January 28, 2009

APPLICANT RESPONSES TO:

**January 6, 2009 Planning Commission**
**Virginia Peak Special Use Permit**
**Questions and Concerns**

*Questions from the Planning Commission Meeting:*

1) What are the applicant's credentials and what past projects have been completed by the applicant?

The applicants have significant past experience with wind energy-related construction and policy development. Mr. Johansen brings to this project over 17 years of direct experience in the design and construction of both wind power generation and power transmission facilities. Mr. Carlson has an extensive past in the development of governmental energy policy in Nevada and brings a strong administrative and financial background to ensure development success of the proposed project. Please refer to Appendix 1 for more information on experience and past projects.

2) Will the decommissioning bonds remain in effect in perpetuity?

The applicant proposes that decommissioning bonds be retired at the three year of project operation, rather than remain in force in perpetuity, or be dealt with as other power/utilities' are required to bond their power plants and transmission lines. The reason for the decommissioning bond is to provide financial assurances that the project's hardware would be removed in the event of project financial failure. After a three year time period, the applicant will demonstrate that the project is viable, self-sustaining and the bonds will be retired at that time. Beyond that point in time, the project will appreciate in value because the sites of existing wind turbines will become more valuable as newer technology turbines, capable of generating more energy, become available. These turbine improvements will ensure the continued progression of the project beyond the life of the initial turbines at year 20 or 25 of the project. Thus, the costs of decommissioning will be absorbed into the construction associated with the replacement of the old turbines (also known as repowering), rather than their removal.

Staff Comment: Staff does not share this position of retiring the decommissioning bond(s) in three years. It is Community Development's position that the bonds will be retain for the life of the project or return to the Planning Commission for reassessment.

3) Any adverse economic consequences to NV Energy by having to accept the energy generated by this project?

It is our belief that NV Energy welcomes this project. That aside, the need and requirement of "green" or renewable energy sources is mandate; 20 per cent of their portfolio needs to be renewables by 2015, making this project more in regulatory compliance than other historic

forms of energy production. The applicant has responded to NV Energy RFP and it is being considered.

4) What is involved with obtaining the necessary easements over private property for the placement of the transmission lines?

Easements are obtained through negotiation with land owners.

5) How will NOAA's condition to remove the blades out of the radar beam be accomplished?

NOAA and the applicant have meet and discussed the findings of their study and have agreed to review there findings after the County has determined that the project is approved to move forward. A letter has been written by NOAA to the County indicating that turbines could interfere with the Radar as the Radar points north down the ridge where turbines are planned to be located as well as south. The interference is a narrow band in both direction the width of the turbine rows all other parts of the operation of the Radar are not effected. Both parties believe that options to resolve the interference is realistic and do able. This will provide NOAA with a better system in the future; the operations Directors from Oklahoma and Salt Lake City where the participants' of the meeting.

6) What is the status of the contract between the applicant and NV Energy?

Currently, there is no contract between the applicant and NV Energy. NV Wind has submitted the project in response to their recent RFP process. NV Energy and NV Wind have had several meetings as they have requested to be keep informed of the projects progress and details. It is our impression that NV Energy will be very interested in this project once it has passed the approval process of the County. We have had an energy effect study completed by NV Energy and have obtain a position in the delivery Q.

7) Will the "dark sky" provisions be violated?

The proposed project would use minimal night lighting in headquarters and other key project areas for safety. This lighting would not project into the sky and would meet "dark sky" performance standards defined by Washoe County. FAA-required lighting on wind turbines would not impact "dark sky" conditions. To be answered by Washoe County

8) The number of water trucks on the roads was estimated by the residents at 56,000 trips. Why such a vast difference in the number of truck traffic estimated by the applicant (1,400) and by Mr. Johnson (56,000)? Also, why such a vast difference in projected water needs (4+ acre feet vs. 356 acre feet)? Explanation needed.

