



Planning Commission Staff Report

Meeting Date: February 3, 2015

Subject: Special Use Permit Case Number SW15-001
Applicant: Apple, Inc.
Agenda Item Number: 9B
Project Summary: To allow the construction of a 50 Megawatt substation and a switching yard, and the extension of transmission lines to support the new substation and switching yard
Recommendation: Approval with Conditions
Prepared by: Trevor Lloyd - Senior Planner
Planning and Development Division
Washoe County Community Services Department
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Special Use Permit Case Number SW15-001 (Apple, Inc.) – To allow the construction of one 50 Megawatt substation and the addition of one NV Energy switching yard and the extension of transmission lines to support the substation and switching yard. The construction of a new substation will require a conformance review with the Truckee Meadows Regional Plan for a Project of Regional Significance.

- Applicant/Property Owner: Apple Inc.
Attn: Real Estate and Development
- Address/Location: 21505 Interstate 80 East
Sparks, NV 89434
- Assessor's Parcel Number: 084-110-29
- Parcel Size: ±345.205 acres
- Master Plan Category: Commercial (C), Industrial (I), and Rural (R)
- Regulatory Zone: General Commercial (GC), Industrial (I), and General Rural (GR)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permit and Article 812, Projects of Regional Significance
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Within Section 28 & 29, T20N, R22E, MDM
Washoe County, NV

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Exhibits Contents

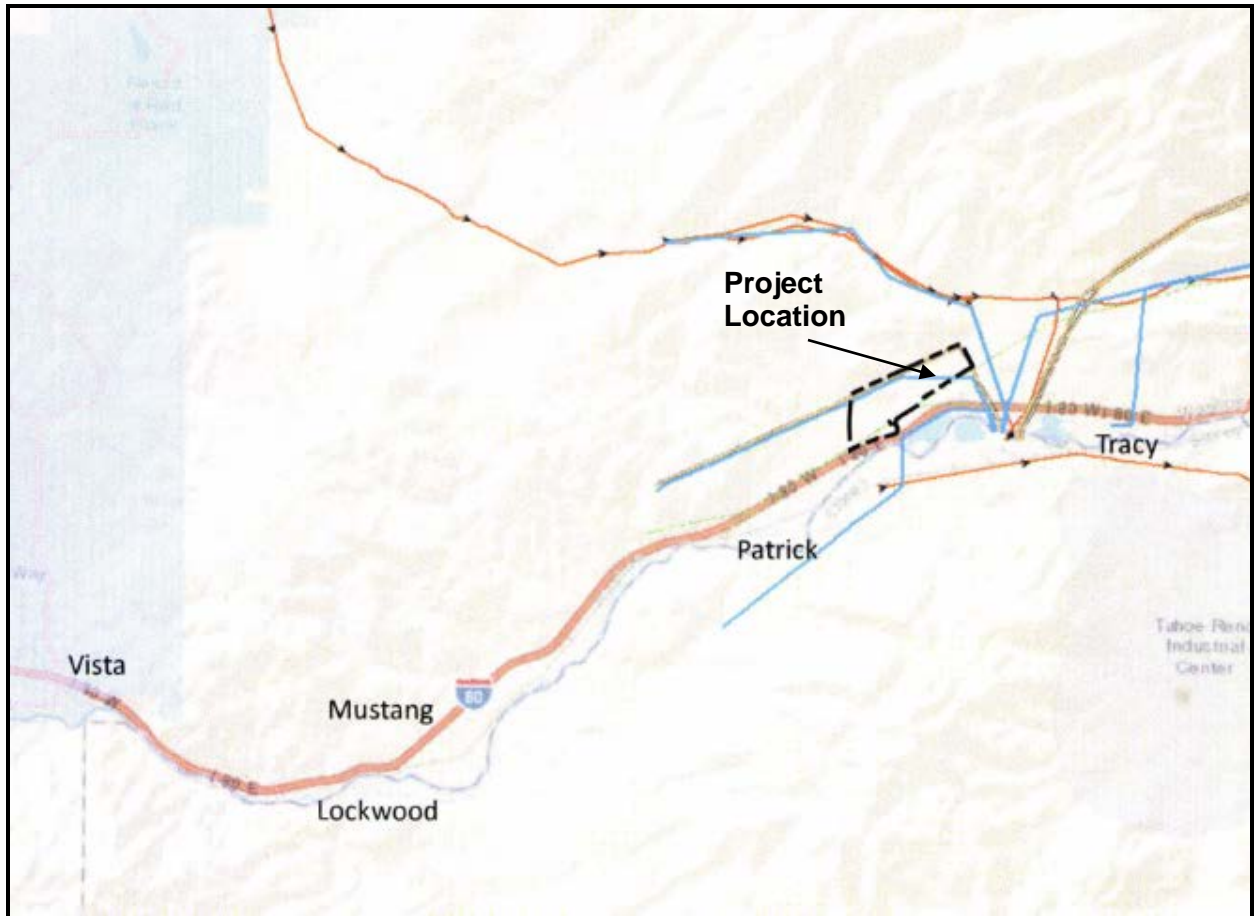
Conditions of Approval Exhibit A
Site Plan Exhibit B
Site Plan 2 Exhibit C
Grading Plan Exhibit D
Engineering and Capital Projects Memo Exhibit E
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Special Use Permit

