exposed stockpiled material areas, as necessary.
- Suspend excavation and grading during periods of high winds, if substantial dust is generated by these activities.
- Cover all trucks hauling soil and other loose material or maintain at least 2 feet of freeboard.
- Gravel or other similar material would be used where dirt access roads intersect the paved roadways to prevent mud and dirt track-out. All paved roads would be kept clean of objectionable amounts of mud, dirt, or debris, as necessary, to prevent dust and particulates from being reintroduced (re-entrained) into the atmosphere.

3.4 Biological Resources

The term “biological resources” refers to the plants and animals that inhabit the Project area. These are divided into three categories: vegetation, referring to plants; wildlife, referring to animals; and special status species, which refers to plants, animals, or other organisms that are protected by the Endangered Species Act or the Nevada Administrative Codes NAC.501 and NAC.503. This section describes the biological resources in the area, the impacts of the proposed Project on these resources, and the BMPs/mitigation measures that would reduce these impacts.

3.4.1 Existing Setting

The following subsections describe existing conditions for vegetation, wildlife, and special status species in the Project area.

Vegetation

The Honey Lake Basin is within the Central Basin and Range Level III ecoregion, which is characterized by a mosaic of xeric basins, scattered low and high mountains, and salt flats. The Project site is within a warm, dry climate with substantial shrubland and mountain ranges. Basins are covered by Great Basin sagebrush or saltbush-greasewood vegetation that grow in arid soils; cool season grasses are not common. This is an arid desert environment, receiving approximately 7–15 inches of rain annually. Species that were documented during field visits in January 2019 and November 2020 are presented in Table 6.

Table 6. Plants Observed in the Project Area

Scientific Name	Common Name
<i>Achnatherum hymenoides</i>	Indian ricegrass
<i>Agropyron cristatum</i>	crested wheatgrass
<i>Artemisia tridentata ssp. tridentata</i>	basin big sagebrush
<i>Artemisia tridentata ssp. wyomingensis</i>	Wyoming big sagebrush
<i>Bromus tectorum</i>	cheatgrass
<i>Cirsium vulgare</i>	bull thistle
<i>Ericameria nauseosa</i>	rubber rabbitbrush
<i>Krascheninnikovia lanata</i>	winterfat
<i>Marrubium vulgare</i>	horehound
<i>Salix exigua</i>	coyote willow

Cactus and Yucca

Cactus and yucca are protected under Nevada Revised Statutes (NRS) 527.060-527.120, Nevada State Protection of Christmas Trees, Cacti, and Yucca and addressed in this section. No yucca was observed within the proposed Project area.

Wildlife

Species known to inhabit the area include species typical of the Great Basin. Wildlife and wildlife sign observed during field visits (January 2019 and November 2020) are listed in Table 7.

Table 7. Wildlife and wildlife sign in Project Area

Common Name	Scientific Name
Jack Rabbit	<i>Lepus californicu</i>
Cotton tail	<i>Sylvilagus audubonii</i>
Coyote	<i>Canis latrans</i>
Cattle	<i>Bos taurus</i>

Other common wildlife in this area may include kit fox (*Vulpes macrotis*), badger (*Taxidea taxus*) as well as several bat and migratory bird species. Mule deer are reported to occur in the region, however no sign (tracks, droppings, carcasses, antler rubs, etc.) were observed on the site during the field investigations. Also, trees providing shelter, bedding, or laydown areas were not observed. It is possible that deer could traverse the project area however this use is would be incidental as are not anticipated to occur with regularity in the project area due to lack of suitable habitat or attractants.

Special Status Species

In November 2020, USFWS was contacted for a list of federally protected special status species that may occur in the Project area. Migratory birds, which are protected under the Migratory Bird Treaty Act (MBTA), may be present in the project vicinity. Lahontan Cutthroat Trout (*Oncorhynchus clarkii henshawi*) was the only identified federally protected species on the Information for Planning and Consultation (IPaC) official species list. However, no fish habitat exists within the project boundaries. State-protected special status species that have the potential to occur in the Project area include the western burrowing owl. Also, the Nevada Department of Wildlife (NDOW) identifies the greater sage-grouse as being a Nevada protected game bird (NDOW 2020).

Migratory Birds, Western Burrowing Owl, and Greater Sage-Grouse

Executive Order (January 11, 2001) defines the MBTA of 1918 and subsequent amendments (16 United States Code [USC] 703–711) state that it is unlawful to take, kill, or possess migratory birds. Numerous bird species travel through Nevada during spring and fall migrations. A complete list is published at the USFWS website (<https://www.fws.gov/birds/index.php>). A list of those that are protected birds is in 50 CFR 10.13. The list of birds protected under this

regulation is extensive and the Project area has potential to support many of these species. Typically, the breeding season is when these species are most sensitive to disturbance, which generally occurs from March 1 through August 31.

Migratory birds that were observed during site visits include, but not limited to, the common raven, common nighthawk, and red-tailed hawk. It is assumed that the Project area contains potential breeding and foraging habitat for a wide range of migratory birds including the burrowing owl.

Burrowing owl habitat typically consists of open, dry, treeless areas on plains, prairies, and desert floors (Haug et al. 1993). Burrowing owls most frequently use mammal burrows created by other animals such as kit fox, coyotes, or desert tortoises. Burrow presence is the limiting factor to burrowing owl distribution and abundance (Coulumbe 1971; Martin 1973; Green and Anthony 1989; Haug et al. 1993). The burrows are used for nesting, roosting, cover, and caching prey (Coulumbe 1971; Martin 1973; Green and Anthony 1989; Haug et al. 1993).

Western burrowing owls are protected by the MBTA and are a state-protected species in Nevada (NRS 503.620). Threats to burrowing owl populations throughout their range include alteration of breeding and wintering habitat, illegal hunting, predation, disease, inadequacy of existing regulatory mechanisms, pesticides, and various other natural or manmade factors (such as collisions with stationary/moving structures, or disease) (USFWS 2003).

USFWS determined in 2015 that the greater sage-grouse no longer warranted protection under the Endangered Species Act, and credited a landscape-scale conservation effort across the western United States that significantly reduced threats to the species' survival across 90 percent of its breeding habitat (USFWS 2015). However, both USFWS and NDOW remain concerned about potential impacts to greater sage-grouse habitat and are continuing research on the recovery of the species. NDOW has been conducting ongoing surveys near the Project site of greater sage-grouse habitat for its Virginia Mountains Sage-grouse Habitat Utilization and Distribution Project, funded in 2015. NDOW identified two active sage-grouse leks located near the Project site: Sheep Spring lek and West Cottonwood lek. The Sheep Spring lek, located approximately 2 miles east-southeast of the project site, is the more active of the two, with about 50 sage-grouse observed at the lek during the 2017 breeding season. West Cottonwood lek, appears to be less used, but still active with approximately 12 sage-grouse observed there during the 2017 breeding season (NDOW 2015 and Fish Valley Solar 2020).

Sage-grouse rely on sagebrush shrubland for all life stages. Potential sage-grouse habitat in the Project site ranges from unsuitable to marginal due to agriculture activities, rural residential development, fire, and recreation. In total, approximately 75 percent of the project site

shrubland (sagebrush), and the remaining 25 percent is grassland (wheatgrass). Most of the project is disturbed and only provides marginal habitat.

3.4.2 Environmental Consequences

The following subsections discuss the environmental consequences of the Project on vegetation, wildlife, and special status species.

Vegetation

Up to 660 acres of the proposed site would be disturbed resulting in direct removal of vegetation and wildlife habitat. Additionally, construction activities could facilitate the introduction or spread of noxious or invasive weed species that can displace native vegetation, increase fire frequency, and reduce the quality of wildlife habitat.

During field visits, few cactus plants were observed in the Project site, which are protected for commercial sale and transport under NRS 527.060-527.120, Nevada State Protection of Christmas Trees, Cacti, and Yucca. Grading activities would cause direct removal of a few individual cactus plants.

Non-Native or Invasive Plant Species

Loss of habitat and displacement of wildlife species would be the primary effects to general wildlife from the construction and operation of the proposed Project on approximately 660 acres of private lands. Increased vehicular traffic, noise, and human activity are expected during construction. Vehicles could crush or collide with a variety of wildlife, causing increased wildlife mortality and injury. Effects would be minimized by maintaining vehicle speed at less than 25 mph. Noise during construction would deter some wildlife from using the local area and may cause disruption of normal behavioral patterns of some wildlife. Wildlife may become entrapped within excavations areas and temporary trenches; however, this impact would be minimized with the implementation of environmental protection measures identified below.

During project operation, the solar arrays would be fenced, which could lead to habitat fragmentation. Smaller species, such as lizards and rodents, can go under fences and travel through the Project area but larger species habitat, such as for mule deer or pronghorn antelope, could be fragmented because of the fencing around the Project site. Though individuals and local groups of animals using or migrating through the area may be affected, impacts are not expected to be substantial because the Project footprint is small in relation to the amount of big game habitat available in the surrounding area. Big game species would likely avoid the Project site and fragmented habitat.

Structures such as fencing may provide additional perching opportunities for raptors and ravens, which could adversely affect ground and shrub nesting birds and small mammals in the local project area. However, the proposed chain-link fencing would be designed using steel posts rather than wooden poles, limiting attractiveness to perching raptors. Perching on the barbwire strand is generally limited to smaller passerine birds, so the proposed fencing is not expected to substantially increase raptor perching opportunities in the Project area.