Reference is made to Appendix 2, attached. Mr. Johnson's estimate of 56,000 one-way trips, as provided in his testimony at the Planning Commission meeting, is incorrect. Appendix 2 provides our calculation of project construction trips generated by the proposed project, but the actual projection of trips can be summarized as follows: 4,600 truck trips would occur during the entire 9-month construction phase of the project, but a more conservative number of 9,200 trips was used to ensure that the project traffic impacts are adequately addressed

and mitigated. Design will rely upon trip figures presented by the required traffic report of the project. Q&D of Sparks NV will be available to answer any remaining questions that may come from this discrepancy at the February 4th planning meeting.

9) Did the applicant choose to locate the transmission line on private property done to avoid the requirement of an EIS?

Factors such as constructability and terrain as well as distance figured into the planning of the transmission line. The arrived-at alignment for the transmission line is the secondary choice for the applicant, provided and accepted at the request of the residents, to avoid direct contact with residences along Quaking Aspen Road and the Basque Oven area and represents the second-best alignment from a cost perspective. The applicant makes no secret of the fact that the BLM alternative for the transmission line is not only much more costly (from both a financial and time-schedule perspective), but much more difficult to construct. It is also a standard requirement of BLM that any applicant of Federal Lands first use private lands when possible. Seldom is a land use permit granted by the BLM to an applicant if private lands can be used.

10) What are the visual and noise impacts from the wind machines?

The wind turbines will be visible in the Warm Springs Valley and the Truckee River Valley to the East. The turbines will rotate at about 12 rpm, some may not be turning when the wind blows. Thus, at any given moment, some or all of the turbines could be slowly rotating, independent of each other. At night, the FAA aircraft lights will show a red dot at the nacelle location of approximately every third turbine (for a current total of about 15 lights).

The noise and vibration generated by the turbines will be minimal outside of the project boundaries.

Earlier in the history of commercial wind generation power, turbine blades made significant levels of noise for observers within about 1000 feet of the turbine. Over the 30+ year history of the commercial turbine industry's development, significant research has been invested into reducing this noise through blade airfoil improvement. As a result of that research turbines generate significantly lower levels of detectable operating noise. It is also the opinion of the developer that the impact on homes near the turbine field will be reduced or eliminated due to the fact the prevailing wind direction will be to the North East/East, causing the wind itself to carry noise away from these homes.

To make sure this issue is completely understood by the commissioners NV Wind will submit a noise study report that is being commissioned and will be presented at the meeting or if we receive it soon enough as an attachment to this response.

11) What will be done to mitigate the scarring from cuts and fills to build the access roads?

Improvements to Microwave Road will be subject to many more "fills" than "cuts" to minimize visual impacts of new slopes. Access roads on the top of the ridge will not be visible from below.

12) What is being done to ensure no interference with existing communications users? Have all communications users been contacted?

According to Washoe County, the placement of the turbines will not result in disruption of existing communications services. All communications users have been contacted through Washoe County as they are the licensing agency for communication activities.

Staff comment: Washoe County Telecommunications staff has indicated that the turbines will not result in disruption to the Washoe County communications services only. Community Development staff has contacted all of the users of the Virginia Peak Communications site, but is still incumbent upon the applicant to ensure that there will be no interference as Washoe County is not the licensing agency.

13) What fire and medical services will be provided during construction?

Emergency services appropriate to the immediate construction under way will be provided to the project. Personnel will be trained as required by OSHA and OSHA requirements with respect to job site safety will be implemented by contractors associated with the project. Maintenance workers will be schooled in emergency response to any wind farm accident and will be available if the community needs them for an emergency in the community.

14) Will a licensed inspector be hired at the expense of the applicant to monitor compliance with the conditions of approval after issuance of any grading or building permit?

No. A licensed engineer will be hired to perform this task.

15) Who will the applicant's subcontractors be? Who will manufacture the turbines?

Both of these questions cannot be answered at this point in the review process because the choice of both will be dependent on the outcome of the agency review. Although the applicant has developed a Letter of Intent with a local construction company; Q&D construction who has been working with NV Wind in responding to several of these questions. We have also been in conversation with several of the local unions who have already shown their support for the project. The Turbine manufacture will not be chosen at this time but several have shown a great deal of interest.

16) What is the maximum wind speed the turbines can withstand?

140 mph at sea level (category 5 hurricane) sustained wind loads, higher gust loads.

17) Why the not use the Tracy to Sugarloaf transmission line corridor?