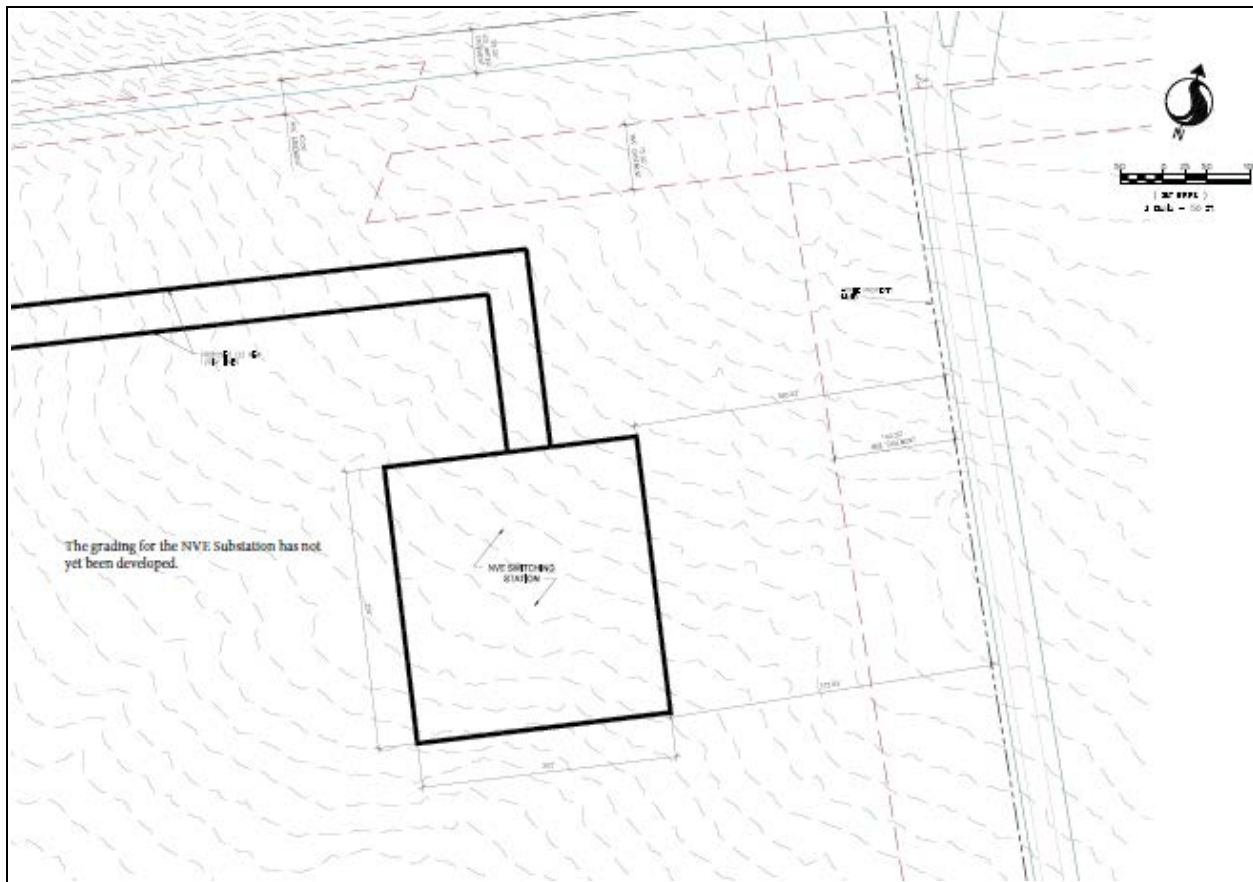
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