Wildlife

During construction of the solar facility and associated facilities, ground-disturbing activities could directly result in mortality to various wildlife species. Fencing would be installed to help exclude wildlife after construction. Some species that are particularly mobile might be able to avoid injury or mortality by leaving the area. However, some wildlife, such as nocturnal species or species that use burrows, might be more susceptible to injury or mortality. Although temporary in nature, noise and activity associated with construction could cause animals to avoid the area, thus altering their normal behavior patterns.

Increased traffic on established roads could result in more vehicle/wildlife collisions, thereby resulting in injury or death to wildlife. This might be of particular concern for reptiles and species that use roads for heat sources or for other less mobile wildlife.

Special Status Wildlife Species

Migratory birds, including burrowing owls, and greater sage-grouse could be injured or killed during construction activities such as vegetation removal and grading activities. Adult birds may be able to flee the area; however, during migratory bird nesting season, eggs and juvenile birds that are confined to nests may be injured or destroyed.

A noise analysis was prepared for potential impacts to the lek in closets proximity to the project vicinity (refer to Section 3.9 and Figure 7). Even under the conservative scenario of all construction machinery operating simultaneously in the southeast corner of the site, noise levels at nearby leks are not expected to increase by 10 dBA or more. Therefore, project construction would not create a noise impact to this biological resource.

During operation of the facility birds may be injured, electrocuted, or killed from collisions with power lines or construction vehicles. During decommissioning, impacts to birds would be similar as those described for construction. Birds may be injured or killed during gen-tie line pole removal. Some birds, including the greater sage-grouse, can be adversely affected by organophosphate and carbamate pesticides (Blus et al. 1989).

Up to 660 acres of native plant communities that provide potential habitat to nesting migratory birds would be removed a result of the proposed Project.

3.4.3 Mitigation Measures

The following subsections discuss mitigation measures for vegetation and wildlife in the Project area.

Vegetation

The following BMPs/mitigation measures would be implemented to reduce construction impacts on vegetation and wildlife habitat:

- Construction vehicle movement would be restricted to the Project area, predesignated access roads, and public roads.
- The Project proponent will avoid creating soil conditions that promote weed germination and establishment.

Wildlife

The following BMPs/mitigation measures would aid in preserving the quality of plant and wildlife habitat:

- Store, use, and dispose chemicals, fuels, and other toxic materials in an appropriate manner.
- Keep equipment in good condition with no significant leaks of fuel or other substances that could be toxic to animals and fish. Equipment should be washed prior to first site use to prevent the spread of invasive species.
- Keep materials to absorb small spills of toxic materials available onsite.
- Ensure that roads are engineered to adequately spread runoff to minimize erosion.
- Minimize soil compaction, erosion, and vegetation loss to preserve habitat by limiting construction activities to the Project site.

Special Status Wildlife Species

The following BMPs and mitigation measures would be implemented to reduce effects on the migratory birds, including Western burrowing owls, and the greater sage-grouse during construction:

- In compliance with the MBTA of 1918, habitat-altering portions of the Project would be scheduled outside bird breeding season (generally March 1st to August 31st) whenever possible. For clearing and grubbing work occurring during the nesting period, a biologist would survey the area for nests no more than 10 days prior to the start of initial grading and vegetation removal. If any active nests (containing eggs or young) are found, an appropriate no-construction buffer area would be established and maintained until the young birds fledge and have left the nest. Depending upon the timing of the start of construction, a burrowing owl survey may be performed prior to start of construction and all potential burrowing owl burrows will be closed prior to March 1st.
- To reduce impacts to burrowing owls, Rock Springs would implement the protocols in the USFWS's pamphlet: *Protecting Burrowing Owls at Construction Sites in Nevada's Mojave Desert Region* (Appendix A).

3.5 Cultural Resources

Cultural resources are the material remains of past societies that have significance to present-day communities. They are unique and non-renewable resources (Fowler 1999). In the language of the National Historic Preservation Act (1966), they are often referred to as “historic properties.” An historic property is defined as any “prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on, the National Register of Historic Places, including artifacts, records, and material remains related to such a property or resource.” (54 U.S.C. § 300308, 2014). The purpose of this report is to outline and discuss the potential impacts of the proposed solar farm project on historic properties in the area and to present BPM/mitigation strategies that would be implemented to reduce these impacts.

3.5.1 Existing Setting

The proposed undertaking would cover an area of approximately 660 acres of private land in Washoe County, Nevada, about 45 miles north of the City of Reno. The Project is located adjacent to the Nevada/California state line, approximately 8.5 miles southeast of the community of Herlong, CA (see Figure 1). The site is roughly bordered on the north by Fish Springs Road, on the west by Calveda Way, on the east by Rainbow Road, and on the south by vacant land. This roughly 660-acre area is the project’s direct area of potential effects (APE) and was the main search area for cultural resource records (Class I survey) and intensive pedestrian survey (Class III inventory). Additionally, previously recorded cultural resource records for a 1-mile buffer around the project’s direct APE were also searched, to assess the visual impact of the project on historic properties in the area. The results of these investigations are presented below.

Historic Context

The project area is located in the Lahontan Basin, a subregion of the Western Archaeological Area of the Great Basin (Elston 1986,135; Jennings 1986, 114). During the Pleistocene, the Lahontan Basin was occupied by Lake Lahontan, which separated into smaller lakes following a period of warming and drying at the end of the Pleistocene approximately 11,000 years ago. Pyramid and Walker Lakes are the last remnants of Lake Lahontan.

Archaeologists know very little about cultural developments within the area from approximately 10,000 years before present (B.P). This is due to several factors, including the highly mobile nature of pre-contact populations throughout the entire region, the ephemeral nature of their sites, and the patchy distribution of archaeological investigations throughout the 20th century. Although the project area is located within lands traditionally considered part of the Northern Paiute territory, in close proximity to Washoe groups extending into California,

any attempt to “fix” a cultural affiliation to precontact groups residing in the area is immediately frustrated by the long history of mobility, joint land use, intermarriage, trade, and multilingualism in the region (D’Azevedo 1986, 12). Thus, defining a chronological sequence for the area is difficult and no unified temporal framework exists for the Great Basin as a whole. Elston (1986, 135) divides the Western Archaeological Area into six subregions based on similarities in artifact typologies. The project area is located in the Pyramid Lake subregion. Archaeologists classify the cultures of the Pyramid Lake region (and the remainder of the Great Basin) as Archaic cultures, referring to a shared suite of subsistence strategies, residential patterns, and social organization.

Table 8. Regional Chronological Phases for the Pyramid Lake area cultural subregion. Following Elston (1986, 135)

Phase	Period	Approx. Chronological range
Kuyui	Late Archaic	From 1000 CE
Late Pyramid	Late Archaic	500-1000 CE
Middle Pyramid	Middle Archaic	1000 BCE-500 CE
Early Pyramid	Middle/Early Archaic	3000-1000 BCE
Blazing Star	Early Archaic	5000-2000 BCE
Western Pluvial Lakes Tradition	Pre-Archaic	Pre-8000-6000 BCE

Pre-archaic (8000(?)-6000 BCE)

Not much is known archaeologically about the Pre-Archaic phase, which ends around 6000 BCE and extends back to the earliest habitation of the region, likely around or before 8000 BCE. Pre-Archaic sites are typically surface sites, characterized by scattered artifacts—usually lithics—and a handful of features. Pre-Archaic stone tools include bifacial knives, stemmed and concave projectile points, choppers, punches, and scrapers with steep edges. The artifact assemblage from this period generally resembles that of Paleo-Indian groups of the Great Plains more than subsequent Archaic assemblages of the great Basin (Elston 1986, 137). Pre-Archaic groups hunted large game and gathered resources in marshy areas. They were highly mobile, evidenced by the short-lived nature of their ephemeral sites.

Early Archaic (5000-2000 BCE)

The transition to the Early Archaic way of life involved a broad-spectrum shift in resource procurement strategies aimed at utilizing a wider range of both plant and animal species, including collecting and grinding seeds, and both grinding stones (manos and metates) and storage facilities have been identified from sites dating to this period. This drastic change was likely a response to changing environmental conditions in the early Holocene. (Elston 1986, 138). Archaeological evidence for this transition in the Lahontan Basin is sparse, with evidence for increasing occupation after 3000 BCE, for example at Lovelock Cave, Kramer Cave, and Hidden Cave sites (Elston 1986, 140). These cave sites were used mostly for caching and for burial, and residential sites were open-air sites located near water.

Middle Archaic (2000 BCE- 500 CE)

Unlike the transition from pre-Archaic to Early Archaic, the shift to Middle Archaic was less dramatic, marked less by technological changes than by changes in settlement patterns, subsistence strategies, stylistic elaboration, and perhaps population density (Elston 1986 142). This shift is evidenced in the Lahontan Basin by the continued and intensified occupation of the aforementioned cave sites and the preference for upland sites in the Black Rock Desert. At this point, Lovelock Wickerware basketry emerges as a unique form of material culture along with Elko projectile points (Elston 1986, 143).

Late Archaic (500 CE- Contact)

A period of warming and drying beginning around 1 CE reached its peak around the beginning of the Late Archaic, though it was less severe than that experienced in the Early Archaic. Rose Spring and Eastgate projectile points are diagnostic for this period, as are Desert Series points after 1100 CE. Also, after 1100 CE pottery was introduced in the Western Area, and the bow and arrow replaced the atlatl and associated lighter projectile points. Archaeologists hold that Numic-speaking peoples reached the Lahontan Basin at this point, although the only diagnostic Northern Paiute artifact is the twill twined water bottle, appearing around 1600 (Elston 1986, 147).