NV Power and BLM both have restricted the use of this line for the applicant. This line is currently operating at capacity which would require the construction of another circuit on this line for the applicant's use. As a result, this line is not available for the applicant's use.

18) Who will maintain the transmission lines?

The applicant or NV Energy once the transmission is built and energy is being delivered.

19) Could or will the leases with the individual landowners create a situation pitting neighbor against neighbor?

This is unknown.

20) Why must the turbine blades be white?

The turbine blades are about 140 feet long and will be subjected to temperature swings during some days of up to 100 degrees. Because the temperature varies within the blades so much, the internal stress developed inside the blades can be high. Given the materials that the blades are made of have finite strength; these stresses are best resisted by minimizing the temperature differentials that the blades experience over any given day. Since the color white tends to reflect infrared light wavelengths well, the manufacturers of the blades stipulate that this color be used for the blades in order for their warranties to apply.

The color restrictions do not apply to the nacelles or the towers because the nacelles are relatively small in size (temperature-induced stress is dependent on size) and the tower sections are made of steel, which is much more capable of tolerating the stresses developed by temperature swings.

21) Will the applicant hire local employees?

The majority of the work force will be recruited in Washoe County. The applicant has signed a LOI with the Washoe Building & Trades Union.

22) Will helicopters be used during construction?

Helicopters may be used during construction; however their use will be restricted only to those aspects of location which absolutely prohibit vehicular access. The use of helicopters likely will be restricted to the construction of the transmission line, and then only in areas of steep terrain to minimize ground disturbance.

23) What is the possibility of jointly using transmission lines with the developers of other wind projects?

Joint use of the transmission line by others is a definite possibility and is being investigated by the applicant at this time.

24) What are the dimensions of the turbine elements, the cells and the supporting structure, and the wind blades?

The blades are each about 140 feet long.
The Nacelles are about 30 feet long by 10 to 12 feet wide.
The towers are about 300 feet high and will be about 15 to 20 feet wide at the base.

25) Who will determine the final route of the transmission line?

The applicant, in conjunction with Washoe County.

26) What are the setback requirements would be for the turbines?

Current setback requirements are three times the height of the structure.

27) Will the support buildings be located on the ridgelines?

No. There conveniently exists at the turbine site a geologically shaped bowl into which the support facilities at the top of the mountain will be located, effectively hiding these from any view below.

28) What is the possibility of eliminating the two additional turbines (on APN 076-070-18)?

Eliminating turbines at this site is not a possibility; however, moving these turbines to other previously identified sites **is** a possibility.

Staff Comment: Condition #11 requires the removal of the two southern turbines on APN: 076-070-18. These two turbines may be relocated to another property identified in the application for receiving the turbines.

29) Management of cultural resources.

The applicant has met with the Tribe and was told by their Director of Environmental activities, Mr. Johnson, that he didn't have a problem with the project. Since then the County received a letter January 6th the day of the planning commission meeting. We are working with them to resolve their concerns the best we can at this point. Senator Reid's office is helping in this process.

30) Call for environmental controls and monitoring to reduce impacts from grading activities

This item, to which the applicant is sensitive, is being comprehensively managed by Washoe County and closely overseen by area residents.

31) Is federal funding used? If so, may fall under NEPA review.

Currently, no federal funding is proposed for this project.

32) Impacts to migratory birds, specifically Pelicans.

The *Virginia Peak Range Spring 2007 Avian Use Survey Summary* did not identify the presence of pelicans at the proposed turbine area.

33) Impacts to wildlife from noise generated from the turbines.

Noise impacts to wildlife are expected to be minimal, due to the low levels of noise (and vibration) generated by modern wind turbines and the limited amount of wildlife present in the project area. Very little wildlife has been observed at the site to date.

The machine guns operated at the regional firearm range and the bombs set off by the Washoe County Sheriff's department at the regional firearm range have addressed this very question with the answer having been negative to impacts. The local BLM has also designated the western side of Warm Springs Valley as an area for operation of motorcycles and other off-road vehicles. Given these accepted uses, the impact of the proposed wind turbines is envisioned by the applicant to be low.

Also, please refer to number 12 in the first set of responses.

34) Impacts to the view shed of the tribe.