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

The Conditions of Approval for Special Use Permit Case Number SW15-001 are attached to this staff report and will be included with the Action Order.



Vicinity Map



Expanded Site Plan, Proposed Switching Yard

Project Evaluation

The applicant is asking to add another electric substation and switching yard, along with overhead 120kV transmission lines connecting the two new sites, all within the boundaries of the original Reno Technology Park approved Special Use Permit site. The substation will be constructed by Apple, Inc. and the switching yard and transmission lines will be constructed by NV Energy.

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

The proposed substation will be approximately 22,500 square feet in size and will consist of two MVA transformers, two switchgear houses, two 115kV breakers, four group operated disconnect switches; two group operated load break switches; steel structures and overhead busing. The substation will be fenced and include emergency yard lighting. An all-weather road with base material will be constructed to this substation. The NVE switching station includes similar components and will include an all-weather access road, perimeter fencing and emergency lighting in the yard area.

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

East Truckee Canyon Citizen Advisory Board (ETCCAB)

The proposed application was sent to the East Truckee Canyon CAB members for their comments but was not scheduled for review by the CAB because the regularly scheduled CAB meeting is scheduled to take place on February 4, 2015 after the Planning Commission hearing date of February 3, 2015. The Planning Commission will be provided with any comments received from any individual East Truckee Canyon CAB members at the February 3, 2015 Planning Commission public hearing. **Reviewing Agencies**

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

- Washoe County Community Services Department
 - Planning and Development Division
 - Engineering and Capital Projects Division
 - Utility Services
 - Parks and Open Space
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Reno-Tahoe Airport Authority
- Nevada Department of Transportation
- Truckee Meadows Regional Planning Agency

Six out of the eleven above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. Most of the respondents indicated that all of their comments and conditions of the original Special Use Permit(s) were still applicable and there was no need to provide additional comments. Only the Engineering and Capital Projects Division and the Health District – Vector Control, provided additional conditions. A **summary** of these agency's comments/conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report as Exhibit A and will be included with the Action Order if approved by the Planning Commission

- Washoe County Planning and Development ensured that all of the applicable conditions of Special Use Permits SW11-001 and SW11-003 shall still apply.
Contact Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us
- Washoe County Engineering and Capital Projects addressed grading, drainage, erosion, slope stabilization, additional permitting, traffic, circulation, common area maintenance.
Contact: Leo Vesely, 325-8032 ivesely@washoecounty.us
- Washoe County Health District– Vector Borne Diseases addressed water quality, prevention of mosquitoes, front lot landscaping, wind sensor control for turf irrigations, storm water channel design, rockery wall design and compliance inspection.
Contact: Jim Shaffer, 328-2632 jshaffer@washoecounty.us

Staff Comment on Required Findings

Section 110.810.30 of Article 810, Special Use Permits, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan.