Contact (after 1500 CE)

Contact with European and later American colonial powers brought profound changes to the economic, political, and social lives of the indigenous inhabitants of the Great Basin. Spanish (and later, Mexican) missionaries, traders, and settlers interacted occasionally with peoples in the southernmost areas of the Great Basin, but they did not have much contact with indigenous communities living further north, including the Lahontan Basin. British and American traders were the first white people to make inroads into the area, followed shortly by expeditions to

the area to map land routes and determine resources. The most well-known of these were U.S. Army captain John Frémont's expeditions during 1843-1845 (Bowers 1996, 4).

During the second half of the 19th century, the territory of Nevada was carved out of the larger Utah Territory, and a constitution was drafted in 1864 and statehood shortly followed (Bowers 1996, 3). Around this time, Nevada experienced a boom in settlement because of mining and the Homestead Act, signed by Congress in 1862. The Homestead Act allowed the federal government to easily transfer public lands to private individuals for the purposes of development and settlement, an act that greatly facilitated the settlement of large parts of the American West, including the western portion of Nevada where the project is located. A records search of the Nevada General Land Office (GLO) suggests two main periods of homesteading in the project area, the first around the turn of the 20th century to 1920, and the second later during the 1960s.

Records Search

NewFields performed a records search for archaeological sites and architectural properties through the Nevada Cultural Resources Inventory System. A cultural records search request was also placed with the Northeast Information Center (NEIC) of the California Historical Resources Information System (CHRIS) to identify resources within 1 mile of the Project area in California.

These efforts identified 14 archaeological inventories (surveys) within 1 mile of the proposed Project area on the Nevada side (Table 9). Of these, eight are located within the project's area of potential effect (APE) with the remaining six lying outside. Also, on the Nevada side, 32 archaeological sites were identified, 10 of which lie within the APE with the remainder located within a 1-mile radius of the proposed Project location (Table 10). Eight archaeological sites were deemed significant—they are eligible for listing on the NRHP. These sites are therefore eligible for further protection. Four of the eligible sites lie within the project boundaries.

The CHRIS records search extended for a 1-mile buffer around the project area in Lassen County, CA. The NEIC consulted official records and maps for cultural resources in Lassen County as well as the NRHP-Listed Properties and Determined Eligible Properties (2012); California Register of Historical Resources (2012); California Points of Historical Interest (2012); California Inventory of Historic Resources (1976); California Historical Landmarks (2012); and Built Environment Resource Directory (2019). Their research identified no prehistoric or historic archaeological sites within the 1-mile radius of the Project area. Portions of the 1-mile search area have been surveyed for cultural resources and general overview studies encompass the Project area (Table 11).



Table 9. Nevada Archaeological Surveys Identified within 1-Mile Radius of Project's Proposed Boundaries. *resource is located within project's APE

NVCRIS#	Title	Authors/Date
2-2237-2	A Class II Inventory of the North Valleys Rights-Of-Way Project Washoe County, Nevada	Perkins, Kurt (2005)
3-2237-2	Pumping Station and Ancillary Facilities: An Addendum to: A Class III Inventory of the North Valleys Rights-of-Way Project, Washoe County, Nevada	Hutchings, James (2006)
16-751*	Cultural Resources Assessment Report: Tuscarora Pipeline Project: Phase I" Survey, Inventory, and Preliminary Assessment of Cultural Resources	Price, B (1994)
16-750*	Altus 345 KV Transmission Line Corridor, Cultural Resource Inventory, Phase I, Class III Survey and Preliminary Evaluation of Cultural Resources	Kautz, R. and J. Hutchins (1996)
16-150	Cultural Resources Report: Honey Lake Valley Dles: Cr Report No.: 3-829(P) (from NADB)	Hatoff, Brian W. (1983)
242*	Pumping Station and Ancillary Facilities: An Addendum to: A Class III Inventory of the North Valleys Rights-of-Way Project, Washoe County, Nevada	Hutchings, James (2006)
5879	From Fish Springs to Dry Valley: Archaeological Investigations on the Vidler Water Project Corridor, Washoe County, Nevada	Craig Young, D. (2009)



NVCRIS#	Title	Authors/Date
6358*	Fish Springs Ranch; Maxim Technologies; Intermountain Water Supply	Perkins, Kurt et al (2005)
7494*	An Addendum to a Cultural Resource Inventory of Approximately 12.3 Miles of Transmission Line for the Plumas-Sierra Fort Sage to Herlong 120 kV Interconnection Project in Lassen County, California and Washoe County, Nevada	Ringhoff, Mary et al (2010)
7677*	A Cultural Resource Inventory of Approximately 12.3 Miles of Transmission Line for the Plumas-Sierra Fort Sage to Herlong 120 kV Interconnection Project in Lassen County, California and Washoe County, Nevada	Stoner, Edward J. et al. (2009)
19545*	A Class I Literature Search for the Tactical Vehicle Off-Road Operations Project in Churchill, Storey, and Washoe Counties, Nevada	Webster, Chris (2013)
30121	Fish Springs Fire Rehab Project	No author given (2001)
6355*	Cultural Resources Discoveries During Monitoring of Geological Trenching Program, Fish Springs Portion of the North Valleys Right-of-Way Project	Young, D. Craig (2006)
16-171	Cultural Resources Report: SCS Soil Test Pits: Cr Report #: 3-262(N) (from NADB)	Hatoff, Brian W. (1978)



Table 10. Nevada Archaeological Sites Identified within 1-Mile Radius of Project's Proposed Boundaries. *Resource is located within project APE. Grey boxes indicate information is not available

NVCRIS#	Site type	Period	NRHP Status
WA10161	Historic road and debris scatter	Historic	Not eligible
WA10162*	Utility lines and debris scatter	Historic	Not eligible
WA10455 (In Process)	Artifact scatter	Prehistoric	
WA10456 (In Process)	Artifact scatter with feature	Prehistoric	
WA10457 (In Process)	Artifact scatter with feature	Prehistoric	
WA10458 (In Process)	Artifact scatter	Prehistoric	
WA10459 (In Process)	Lithic scatter	Prehistoric	
WA10460 (In Process)	Lithic scatter	Prehistoric	
WA10519 (In Process)	Lithic scatter	Prehistoric	
WA12431 (In Process)	Road segment	Historic	
WA5578*	Lithic scatter	Prehistoric (Early Archaic)	Eligible
WA6190*	Lithic scatter	Prehistoric	Eligible
WA6191*	Lithic scatter	Prehistoric	Eligible
WA6215	Lithic scatter	Prehistoric	Undetermined
WA7323	Lithic scatter	Prehistoric	
WA7323 (In process)	Lithic scatter	Prehistoric	
WA8044	Lithic scatter	Prehistoric	Not eligible
WA8045*	Lithic scatter	Prehistoric	



NVCRIS#	Site type	Period	NRHP Status
WA9005	Groundstone assemblage	Prehistoric (Late Archaic)	Eligible
WA9005 (In Process)	Artifact scatter with subsurface feature	Prehistoric	
WA9009	Hearth features	Prehistoric	Eligible
WA9181	Lithic and groundstone scatter	Prehistoric	Not eligible
WA9181 (In Process)	Artifact scatter	Prehistoric	
WA9182*	Lithic scatter	Prehistoric	Not eligible
WA9444*	Lithic and groundstone scatter, historic debris scatter	Prehistoric and historic	Prehistoric eligible, historic not
WA9445	Road segment and debris scatter	Historic (unknown)	Not eligible
WA9446*	Fence remnant and lithic scatter	Prehistoric and historic	Not eligible
WA9480*	Lithic scatter	Prehistoric	Not eligible
WA9481	Lithic and groundstone scatter	Prehistoric	Eligible
WA9482	Lithic and groundstone scatter	Prehistoric	Eligible
WA9483*	Lithic scatter	Prehistoric	Not eligible
WA9484	Lithic scatter	Prehistoric	Not eligible



Table 11. California Archaeological Surveys Located within 1-Mile Radius of Project's Proposed Boundaries

CHRIS #	Title	Authors/Date
NEIC-001360	Alturas 345kV Transmission Line Cultural Resources Inventory Project, Phase 1: Class III Survey and Preliminary Evaluation of Cultural	Kautz, Robert and James Hutchins (Kautz Environmental Consultants, Inc.) 1995
NEIC-008919	Class I Cultural Resources Overview and Research Design for the Alturas, Eagle Lake, and Surprise Resource Areas.	King, Jerome, Kelly McGuire, Kimberly Carpenter, Mary Maniery, and Cindy Baker (Far Western Anthropological Research Group, Inc.) 2004
NEIC-001360C	Archaeological Investigations Along the California-Great Basin Interface: The Alturas Transmission Line Project Volume IV, Lassen and Modoc Counties, California.	Mackey, Barbara, Ronald Reno, C. Lynn Furnis, Vickie Clay, Sherri Gust, and Jeanne Albin (Archaeological Research Services, Inc.) 2000
NEIC-008919A	Historical Archaeology Relative to Regional Themes.	Maniery, Mary (PAR Environmental Services, Inc.) 2004
NEIC-001360A	Archaeological Investigations Along the California-Great Basin Interface: The Alturas Transmission Line	McGuire, Kelly, Jeffrey Rosenthal, Sharon Waechter, Michael Delacorte, D. Craig Young, Kimberley Holanda, William Hildebrandt, Jerome King, Laura Leach-Palm, Eric Wohlgemuth, and William