The tribe will have an oblique view of the eastern side of the turbine field from Nixon; the view will be clear from the highway between Wadsworth and Nixon. The view from further west along Pyramid Lake will be reduced; the further to the west that one travels, the view from Sutcliff is estimated to be minimal, if non-existent. The view from the northern side of Pyramid Lake will be distant. In the applicants submittal as well as Staffs briefing and the last meeting simulations where provided. The same simulations where provided to the Tribe.

35) Expressed concern with the nearest turbine(s) being visibly and physically obtrusive

Please see number 12, in the first set of responses.

36) Noise concerns

Please see number 12, in the first set of responses.

37) Reduced property values

Property values are currently dropping in the area for reasons other than this project.

38) Have there been sufficient wind studies?

A substantial wind study of the site has been completed for procurement of financial support of the project.

39) Small population of sage grouse in the area. Request the applicant to provide a monetary assistance to NDOW to conduct a sage grouse restoration project and or a habitat improvement project in Northwestern Nevada.

According to our study of the site, the sage grouse population does not exist at this site in other words we disagree in NDOW's assumption that there is a "small population of sage grouse in the area" Our studies show that there is not and have not been leks found in the area for past several years as the elevation is to high for matting birds. They are normally found in the lower elevations.

40) Request for a bond to cover costs to remove any structures, restore the disturbed terrain and roads created to be brought back to the conditions prior to implementation, including sage grouse.

A bond for decommissioning is included in the conditions of approval.

41) Request hiring an architect to color design the turbines to diffuse the impact along the skyline.

The color of the turbine nacelles and towers will be chosen by Washoe County.

42) No noise studies conducted. Independent study on the operating noise, both high frequency and low frequency

Please refer to item 12 in the original set of responses, above.

43) What are the low frequency noise impacts on wildlife (pygmy rabbits, pronghorn antelope, mule deer, bats, etc.)?

This wildlife has not been observed by the applicant's consultants to be in constant residence at the site and these impacts are expected to be minimal or negligible.

44) Where is the applicant's independent, locally relevant scientific study of the ecosystem pertaining to antelope, bats, great horned owl, etc.?

Studies of wildlife, performed by Northwest Wildlife (an accepted wildlife expert by the BLM), have been provided to Washoe County in the first application submittal package.

Staff Comment: The study submitted to Washoe County that was performed by Northwest Wildlife Consultants was an avian use survey study. Staff did not receive a wildlife study.

45) How is the riparian area along Quaking Aspen to be protected? Propose a guard rail enclosure; trained biologists should be hired to ensure the on going welfare of these most fragile of environments; mark and protect all water sources, file weekly reports to NDOW for future mitigation steps and optimum environmental protection; replace all trees removed along the construction route, etc.

Issues identified by this question have been addressed by the applicant to the extent necessary the applicant will avoid the areas.

46) Who will pay the cost for the cancellation of broken contracts (for the purchase of fuel to power their brand new state-of-the-art base-load turbine generators), legal expenses and the interruption of our energy supply due to the time and money necessary to settle these impending litigations?

The financial and power purchase agreement terms of the applicant's project are not germane to the County's consideration of this land use entitlement application.

47) Who will pay the costs for the construction of the conversion plant needed to convert the proponents' direct current electricity into alternating current electricity via a conversion plant?

The financial and power purchase agreement terms of the applicant's project are not germane to the County's consideration of this land use entitlement application.

48) When no electricity is generated when the wind does not blow, who will pay the costs of the contractual obligations that face the utilities to buy and distribute the electricity produced by the proponents but not needed by the utilities?

The financial and power purchase agreement terms of the applicant's project are not germane to the County's consideration of this land use entitlement application.

49) Who will pay for the documented and imminent increase in fuel, maintenance and replacement costs associated with ramping down the base-load generators at Tracy, Valmy and Ely as the base-load generators there will have to be taken off line or put on spin cycle/stand by status when the wind is blowing excessively? Who will pay for the fuel, maintenance and replacement costs for ramping back up those multi-million dollar base-load turbines need time and energy to reach optimum production capabilities?

The financial and power purchase agreement terms of the applicant's project are not germane to the County's consideration of this land use entitlement application.