Staff Comment: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan; specifically Policy TC.1.3 which seeks to preserve the visual qualities of the Truckee Canyon by placing these facilities behind several large hills obscuring them from travelers along Interstate 80.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

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

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

Staff Comment: The substations and transmission lines are necessary to support the existing and expanding data center operations and the site is physically suitable for such development.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The proposed substations and transmission lines will be located in an area with a high concentration of transmission lines and other appurtenances. There are no residential, civic or other similar uses within close proximity to the subject property and the proposed uses will not result in a significant detrimental impact to public health safety or welfare.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There are no military installations within the required 3,000 foot noticing distance to the subject property, therefore this finding is not applicable to this special use permit.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SW15-001 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with the conditions included as Exhibit A to the staff report for this item, Special Use Permit Case Number SW15-001 for Apple, Inc., having made all four of the following findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan.
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.
3. Site Suitability. That the site is physically suitable for proposed substations and transmission lines, and for the intensity of such a development.
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Appeal Process

Planning Commission action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Owner: Apple Inc. Real Estate & Development, Attn: Peter Carroll, 1 Infinite Loop
MS 47-2RE, Cupertino, CA 95014

Representatives: Stantec Consulting Services, Inc. Attn: Cynthia Albright, 6995 Sierra
Center Parkway Suite 200, Reno, NV 89511

Other Contact: Nevada Energy, Attn: Mark Sullivan, 6100 Neil Road, Reno, NV 89511



Conditions of Approval

Special Use Permit Case No. SW15-001

The project approved under Special Use Permit Case Number SW15-001 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on February 3, 2015. 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 or to abide by all other generally applicable Codes.

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 Development 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 initiation 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 District Health Department 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 Development Division

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

Contact Name – Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. The applicant shall comply with all applicable conditions of Special Use Permit case numbers SW11-001 and SW11-003 and such conditions shall deemed satisfied by the agencies identified within the condition of approval for these special use permits.

Washoe County Engineering and Capital Projects Division

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

Contact Name – Leo Vesely, 775. 325-8032, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading or building 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 obtaining a grading or building permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a grading or building permit.
- e. 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 re-vegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District.

Washoe County District Health Department – Vector Borne Diseases

- 3. The following conditions are requirements of the District Health Department, Vector Borne Diseases, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact – Jim Shaffer, 328-2632 jshaffer@washoecounty.us

- a. The proposed use of rock rip for slope protection will require 3/4 to 1 1/2 inch D size rock placed as a mixed aggregate to a depth of 4 inches to fill holes in the armoring to discourage void formation for rodent habitat (040.081).
- b. Prior to the sign off of the building plans the above detail designs are required on the plans.