CHRIS #	Title	Authors/Date
		<p>Bloomer (Far Western Anthropological Research 2000</p>
<p>NEIC-012349</p>	<p>A Geoarchaeological Overview and Assessment of Northeast California, Cultural Resources Inventory of Caltrans District 2 Rural Conventional Highways: Lassen, Modoc, Plumas, Shasta, Siskiyou, Tehama, and Trinity Counties.</p>	<p>Meyer, Jack (Far Western Anthropological Research Group, Inc.) 2013</p>
<p>NEIC-001360B</p>	<p>Archaeological Investigations Along the California-Great Basin Interface: The Alturas Transmission Line Project Volume III, Modoc County, California.</p>	<p>Nilsson, Elena, Russell Bevill, and Michael Kelly (Dames & Moore) 2000</p>
<p>NEIC-006960</p>	<p>Cultural Resources Sensitivity Assessment for the Plumas Sierra 120kV Interconnection Project Routing Constraint and Siting Opportunity Study, Lassen County, California, and Washoe County, Nevada.</p>	<p>Waechter, Sharon A., Paul Brandy, and Ginny Bengston (Far Western Anthropological Research Group, Inc.) 2006</p>

Class III Archaeological Survey

An archeological survey of the Project site was conducted over six days beginning on November 19, 2020. The survey area was located “on the ground” using satellite imagery, USGS topographic maps and physical landmarks such as roads. John Gorczyk, senior archaeologist with NewFields, conducted an intensive Class III archaeological survey together with Sean Simpson (MA, RPA) of Mesa Field Services. This consisted of walking the entire project APE in transects of 30 meters to identify new archaeological resources. Transects were oriented along primary directions. The survey also entailed revisiting existing sites identified in the background research to assess their condition and verify their boundaries.

New sites

Ten new archaeological sites were identified during the Class III survey, summarized in Table 12. All newly identified sites were from the historic period. Most were small scatters of historic debris, including metal cans and glass. Two sites were the remains of historic structures with foundations and associated outbuildings, likely related to one of the two homesteading periods described above. The remains of a large, two track road were also identified. None of the sites are considered eligible for listing on the National Register of Historic Places (NRHP).

Table 12. Newly identified archaeological sites within the project boundaries. *Awaiting SHPO trinomial designation

Temporary Site ID*	Temporal affiliation	Description
RSSP1	Historic	Can dump and slight scatter
RSSP2	Historic	Small scatter of porcelain dishware fragments and cans
RSSP3	Historic	Historic debris scatter near linear road feature (RSSP4)
RSSP4	Historic	Remnants of a two-track road
RSSP5	Historic	Small historic glass scatter near RSSP 4
RSSP6	Historic	Large scatter of cans located near RSSP 4
RSSP7	Historic	Small metal can scatter
RSSP8	Historic	Small metal can scatter
RSSP9	Historic	Remains of historic structure with free-standing chimney



Temporary Site ID*	Temporal affiliation	Description
RSSP10	Historic	Remains of large house and scattered outbuilding foundations and associated debris

Site revisits

Ten previously identified sites are located in the project’s direct APE (Table 10). These were revisited during excavation to determine their condition and potential to affect the completion of the project.

WA9182

This site was recorded as a small scatter of lithic debitage that was considered not eligible for inclusion on the NRHP. It could not be relocated during the latest visit.

WA8045

A site consisting of two pieces of lithic debitage, only half of the site’s mapped boundaries lie within the project APE. No evidence of the site could be located within the APE during fieldwork.

WA5578

Only a small sliver of this prehistoric site is located within the northeastern portion of the project’s APE. Upon inspection, this sliver appears to be disturbed by the construction of a natural gas pipeline at the intersection of Fish Springs Rd. and Rainbow Rd. The soil in this area has been dug up and redeposited in a large berm on the side of Fish Springs Rd. No artifacts remain in this portion of the APE.

WA9446

This prehistoric site was recorded in the NW portion of the APE. Its recorded boundaries now fall completely within an area of water impounding on the site that appears to be 1-2 years old. The area is completely covered by a small stream and standing water, and livestock have trampled the area extensively. Due to the standing water, the area could not be walked, although the edges of this marshy area were surveyed to verify that the site boundaries were not larger than previously recorded. No artifacts were observed.

WA6191

WA6191 is a very large prehistoric site whose southern portion extends into the northwestern portion of the APE. It has been revisited several times by archaeologists working on other projects. During one of those projects, extensive collection and subsurface testing was carried out, and the southern border of the site was extended after a small lithic scatter was encountered. No artifacts or features were observed during the Class III survey reported here, and the site appears to be absent in the NW portion of the project area.

WA9483

This site was recorded as a sparse lithic scatter in the northwest portion of the project APE. It was not considered significant and could not be relocated during fieldwork.

WA10162

This site is the remains of a historic transmission line and two-track road that was originally determined not eligible for inclusion on the NRHP. During the revisit of the site, it was determined that parts of the two-track road remain but that the transmission line poles are no longer present, likely the result of the construction of a new transmission line along the same corridor.

WA6190

This was originally recorded as a small lithic scatter in the southeastern portion of the project's APE. It was revisited in 1997 and extensive surface collection and subsurface testing was conducted that removed many of the artifacts. It revisited again in 2004 and relocated, although its boundaries were not extended. During the present fieldwork, the site was relocated and remains a small scatter of lithic debris along with some groundstone metate fragments. The site was originally determined to be significant, and nothing from the most recent field visit suggests that this designation should change.

WA9444

This multicomponent site, consisting of a historic barbed wire fence line and prehistoric lithic scatter is not located within the project's APE, but the proposed generation tie line bisects a portion of it, so it was revisited during fieldwork. The fence line was located and photographed, and several lithic artifacts were observed as well as a Great Basin Stemmed point. The prehistoric component of the site was determined eligible for inclusion on the NRHP, and the projectile point found adds a temporal component to the site, which retains integrity and is still eligible.

WA8044

Like WA9444, this prehistoric lithic scatter is not within the project's direct APE but is bisected by the proposed generation tie line. However, upon revisiting the site could not be located. New road construction and buried utility lines in the area have likely destroyed much of the site in this area.

3.5.2 Environmental Consequences

The proposed undertaking will have the potential for an adverse impact on archaeological resources in the project area. However, none of the newly identified sites are eligible for inclusion on the NRHP so these impacts are not expected to be extensive and are considered acceptable. Furthermore, of the 10 previously identified prehistoric sites in the area, four could not be relocated, three have been destroyed, one is present but not significant. The remaining two eligible sites are small and have seen extensive study by past surveys. For both sites, NewFields recommends avoidance, if possible.

3.5.3 Mitigation Measures

If avoidance is not possible for the two eligible sites, the resources may be appropriately removed and cataloged by a professional archeologist. If potential resources are found during project construction, NewFields recommends work be halted immediately and a professional archaeologist mobilized to the site to evaluate the find and determine appropriate further steps and mitigation measures as necessary. If significant resources are discovered, they would be recovered and turned over to the owner of the parcel on which they were found.

3.6 Land Use

Land use describes the ways in which a community utilizes land. This includes what is built, where it is built, and includes aspects such as the ownership of land as well as the governing entities' management plans and zoning that regulate development and define types of land use. This section describes the land uses in the area and the Project's consistency with the zoning criteria of the area.

3.6.1 Existing Setting

The proposed Project site and the adjacent area is part of the High Desert Planning Area in Washoe County. The Project site is zoned as General Rural, which allows development of public and semi-public land uses (Washoe County 2011). The Project would be located on vacant land that has been, at least partially, previously disturbed by agricultural resources and construction of an electric transmission line. NV Energy's Fort Sage Substation is located approximately 1000 feet from the southeast corner of the Project site.

The Project site is located within a sparsely populated area of Washoe County approximately 45 miles North of Reno within the Honey Lake Valley. The surrounding land is primarily characterized by open space. Some portions of the Honey Lake Valley are used recreationally for off-road vehicles. The Project would include an approximately 1000-foot 345 kV gen-tie power line that would be built by NV Energy that would be located entirely on private land.

3.6.2 Environmental Consequences

Construction of the Project would convert the project site into a solar generation facility and associated infrastructure. As described previously, the Project site is in a remote area with few nearby residents. Similar solar energy generation facilities currently are planned in the area surrounding the Project. Development of the Project current zoning designations would not conflict with any current or known authorized land uses and is consistent with other development activities occurring in the surrounding area.

3.6.3 Mitigation Measures

Because development of the Project would not affect current or known future land use activities in the area, mitigation measures are not warranted.

3.7 Transportation

This section describes the traffic and transportation facilities in the area, potential impacts of the proposed Project on these resources, and BMPs/mitigation measures designed to reduce potential impacts to a level of non-significance.

3.7.1 Existing Setting

The Project site is in a remote area in northern Washoe County as described earlier. The site is generally accessed via Fort Sage Road in California, which becomes Fish Springs Road in Nevada. Access into the Project site during construction would be off Fish Springs Road, and egress would be onto Rainbow Road so that traffic is one-way within the site. Both roads are hard-packed gravel with low traffic volumes. During operations, traffic ingress and egress would be primarily from Rainbow Road.

3.7.2 Environmental Consequences

During peak construction, an estimated maximum of approximately 200 daily trips for arriving/departing construction workers, and 50 truck trips per day would be required to supply concrete, construction materials, and equipment to the Project site. Though construction-related traffic for the Project would increase traffic compared to present conditions, no impacts to level of service are anticipated. Traffic is also expected to increase minimally (5 to 10 round trips for maintenance and operations personnel and delivery vehicles) as a result of maintenance operations to the gen-tie line and solar facility.