50) Where is the technology and infrastructure to make this profitable for consumers and businesses?

The financial and power purchase agreement terms of the applicants project are not germane to the County's consideration of this land use entitlement application.

51) Question regarding the 1,390 total truck trips?

Please refer to Appendix 2.

52) How much water is needed, explain the calculation.

Please refer to Appendix 2.

53) What is the final transmission line route and shouldn't this be accompanied by a survey map?

The final transmission line route will be subject to the conditions of approval once the project is approved. The proposed transmission line route is as presented in the January 6, 2009 Planning Commission meeting by Washoe County Senior Planner Trevor Lloyd.

54) Why is there no discussion of utilizing existing routes (i.e. Tracy to Sugarloaf) or routes on BLM land? Provide an analysis of all possible easements/routes from the project site to Tracy.

Please refer to response to #19, above.

55) Evidence should be provided that most (90%) of the homes in this area are avoided with the new transmission line route.

According to the information available to the applicant, 7 to 10 homes exist near the transmission line – out of 4000 homes in the Warm Springs Valley Area.

56) Are adequate funds (bonds) being required for the decommissioning of the transmission line?

Yes.

57) Can the transmission line utilize the public utility easements (PUE's) on private parcels? Legal opinion?

According to information available to the applicant, the answer to this question is yes.

58) Why not locate through the BLM? Better opportunity to follow contour lines, avoid private property issues, visual concerns, etc.

The optimum alignment for the transmission line has been identified and presented by the applicant. The criteria for assessment of the alignment are presented in the response to # 11, above.

59) The wind turbines are too close to existing homes. More thorough research of the visual impacts is needed.

The applicant disagrees with this assessment and believes that visual impact studies will show what is pleasant looking to one isn't so with someone else. There are just as many people, if not more, who believe that the turbines are not a visual negative. This is evident in the valley as some feel that the visual impact of some of the homes and the color they are painted is a negative visual impact; not so to its owner. Individuals usually get use to the view and even some like it after a while.

60) Is the applicant being held to the entire section of code (Section 110.438.35)?

The applicant shall comply with the conditions of approval for the Special Use Permit and all applicable State and County Codes as well as applicable Building and Construction Codes.

61) How does the applicant plan to secure or prohibit travel on the new roads created on private land for liability concerns? Will there be signage on all these properties regarding trespassing?

Only if the property owner wants a trespassing sign as the Applicant is only a lessor and has no right to restrict its use.

62) Shouldn't more toilet and sanitation facilities be incorporated into the Applicant's plans?

Sanitation facilities are a normal part of any proposed project of this type and are to be expected by the reviewing agency. As such, data and design related to sanitation issues will

be found in the design submittal to the Washoe County Building and Health departments once the approval for the project is made.

63) A more appropriate visual simulation should be provided from the nearest residence(s).

It is the applicant's opinion that adequate simulations by both the applicant and the Community Development Department have already been presented in various forums.

64) What types of noise assessments have been done by the applicant or the county to measure the potential noise level from the turbines? Is there a difference between urban and rural noise levels?

Acceptable levels of generated noise are governed by the Washoe County Nuisance Ordinance. Levels of acceptable noise are similar for both urban and rural locations. A noise evaluation by a third party consultant has been performed and will be submitted to Washoe County.

65) What are the affects of low frequency noise on humans and animals?

Effects of noise on biological organisms vary according to organism sensitivity as well as the amplitude of the noise. As noted above, these potential impacts are expected to be less than significant.

66) How does the applicant plan to get the employees to and from the wind machines during extreme inclement weather? Also, how does the applicant provide for life and health safety for the workers?

Unless an emergency situation exists, workers will not access the turbine field during inclement weather. Method of access during inclement weather will be dependent on the manner of weather and site conditions prevailing at the time of access. Health and safety issues are explained in the response to #15, above.

67) How will the applicant provide water for drinking and sanitation at the top of the mountain?

As in all project of this type fresh water and sanitation facilities will be available for this purpose and will be incorporated into the design of the lay-down area at the turbine site.

68) How will applicant keep water from freezing and allow the septic system to function and ensure enough water to get the facility through the winter months?