*** End of Conditions ***

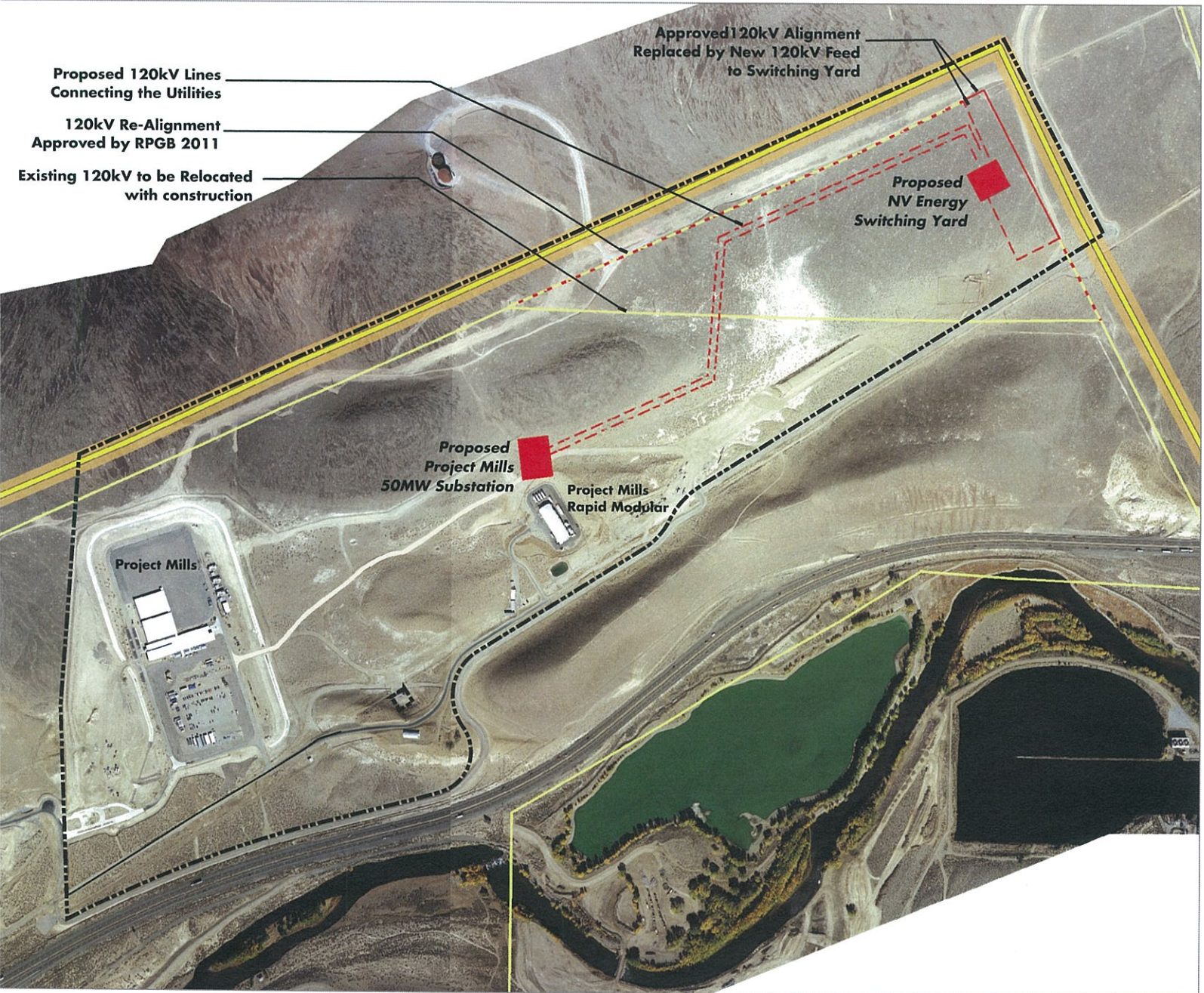


FIGURE 2
 SUBSTATION AND NVE SWITCHING YARD
 EXISTING AND PROPOSED CONDITIONS

PROJECT:
 PROJECT MILLS, CLAREMONT SUBSTATION
 AND NV ENERGY SWITCHING YARD SUP

CLIENT:
 APPLE INC.

LEGEND:

- Project Mills Site
- NV Energy 140' Easement

Existing Utilities

- 345 kV Transmission
- 120 kV Transmission
- RPGB Approved 120kV Alignment

Proposed New Utilities

- 50MW Substation & Switching Yard
- New 120kV Lines
- RPGB Approved 120kV Removed