3.7.3 Mitigation Measures

Because the proposed Project would not result in substantive impacts to traffic conditions; mitigation is not warranted.

3.8 Visual Resources

Aesthetics can be defined as a mix of landscape character, the context in which the landscape is being viewed, and the scenic integrity of the landscape. This section describes visual characteristics of the area, the impacts of the proposed Project on the visual setting, and the BMPs/mitigation measures intended to reduce these impacts, if warranted.

3.8.1 Existing Setting

The Project site is in a remote area at the southern edge of the Honey Lake Valley, approximately 9.5 miles from the nearest residential area in Herlong, CA.

The Honey Lake Valley landscape is monochromatic with mostly hues of brown, tan, and dark green. The area is sparsely vegetated. The Project site is generally flat and dominated by sandy soils and scattered low-growing vegetation. Mountain ranges can be seen nearby to the south, and in the distance in all other directions. Some small, ephemeral drainage channels occur on the site and in the immediate vicinity.

Several structures are located as close as 0.5 mile from the project site boundary. However, it is not clear how many are occupied year-around. The closest known permanent residences are associated with Fish Springs Ranch, which is 5 miles east of the Project site. However, another large solar facility that has been approved is under development just to the east of the Project site. Infrastructure nearby includes transmission lines, hard-packed gravel roads, a gas pipeline, and a substation.

The Project area can be classified as having a medium to high visual value based on the previous description of the visual character of the Project site. Because very few people travel through the Project area, the visual sensitivity level (the level of public concern for scenic quality at the site) is considered low. Overall, visual values at the Project site are considered low.

3.8.2 Environmental Consequences

The construction of additional solar facilities under the proposed Project would change the existing local landscape. Honey Lake Valley is primarily open space, dominated by dry lakes, but also includes a large military base, as well as several transmission lines and electrical substations, rail lines, and roads. Because of the remote nature of the Project site, and because another solar facility is under development immediately to the east of the Project site, the degree of modification to this existing setting attributable to the proposed new facility would be moderate. Overall, implementation of the Project would result in minimal impacts to visual resources.



Figure 6, Rock Springs Solar Viewshed Map, shows the areas from which the project would be visible. The project would not be visible to the nearest towns due to either distance (8.5 miles from Herlong) or terrain (Doyle).

3.8.3 Mitigation Measures

Because potential impacts to visual character are consistent with the existing setting, mitigation is not warranted.

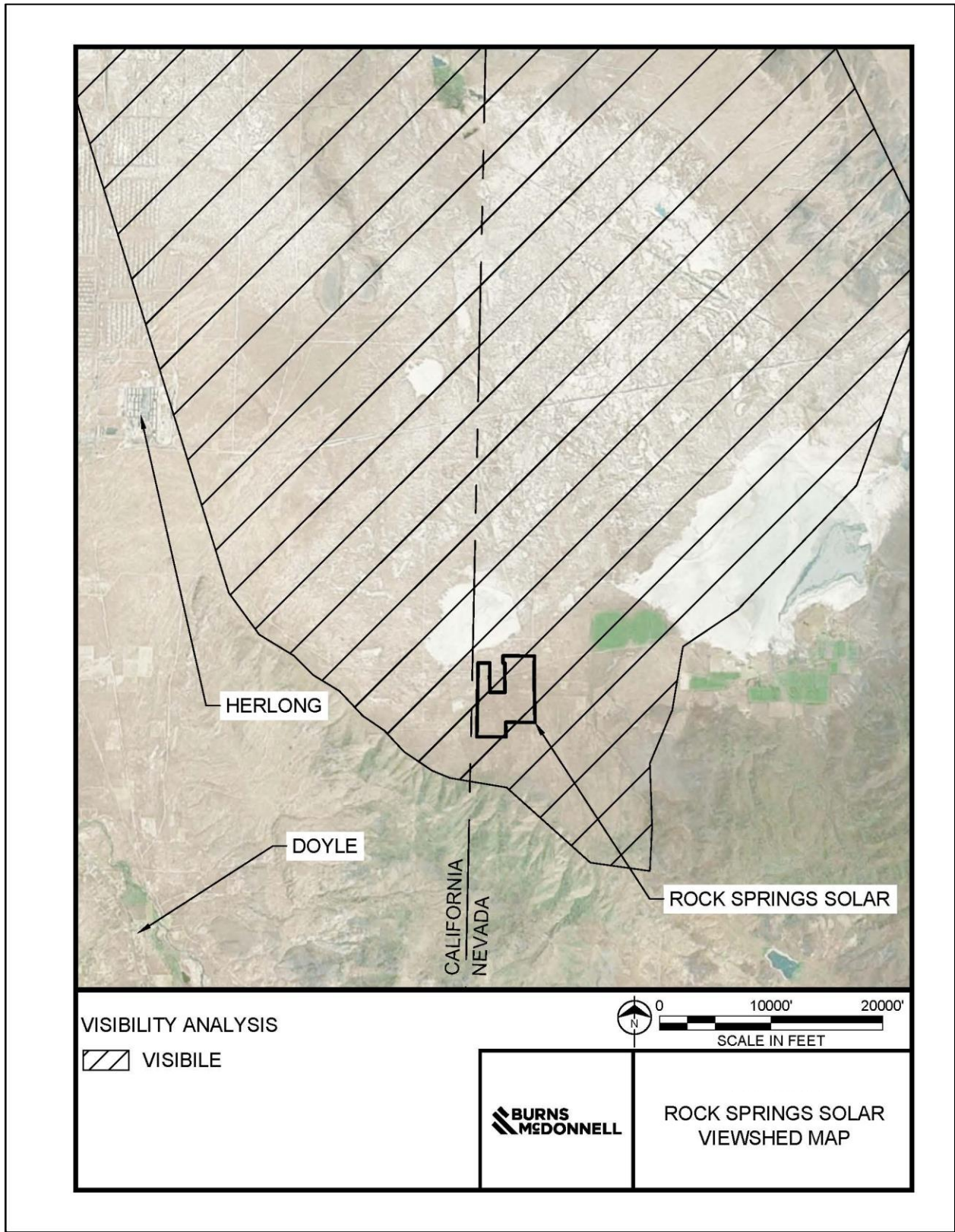


Figure 6. Viewshed Map

3.9 Noise

Noise refers to unwanted sound that interferes with normal activities or reduces the quality of the environment. Response to noise varies according to its type, its perceived importance, its appropriateness in the setting, time of day, and the sensitivity of the individual receptor.

A decibel (dB) is a unit of measurement used to define sound levels. Sound measurement is further defined by using an "A-weighted" decibel (dBA) scale that describes how an individual perceives sound. There are differing sensitivities to noises relative to the time of day. Therefore, a day-night average noise level is used to determine whether noise would be perceived adversely. The USEPA has developed an index (threshold) to assess noise impacts from a variety of sources using residential receptors (USEPA 1974).

Noise is typically one of the major public concerns associated with construction and operational activities. Some of the factors to consider when assessing an acceptable level for a specific area are distance from major thoroughfares and airports, population density, age of the neighborhood, and time of day. Noise sensitive receptors are defined as the occupants of a facility or a location where a state of quietness is a basis for use or where excessive noise interferes with the normal use of the facility or location. Typical noise sensitive receptors include schools, hospitals, churches, libraries, homes, parks, and wilderness areas. Noise can also adversely affect wildlife, such as interfering with the courtship and mating activities at nearby leks for the greater sage-grouse. See Section 3.4, Biological Resources, for more information about potential noise impacts to wildlife.

This section describes the existing ambient noise in the area, the impacts of the proposed Project on these resources, and the BMPs/mitigation measures that would reduce these impacts, if any.

3.9.1 Existing Setting

The Project site is in a rural area. Day-night ambient noise levels of 40 to 50 dBA are expected in rural areas (USEPA 1974). Ambient noise levels in the Project area are low. Although no specific data are available, background noise levels at the Project site would be expected to average approximately 40 dBA (rural area during the day), with occasional spikes related to equipment operation and off-road vehicles passing the site.

3.9.2 Environmental Consequences

The following subsections discuss the environmental consequences from construction and operation of the Project.

Construction

Construction of the Project would result in temporary increases in ambient noise levels for approximately 1 year. A variety of construction equipment such as concrete trucks, graders, backhoes/loaders, dump trucks, flatbed trucks, trenchers, water trucks, and lightweight trucks would generate noise intermittently during daylight hours. As shown in Table 13, typical construction equipment noise levels measure at less than 90 dBA at a distance of 50 feet from the site (BLM 2005).

Stationary point sources of noise, including stationary mobile sources such as idling vehicles, attenuate (lessen) at a rate of 6 to 7.5 dBA per doubling of distance from the source, depending on the topography of the area and environmental conditions (such as atmospheric conditions and noise barriers, either vegetative or manufactured). Thus, a noise measured at 90 dBA 50 feet from the source would be about 84 dBA at 100 feet, 78 dBA at 200 feet, 72 dBA at 400 feet, and so forth (Lawrence Berkeley National Laboratory 2007).