Projects have been built on top of Mountains before and the Applicant will use the technology that has been proven to work in those area and will address this issue through more detailed project design, in keeping with the provisions of local building code.

69) How will applicant provide emergency services?

Emergency services will be provided by Washoe County as well as the trained Maintenance Workers who will respond to emergencies at the Wind Farm as well as the community

70) What provisions have been made for parking in the winter conditions?

Parking in winter conditions will be provided for in the building permit application.

71) Will the applicant own or lease a parcel at a lower elevation for parking/staging?

Yes.

72) Why does this project not combine the construction haul roads and transmission line improvements/costs with the Ridgeline project?

Although the Virginia Peak Wind Project has attempted to work with the developers of the Ridgeline project, Ridgeline has not demonstrated a willingness to discuss potential joint facility construction opportunities.

73) Has NDOW certified that no critical Sage Grouse areas will be destroyed or disturbed since these birds use the same mating grounds for several generations?

This is unknown. Studies of wildlife have been submitted to Washoe County and have shown that Sage Grouse leks do not reside and this is due to the elevation.

74) More study is needed with regard to the migration routes of the American White Pelican flyway from Pyramid Lake.

Pelicans have not been observed at the turbine site.

75) Discussion of impacts to possible burial grounds and archeological artifact sites.

If, during construction, burial grounds or other archeological artifact sites are encountered, work at that location shall be halted while an archeologist is consulted for observation and removal of the same.

76) Will applicant be required to “stain” the road cuts and other scars to minimize the visual impact?

No.

77) Is there a power purchase agreement with NV Energy in place?

Not at this time.

78) If NV Energy purchases the power will the cost of any upgrades be borne fully by the applicant?

This is unknown at this point since no agreement currently exists between NV Energy and the Virginia Peak Wind Project.

79) Is the construction bond sufficient in the event that the project fails?

Yes.

Staff Comment: Condition #16 requires a performance bond in the amount of $500,000 to ensure maintenance of PVGID roadways; condition #26 requires a grading bond in the amount of $1,500 per acre for all disturbed areas; condition #44 requires a bond in the amount of 120% of the estimated cost for revegetation and irrigation of all disturbed areas as determined by a certified landscape contractor; and condition #56 requires a bond for decommissioning that addresses the removal of the wind turbines, meteorological towers, electrical systems, structural foundations, road removal, regrading and revegetation.

80) The stated amount (in the application) of $25,000 per wind turbine for decommissioning adequate? It seems inadequate.

This value is adequate since 44 turbines would be involved.

Staff Comment: Washoe County has not accepted this amount ($25,000 per turbine) to adequately address decommissioning. Staff has asked for a decommissioning plan with a detailed cost estimate for all aspects of the decommissioning.

81) How will the applicant address the interference issues with NOAA's Doppler Radar system?

Previously answered in #6 of the first set of questions

82) What are the maximum weights and lengths of the construction haul trucks?

Less than 85000 pounds and 75' in length.

83) Clarify the actual number of construction truck trips required to complete this project.

See appendix 2

The estimate is about 4,600 trips total, excluding concrete trucks. Concrete is excluded because it has not yet been determined whether concrete will be batched on site or off site. If Concrete is batched off site then add an additional 30 trips for each turbine or 2640 trips.

Staff Comment: The Plan of Development identified a batch plant and location as part of the application.

84) Clarify the amount of water necessary to complete this project. Based on the amount of disturbance identified, and the Air Quality's minimum requirements, the number of truck trips amounts to 56,160 one way trips.

Water usage is est. at about 1580 truck trips or 5,530,000 gallons or about 17 acre feet, excluding water for concrete and structural construction. See Appendix 2

85) Have the developers integrated the RUCR into their plans and have they shown conformance with the Truckee Meadows Regional Plan?

This project will be in conformance with the Regional Plan.

86) Has an explanation been provided explaining why an existing corridor cannot be used?

Yes, please refer to responses to item #11, above.

87) How will property owners be compensated when the 300-foot transmission line easement prevents them from building on that portion of their property?

No compensation is required by ordinance.

88) Is any part of this project regulated by the PUC? If approved, will the power be used within Nevada or for other states?

The project will be regulated by the PUC and Northern Nevada will likely be the ultimate use site for this power.

89) What kind and amount of explosives will be utilized? How will the explosives be transported?

Explosives, if required for construction, will be specified, procured, handled and used by a blasting expert, insured and licensed in the State of Nevada.

90) Clarify the FAA lighting requirements, what kind of lighting impacts will be created?

FAA requires lights on every other or every third turbine, leaving a total of 15 red warning lights for the entire turbine field. Impacts of these warning lights will be similar to those lights existing on the NOAA and microwave sites on Virginia Peak.

91) Will the turbines have adequate winds on parcel number 076-070-18?

Winds at proposed turbine locations have been documented to be adequate.

# Appendix 1

1. What are the applicant's credentials and what past projects have been completed by the applicant?

Nevada Wind owns the assets related to the Virginia Peak Wind Project.
The project development team staff has extensive experience in developing energy projects and funding private high voltage transmission lines.
John Johansen, was the President of the American Wind Energy
Association (2004) and has twenty-five years experience as President of several successful wind development companies including SeaWest Industries, and NEG Micon's development company for the America's. He has managed over twenty wind turbine projects; developed projects using in excess of 1,936 turbines; and managed projects totaling in excess of $500 million. In the past 5 years, he has managed the operations of 2,200 turbines and the computer control system for 4,000 turbines.
Tim Carlson, has more than 30 years of business development experience in Nevada. He has negotiated power purchase agreements for renewable energy companies and has actively encouraged legislation to create incentives for clean energy projects. In 2002 and 2007, Tim was appointed by sequential Governor's of Nevada to represent the wind industry as a member of the Legislature's Renewable Energy Task Force.

| Projects completed by Applicant: | Size of project (Turbines) |
|---|---|
| DifWind I | 68 |
| DifWind II | 39 |
| DifWind III | 28 |
| Altech III | 321 |
| DifWind V | 109 |
| DifWind VI | 251 |
| Viking I | 62 |
| Viking II | 91 |
| Alta Mesa 1 | 200 |
| Alta Mesa 2 | 125 |
| Mojave 3, 4 and 5 | 300 |
| Mojave 16, 17, 18 | 342 |

## Appendix 2

Loads Calculation:

44 Turbines – delivery

| | |
|---|---|
| 3 blades | |
| 1 nacelle | |
| 4 tower sections | 8 loads, 16 trips each |
| | |
| foundation: | |
| 45 yd concrete | |
| iron delivery | |
| crane | 7 loads, 14 trips each |
| | |
| total: | 30 trips each turbine, 1320 trips |

Sub station

| | |
|---|---|
| 100 yd concrete | |
| iron delivery | |
| transformers (2) | |
| crane | 16 loads total, 32 trips |
| | |
| total: | 32 trips |

Building delivery (2 sites)

| | |
|---|---|
| 100 yd concrete | |
| iron delivery | |
| building (3 loads) | |
| | |
| total: | 32 trips |

Power line:

Bury everything between turbines and substation
Figure 100 trips for a water truck – 100 trips

Line out of Substation:

Figure 50 loads to deliver poles and cable
Figure another 50 loads to deliver to top of hill

Total: 50 loads, 100 trips
Figure 100 trips for a water truck also – 200 trips

Roadway Construction

Figure 4 months work,

4 crews – Brush crew, construction, finish crew, blasting crew

Brush Crew:

Backhoe, Dump truck – Figure 100 loads confined to the site

Figure 100 water truck loads total, 200 trips

Construction Crew:

4 months to complete,
D9 or D10 Dozer, 2 950 Loaders, 2 grizzlies, 1 140G Grader, 2 10yd Dump trucks, 2 Water trucks

Figure 16 water loads per day (1 per hr per water truck) = 32 trips per day
5 day work week, 4 weeks per month = total of 1280 loads, 2560 trips over 4 months

Finish Crew

D6 Dozer, Backhoe, Dump truck – Figure 100 loads confined to the site
Figure 100 water truck loads total, 200 trips

Blasting Crew, if required

Drill, D6 Dozer, Compressor
No water required

Total Project Trips = 4644
(one trip = once up the hill and another trip is the return back down the hill – one load = 2 trips)

One could be conservative and plan for 9288 trips over the course of the project, this would allow for trips such as those associated with mobes and de-mobes, misc. deliveries, etc.