NewFields conducted noise modeling using the CadnaA software package to estimate the increase in noise in the surrounding area caused by construction activities. To be a conservative estimate, NewFields chose a scenario that would have all construction equipment operating at once near the southeast corner of the Project site, which is very unlikely to occur. An increase of 10 dBA at nearby leks would be considered a potential impact to biological resources (Patricelli 2013). As shown in Figure 7, even under the conservative scenario of all machinery operating simultaneously in the southeast corner of the site, noise levels at nearby leks are not expected to increase by 10 dBA or more. Therefore, project construction would not create a noise impact to biological resources.

Table 13. Noise Levels at Various Distances from Typical Construction Equipment

Construction Equipment	Noise Level $L_{eq(1-h)}$ ^a at Distances (dBA)					
	50 ft	250 ft	500 ft	1,000 ft	2,500 ft	5,000 ft
Bulldozer/scrapper	85	71	65	59	51	45
Concrete mixer	85	71	65	59	51	45
Concrete pump	82	68	62	56	48	42
Crane, derrick	88	74	68	62	54	48
Crane, mobile	83	69	63	57	49	43
Front-end loader	85	71	65	59	51	45
Generator	81	67	61	55	47	41
Grader	85	71	65	59	51	45
Shovel	82	68	62	56	48	42
Truck	88	74	68	62	54	48

Source: BLM 2005

Note: An assumed propagation rate is 6 dBA per doubling of distance.

^a $L_{eq}(1-h)$ is the equivalent steady-state sound level that contains the same varying sound level during a 1-hour period.

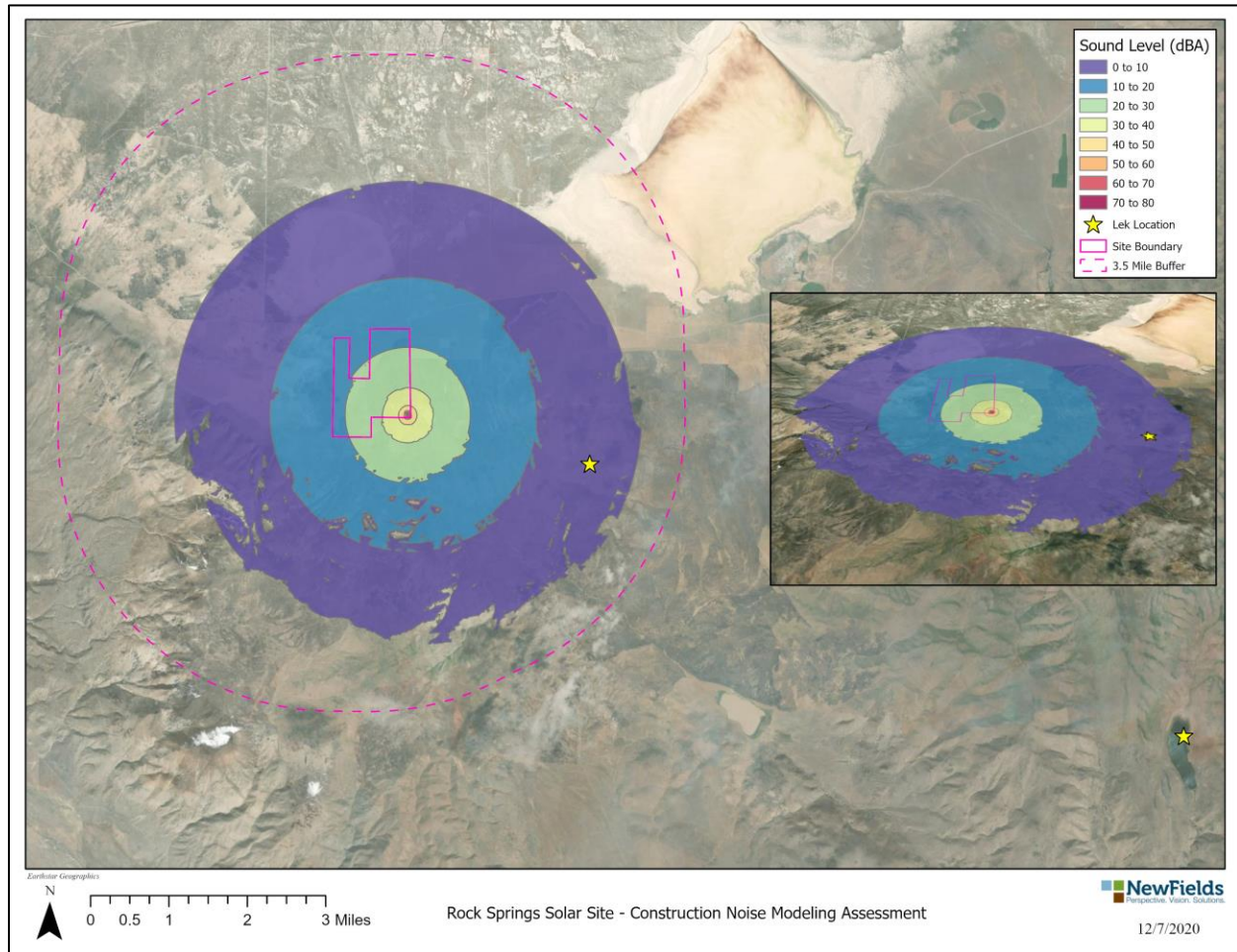


Figure 7. Noise Contours

Operation

Operational noise from the single-axis tracking solar panel arrays that would be installed on the proposed site would be negligible and would likely be inaudible against ambient levels. Performing outdoor maintenance, repositioning test equipment, and using tools in the test areas of the proposed PV site would temporarily increase ambient noise levels, however there are no sensitive receptors in the vicinity that would be affected.

Operational noise from the electrical equipment, primarily corona noise from the new gen-tie circuit, would also be negligible. Gen-tie line corona noise is the noise sometimes generated

from the strong electric field at the surface of a high-voltage power line conductor ionizing the nearby air, resulting in an audible, continuous, low-level noise or “hum” during operation of transmission lines and substation equipment. The amount of corona produced by a gen-tie circuit is a function of the voltage of the line, the diameter of the conductor, the elevation of the line above sea level, the condition of the conductor and hardware, and the local weather conditions.

3.9.3 Mitigation Measures

Typical construction work schedules are expected to be from 7:00 a.m. to 5:00 p.m., Monday through Friday with occasional work on Saturday, which complies with the local noise ordinance restrictions for construction activity of 7:00 a.m. to 7:00 p.m., except Sundays and federal holidays. This construction schedule would mitigate noise impacts for the surrounding areas because noise from construction activities would only occur from 7:00 a.m. to 5:00 p.m., Monday through Saturday. However, because no nearby sensitive receivers exist, extended construction hours may be acceptable. Work on the gen-tie may be done at night to minimize outages.

3.10 Waste Management and Hazardous Materials

This section addresses potential site contamination issues—the use, handling and storage of hazardous and toxic substances and the generation and disposal of hazardous materials associated with the proposed construction and operations of the Project. Hazardous materials are substances that, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may present a substantial danger to public health or the environment if released. In relation to this Project hazardous materials may include fuels, lubricants, and other liquid materials that would be used at the site during construction and operations. Non-hazardous solid waste refers to waste that is commonly discarded during everyday activities and for this Project may include construction debris, landscaping waste, and household waste from construction workers and operational staff.

3.10.1 Existing Setting

A Phase I Environmental Site Assessment was conducted in November 2020 of the Project site in general accordance with American Society for Testing and Materials (ASTM) International Practice E-1527-05 (Nova Geotechnical 2020). That study included a review of the site history, including ownership records and historical aerial photographs; interviews with the developer; and review of environmental databases.

The Subject Property is generally vacant and unimproved except for remnant houses and buildings. Many of the remnants were foundations only. Remnant structures observed included building foundations, rock chimneys and water cisterns. Debris (old vehicles, wood and metal) was also observed throughout the Subject Property. Pipes protruding out of the ground were associated with several of these sites. It is assumed that these pipes were associated with water supply but may also be associated with heating oil tanks. No drums, unidentified substance containers, or other evidence of the storage or disposal of hazardous substances were observed on the Project site. An underground storage tank (UST), possibly used for storing heating oil, was observed along Indian Lane, west of Rainbow road, within the project boundary adjacent to an old homestead. The UST is half buried in the ground. The contents of the UST are unknown. No staining was observed on or around the UST.

Review of environmental databases indicated that there are three facilities in the vicinity of the Project that have handled hazardous materials or petroleum products and/or have been listed as having reported releases of hazardous materials or petroleum products. Based on the distance from the Project area, regulatory status of these facilities, and/or assumed groundwater flow direction in the vicinity of the Project area, there is a low likelihood that these facilities represent an environmental concern to the Project site at this time.

The nearest site for municipal solid waste disposal is a Municipal Landfill near the City of Susanville in Lassen County, California, about 46 miles from the Project site. The next closest landfill is the Lockwood Regional Landfill near Sparks in Storey County, about 52 miles away. There are several waste transfer stations in the area as well.

3.10.2 Environmental Consequences

The construction of the Project would generate solid waste in the form of soil and brush from clearing and grubbing, as well as materials from installation of the PV panels, gen-tie, BESS, O&M building, access driveway, and parking area. Solid waste generated during construction would be transported for disposal at a licensed waste management facility. The operation of the Project is expected to generate limited amounts of solid waste stemming from routine maintenance activities. Any waste generated because of these activities would be disposed of at a licensed waste management facility.

The construction and operation of the Project is not expected to require the transportation, use, or generation of hazardous materials or hazardous wastes that could create a potential hazard to the public or environment. The types of materials that would potentially be present during construction would be minimal volumes of vehicle fuels, lubricating oils, paints, adhesives, and sealants. The ordinary use of these materials would not generate hazardous wastes. As the construction contractors would be required to comply with environmental and workplace safety laws and procedures, no substantive risks to public health and safety are expected from the proposed action.