Concrete is excluded because it has not been determined whether concrete will be batched on site or off site. If Concrete is batched off site then add an additional 30 trips for each turbine or 2640 trips bringing the total est. trips to 7284 trips.

Note: that the Average Daily Trips for Pyramid way as a two land highway is 27000,

Also note: that the majority of the trips occur within the first 4 months of the project when the roadway is prepared and the power line is constructed,
Then the balance will occur over the last 5 months of the project when the turbine deliveries take place and the turbine field is erected,

9288 project life deliveries equals an ADT of 116 trips or 58 loads, including water truck traffic. This equates to far fewer trips than the normal commuter traffic.

Also note: that the water truck requirements by County Ordinance relates to trucks to *DISTURBED ACRES*, not TOTAL project disturbed acres, as noted by some. This is significant because the amount of disturbed acres at any given moment will be rather small, say less than 20 acres. As the project completes a portion of its goal, that area is simultaneously finished, and, once finished, the need for water trucks for that portion of the project is eliminated.

# WASHOE COUNTY STAFF RESPONSES TO:

**January 6, 2009 Planning Commission**
**Virginia Peak Special Use Permit**
**Questions and Concerns**

1) Given the current budgetary concerns, is there adequate staff to monitor and oversee this project?

Staff does not have the resources for continual (daily, weekly, etc.) on-site monitoring for project construction and operation. Staff is responsible for ensuring compliance with conditions of approval through the review of building/grading permits, inspections and complaints. Determining compliance with county code and conditions is a responsibility shared with many agencies including Community Development, the Engineering Division, the PVGID, the Health Department, etc. We do not anticipate that the current budgetary concerns will conflict with staffs' responsibilities for ensuring compliance with conditions and code requirements for this project.

2) Will the "dark sky" provisions be violated?

Although staff understands the importance of maintaining the dark night skies in Warm Springs, there are no specific "dark sky" lighting provisions in the Warm Springs Area Plan or within the elements of the Comprehensive Plan. All lighting must comply with Article 412 (Noise and Lighting Standards) unless the provisions conflict with FAA-required lighting standards.

3) Will the designation of a transmission line corridor be used to collocate utility lines?

A new transmission line corridor presents the possibility for collocating additional lines or expanding existing lines. It is uncertain which, if any, utility lines would collocate onto the new corridor.

4) Will a licensed inspector be hired at the expense of the applicant to monitor compliance with the conditions of approval after issuance of any grading or building permit?

Condition number 15 requires the applicant to contract with a third party inspector to monitor the traffic maintenance during construction (after issuance of grading permits). Additionally, the new condition number 71 shall require the monitoring by a third party contractor for the studying of avian mortality and dead bird searches. Washoe County Community Development and Washoe County Public Works shall be responsible for monitoring most other conditions.

5) Has Washoe County contacted all (ten) of the users of the communications facility on Virginia Peak?

Yes all of the ten operators at the Virginia Peak Communications site have been contacted. Staff has received approvals/consent from most of the operators and anticipates having approvals/consent or comments from all of the operators by the date of the Planning Commission meeting.

6) Is the Regional Utility Corridor Report (RUCR) being used in the review of this project by the Washoe County Planning Commission?

The Regional Utility Corridor Report (RUCR) is not being used directly by the Washoe County Planning Commission to review the proposed special use permit, however, strict compliance with the RUCR will be required and enforced through the Regional Planning approval process.

7) Why did the county require underground transmission lines for the Tracy/Silver Lake transmission line?

Only a portion of the Tracy to Silverlake Transmission line was required to be placed underground, primarily in the higher populated areas along the route. All other portions of the route with similar characteristics with the proposed Virginia Peak transmission line are placed above ground.

8) The applicant indicates that several property (survey) lines are incorrect. Will Washoe County conduct their own independent survey to verify that the applicant's survey is correct?

Staff will require the applicant to provide the survey information including the survey calculations and the county will verify the accuracy of the survey. This process is a common practice from Washoe County staff and is required for all applications for subdivisions, parcel maps and boundary line adjustment requests.