3.10.3 Mitigation Measures

The following BMP and mitigation measures are to be implemented to prevent and reduce potential impacts associated with hazardous waste:

- The UST will be properly removed, which includes collecting soil samples from under the UST to assess for soil contamination.
- Piping observed protruding from the ground will be investigated to determine past usage (domestic well / heating oil tank).
- Domestic wells will be properly abandoned to reduce the risk of contamination of the aquifer.
- Spill cleanup kits would be available on construction equipment and vehicles so that spills or leaks of vehicle fluids would be quickly cleaned up for proper disposal.

- Construction sites, material storage yards, and access roads would be kept in an orderly condition throughout the construction period.
- Refuse and trash, including stakes and flags, would be removed from the project and disposed of in an approved manner.
- No construction equipment oil or fuel would be drained on the ground.
- Oils or chemicals would be hauled to an approved site for disposal. No open burning of construction trash would occur.
- An operational Environmental Health and Safety Plan would be prepared for the Project. The Safety Plan would outline all Project activities, identify the hazardous substances and chemicals used at the site, and ensure compliance with OSHA Standards, the Nevada Division of Industrial Relations requirements, and all other local, state, and federal regulatory requirements. The Safety Plan would identify site-specific safety control measures, site health and safety roles and responsibilities, speed limits, and site safety hazards and controls.
- A Solid and Hazardous Waste Management Plan would be prepared and implemented for both construction and operation of the Project. Included in the solid and hazardous waste management plans would be stipulations and procedures regarding compliance with federal, state, and local regulations for waste minimization, storage, and disposal. The construction contractor shall prepare BMPs that describe the methods for working with hazardous materials during construction.

3.11 Socioeconomics

This section describes the socioeconomic issues related to the Project.

3.11.1 Existing Setting

The Project site is in the undeveloped, uninhabited, and rural area that Washoe County, Nevada. The nearest inhabited area is approximately 8.5 miles from the Project site. As of July 2019, the population of Washoe County was estimated at 471,519 people. The population density of the county is 67 persons per square mile. Approximately 37 percent of the population identifies as a minority, consisting of 25 percent Hispanic or Latino, 2.2 percent American Indian or Alaska Native, 5.8 percent Asian, 2.8 percent Black or African American, and 3.9 percent identified as two or more races (U.S. Census Bureau 2012a). There are 205,417 housing units available in Washoe County, of which 58 percent are owner-occupied (U.S. Census Bureau 2019a).

Median income for a household in the Washoe County in 2014–2018 was \$61,155 and the County's poverty rate in 2019 was 10.4 percent. Total employment for Washoe County as of 2019 was 241,666 persons, and the three largest industries were management, business, and financial occupations (31,773 persons); education, legal, community service, arts, and media occupations (23,392 persons); and office and administrative support occupations (29,157 persons) (U.S. Census Bureau 2019b).

The unemployment rate for the county was 4.8 percent in November 2019, which was slightly lower than the State's unemployment rate of 4.7 percent. The unemployment rate for the county has decreased since 2010, when the unemployment rate was 13 percent, though it has increased recently due to COVID-19.

Environmental Justice

The USEPA defines a community with potential environmental justice populations as one that has a higher proportion of minority or low-income populations than does an identified reference community. An environmental justice assessment requires an analysis of whether low-income or poverty populations would be disproportionately and adversely affected by a Project. For this analysis, “minority” includes all racial groups other than “white, not Hispanic or Latino.” Low-income populations are defined as those individuals that are considered living below poverty levels, as defined by the U.S. Census Bureau. The U.S. Census Bureau defines poverty level thresholds for individuals and a family of four as income levels below \$11,139 and \$22,314, respectively (U.S. Census Bureau 2012c). Populations in either group are considered significant if their share of the population is more than ten percentage points higher than the minority/low-income population’s share of the state and the county.



Table 14 shows that Washoe County has a higher proportion of white, non-Hispanic residents and lower proportions of low-income residents when compared to those in Nevada. The Project is in two Census Tracts, which are located to the south and west of the inhabited area of Washoe County. These Tracts show larger proportions of minority populations relative to Washoe County, but similar or smaller proportions of minorities when compared to Washoe County. Census Tract 300573 shows a higher portion of low-income residents than in Washoe County, Washoe County, or the state.

Table 14. 2010 Race, Ethnicity and Low-Income Indicators

Environmental Justice Indicator	Nevada	Washoe County	Census Tract 003501
White, Non-Hispanic	64.6%	74.9%	78.33%
Black	9.6%	2.4%	1.98%
American Indian and Alaska Native	1.4%	1.6%	16.18%
Asian	8.5%	5.7%	1.21%
Native Hawaiian and Other Pacific Islander	0.7%	0.7%	0.1%
Two or More Races	4.7%	3.9%	2.35%
Hispanic or Latino, Total	29.2%	25.0%	9.71%
Low-Income Population (defined as less than or equal to 125 percent of poverty level)	16.1%	14.25%	24.8%

Source: U.S. Census Bureau 2019a, 2019b

3.11.2 Environmental Consequences

The Project would generate temporary employment during construction of the solar field, substation, and gen-tie line. The construction of the solar field and associated facilities is anticipated to employ approximately 200 workers during peak activity. Construction would be underway for up to 12 months.

Temporary construction jobs would bring employment and income to Washoe County. It is expected that the construction workers would primarily be residents in Washoe County, NV, or Lassen County, CA. However, a small amount of workforce is expected to require specialty skills and would either relocate to the region temporarily or permanently, including staying in hotels/motels, apartments, or purchasing a home. Thus, population is expected to grow at least temporarily by up to 100 individuals over the duration of the construction phase, representing a very minor impact on population and temporary housing. The temporary employment would bring income to the region, which would support other businesses in the area. Workers spend their income on food services, transportation services, accommodations, retail stores, medical



services, and other services and products. As worker spending rolls through the local economy, it supports additional jobs and income in the area. Additionally, the state of Nevada as well as Washoe County is expected to gain from sales and property tax receipts from the successful construction and operation of the Project.

The analysis indicates that the Project would be partially located in a Census Tract that has a higher percentage of Native Americans, a lower percentage of all other minorities, and a higher percentage of low-income residents compared to the population of Washoe County. However, based on review of satellite imagery, only about 10 structures or trailers exist within a 5-mile radius of the project site boundaries. Therefore, very few people live adjacent to or near the site (under 5 miles); therefore, no environmental justice populations would be unduly affected. Additionally, construction and operation of the Project would not have long-term or adverse health or environmental impacts, and therefore there would not be disproportionate and adverse effects to these residents.

3.11.3 Mitigation Measures

Potential impacts to socioeconomic conditions may be beneficial, and therefore no mitigation is required.



4 List of Preparers and Reviewers

This section provides the name, qualifications, professions, and contact information of each person with primary responsibility for the preparation of the environmental statement and of each person who has provided comments or input in the preparation of the statement.

Name	Title	Project Role
Rock Springs Solar, LLC c/o ConEdison Clean Energy Businesses, LLC 101 West Broadway, Suite 1120, San Diego, California 92101		
Marilyn Burke	Director, Commercial Development	Project Developer
Joan Heredia	Senior Manager, Commercial Development	Project Manager
Ben Lemkau	Staff Engineer	Project Engineer
NewFields Environmental and Engineering 3265 North Fort Apache Road, Suite 110, Las Vegas, Nevada 89129		
Ken MacDonald	Partner	Senior Project Manager
Mary Seagrave	Cultural Resources Specialist	Cultural Resources
John Gorcyk, PhD	Project Manager, Cultural Resource Specialist	Author of Environmental Statement Section and Cultural Report
Matt Trask	Senior Environmental Scientist	Environmental Statement, Air Quality, Visual, Noise, Hazardous Materials and Waste, Geology, Soils, and Paleontology, Water Resources, Transportation, and Socioeconomics, Permitting Plan
Andy Butsavich	Biologist	Biological Resources Waters of the United States/Wetlands
Joey Seamands	Botanist	Biological Resources
Sean Simpson	Archeologist Mesa Fields Services	Cultural Resources
Lisa Graham	Air Quality	Air Quality Section
Laurie Perez	Project Administrator	Document production
Lacey Taplin	Technical Editor Red Ink Geek	Technical Editing

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**Appendix A: Nevada Department of Wildlife (NDOW) *Protecting
Burrowing Owls at Construction Sites in Nevada's Mojave Desert
Region***

A



Burrowing Owls (*Athene cunicularia*) are one of the smallest owls in North America. Although these small owls can dig their own burrows for shelter and nesting, they often use burrows that have been created by small mammals such as ground squirrels, prairie dogs, and desert tortoises and even adopt pipes or culverts.

These small owls are between 7.5 to 10 inches tall with a wingspan of 21 to 24 inches. They weigh between 4.5 to 9 ounces. Unlike most owls, burrowing owl males are slightly heavier than females and have a longer wingspan.

Burrowing owls feed primarily on insects and small mammals but will also eat reptiles and amphibians. They hunt while walking or running across the ground, by swooping down from a perch, or hover and catch insects in the air.

Burrowing owls were once widely distributed across western North America. Although burrowing owls are protected by the Migratory Bird Treaty Act, their numbers are declining.

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<http://twitter.com/USFWSPacSWest>



January 2013

Protecting Burrowing Owls At Construction Sites *Nevada's Mojave Desert Region*



Are burrowing owls using your construction site?

Observing burrowing owl behavior will help you determine if owls are using your construction site as habitat or if they are nesting in the area. Burrowing owls are often active during the day; however, you should check crevices, cracks, and burrows at your construction site for owls before beginning construction. Use of a fiber-optic scope or mini camera may help you look into a burrow to determine the presence of owls or nests.

If you discover an active nest, the site must be avoided until the chicks have fledged (able to fly). No construction should occur within a 250 foot radius around the nest. The nesting cycle takes a minimum of 74 days.



Burrowing owls are protected by the Migratory Bird Treaty Act.

Killing or possessing burrowing owls or destruction of their eggs or nest is prohibited by law.

Nesting behavior

Burrowing owls breed from mid-March through August in southern Nevada. If owls are nesting, the site must be avoided until the chicks have fledged or it has been determined the nest has failed. The following are some behaviors that may help identify and determine if there is an active nest in the area:

- A burrow that is occupied by burrowing owls will have debris such as twigs or feathers at the entrance.
- Two owls at the entrance to a burrow is a good indication that the burrow is a nest site. One owl may disappear or reappear over a period of time. This is usually the female. She may have gone below to lay eggs or may be emerging to assist the male in hunting for food for the chicks.
- An owl observed carrying food to a burrow is a very good sign there is an active nest. The owl is most likely the male providing food for the female while she is incubating eggs.
- Chicks may appear at the burrow entrance when they are about ten days old.



Clark County projects

*The following **only** applies to construction projects in Clark County.*

Clark County holds a permit from the U. S. Fish & Wildlife Service authorizing “take” of desert tortoises during the course of otherwise legal activities on non-federal lands. Discouraging burrowing owls from breeding in construction sites on private land in Clark County is allowed. Desert tortoise burrows in Clark County can be collapsed from September through February if they do not contain protected wildlife. Contact the Nevada Department of Wildlife at 702-486-5127 if you find State protected wildlife such as Gila monsters.



Conditions of Approval

Special Use Permit Case Number WSUP21-0001

The project approved under Special Use Permit Case Number WSUP21-0001 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on May 4, 2021. 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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Dan Cahalane, dcahalane@washoecounty.us , 775-328-3628

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. 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.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within **five** years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- 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 business license will be obtained to for the new use.
- f. The substation and connecting electrical infrastructure shall be exempt from the height restrictions for General Rural regulatory zones per WCC table 110.406.05.1
- g. Fencing surrounding the facility shall be painted a color that blends in with the surroundings and shall not have slats in accordance with High Desert Policy 2.13.
- h. The facility shall be exempted from the parking standard requirements found in WCC 110.410.25(a, c-g) except for the required ADA parking spot, unless exempted under the federal machine space exemption, in order to maintain the High Desert character under High Desert Policy 2.13
- i. The facility shall be exempted from the formal landscaping standards found in WCC 110.412.45(a-d) and 110.412.50(a-g) in order to maintain the High Desert character under High Desert Policy 2.13.
- j. The applicant shall provide detailed soils and geo-technical studies as part of the required grading permit plans per High Desert Policy 11.1. These plans shall comply with WCC 110.438.45-100. The applicant shall abide by all recommendations of the provided geotechnical studies per High Desert Policy 11.2.
- k. The applicant shall provide improved drainage in their final grading plans along the edges of the proposed site to mitigate any impacts to access roads and or legal developments in

the area or provide proof that there is no increased runoff from the proposed project. Applicant shall maintain all improved drainage areas throughout the life of the proposed project. These conditions are designed to satisfy High Desert Policy 15.3.

- I. In conformance with Washoe County Code Section 110.810.35(c), a reclamation plan shall be prepared prior to the issuance of building or grading permits. This shall ensure that the solar panels and associated infrastructure are properly decommissioned and the site is restored at the end of the solar facility's useful life. The plan shall be developed in consultation with the Nevada Department of Wildlife and/or the Nevada Department of Environmental Protection. At a minimum, the plan will include:
 - i. existing site conditions;
 - ii. the area of impact (to include all portions of the subject site);
 - iii. reclamation goals and methods;
 - iv. measures to prevent the spread of noxious weeds;
 - v. reclamation success criteria; and appropriate monitoring provisions.
- m. Prior to the issuance of building/grading permits, the applicant shall post a financial assurance for reclamation for eighty percent (80%) of the total reclamation costs as identified in the reclamation plan per condition 1l.
 1. At a minimum, revegetation of the site must result in eighty percent (80%) re-establishment of vegetation prior to the release of the bonds in accordance with High Desert Policy 6.4.
- n. Any contractor's yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45
- o. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely, P.E., 775-328-3600

- 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 developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- f. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
- g. 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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- h. A drainage report prepared by a licensed 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 peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- j. Provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

Washoe County Water Rights

3. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, vbehmaram@washoecounty.us

- a. The applicant and County personnel shall estimate the post construction projected annual ground water demand for the project to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination.
- b. Adequate ground water rights for both the construction phase and per the estimate in item # 1 shall be transferred to an appropriate ground water well / wells on parcels associated with this application. Transfer of these water rights may require filing of applications with the Nevada Division of Water Resources.
- c. The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the High Desert Area Plan.

- d. For the construction phase, proof of adequate water rights shall be provided prior to start of the construction phase. These water rights may be temporary in nature, and rely on Temporary permits from the Nevada Division of Water Resources.
- e. For the operational phase the proof of adequate water rights per item # 1 above shall be provided before Final inspection sign-off.

Washoe County Parks Program

- 4. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman, skirschenman@washoecounty.us

- a. The applicant shall consult with the USFWS to determine whether an incidental take permit is required for the proposed solar project. If this permit is required, it must be received prior to issuance of grading and/or building permits.
- b. The application indicates that no export or import of material is anticipated with the proposed project. Should importation of earthen materials be necessary, those materials shall be “certified weed free” to prevent the spread of noxious weeds in Washoe County.
- c. In conformance with the High Desert Area Plan Policy 2.2, prior to the issuance of building or grading permits, the applicant shall prepare a noxious weed management plan in consultation with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.
- d. The highlighted portions of the attached document (See Exhibit D), Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction (attached hereto), shall be included in the final plan set notes.
- e. The application states that a revegetation plan is being prepared for review. Prior to the issuance of building/grading permits, the applicant shall submit a revegetation plan, prepared by a qualified professional, to Washoe County Parks for review and approval. At a minimum, the plan will include:
 - a. Existing site conditions;
 - b. The area of impact (to include all disturbed undeveloped portions of the subject site);
 - c. Restoration goals;
 - d. Selection of native/perennial adapted plants or seed mixes;
 - e. Revegetation methods;
 - f. Measures to prevent the spread of noxious weeds;
 - g. Revegetation success criteria; and appropriate monitoring provisions.

Washoe County Health District - EHS

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

Contact Name – David Kelley, Dakelly@washoecounty.us

- a. Septic disposal is proposed as part of this plan. State of Nevada Bureau of Water Pollution (BWPC) should be consulted as they have jurisdiction over commercial septic systems. Any necessary building permits will need to match the BWPC approved septic in order to be approved by EHS during the plan review process.

- b. Future well installation is proposed as part of this plan. Permits for well installation will be required from EHS and approval from TMWA may be required if in TMWA's service area. State of Nevada Bureau of Safe Drinking Water should be consulted to determine if a public water system permit is required.

Washoe County Health District - AQM

6. The following conditions are requirements of the Washoe County Health District – Air Quality Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, GRosa@washoecounty.us

- a. The AQMD will require a Dust Control Permit for the 660 acres of disturbance and a Supplemental Dust Control Plan from Rock Springs Solar. The Supplemental Dust Control Plan will need to include specifics in regards to phasing of the project, dust control measures being employed during the course of construction and a long term dust control plan for the Rock Springs Solar Project. The Dust Control Permit Application and Supplemental Dust Control Plan will need to be reviewed by the AQMD prior to the issuance of a Dust Control Permit.
- b. The construction of the project may also require the use of mobile stationary source equipment such as aggregate crushers and screens. These pieces of equipment will require a Stationary Source permit with the AQMD prior to their use. The AQMD will need a better understanding of any support structures or equipment to determine if any additional Stationary Source permits will be required. This equipment may include but is not limited to fuel burning equipment, emergency generators, etc. that have the potential to emit 2 pounds per day of criteria air pollutants or 1 pound a day of toxic air pollutants.

State Historic Preservation Office

7. The following conditions are requirements of the State Historic Preservation Office, which shall be responsible for determining compliance with these conditions.

Contact Name – Rebecca Lynn Palmer, rlpalmer@shpo.nv.gov

- a. If Indian burials are identified or disturbed during the course of grading or construction of this project, state law requires that all work in the vicinity of the find cease and the person shall immediately report the discovery and the location of the Indian burial site to the State Historic Preservation Office (NRS 38.170.1(a)).

Truckee Meadows Fire Protection District

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

Contact Name – Dale Way / Brittany Lemon, dway@tmfpd.us / blemon@tmfpd.us

- a. Shall complete a Hazardous Materials Management Plan (HMMP) for the site. (2018 IFC 407.6 / 5001.5.1) prior to construction.
- b. Shall complete a Hazardous Materials Inventory Statement (HMIS) for the site. (2018 IFC 407.5 / 5001.5.2) prior to construction.
- c. Energy Storage Systems shall comply with NFPA 855, 2020 Edition.

*** End of Conditions ***