SCALE: 1 inch = 600 feet

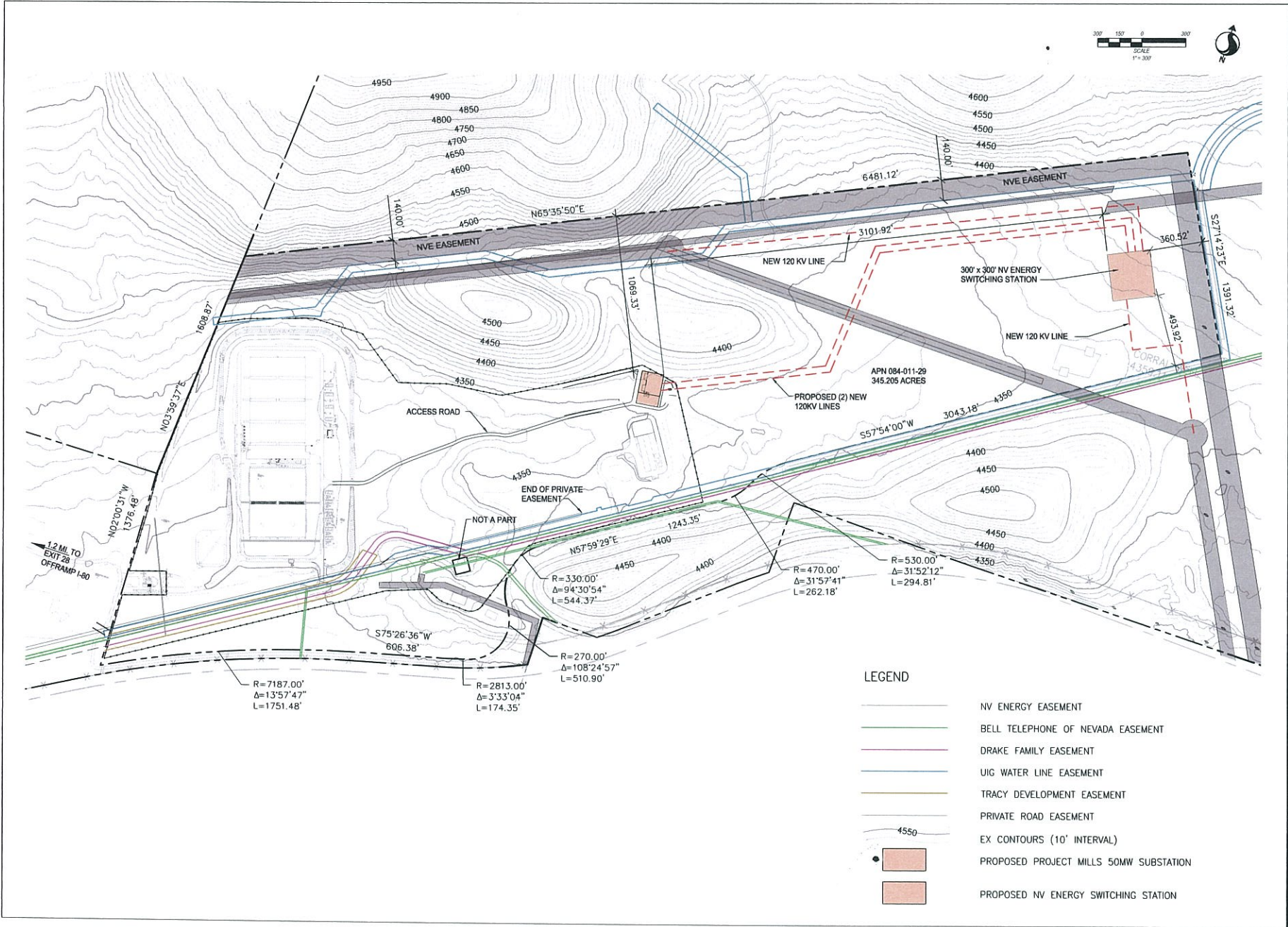
PROJECTION:
 STATE PLANE NEVADA WEST ZONE, NAD 83,
 US SURVEY FOOT

DATE: January 16, 2015

Source: Washoe County Department of Community Development, August 2014; matched data release: Nevada Energy, Apple Inc., and Stantec Consulting Services Inc.

For reference purposes only. Stantec assumes no liability for the accuracy of the data contained herein.

Stantec
 Design with community in mind
 SW15-001



- LEGEND**
- NV ENERGY EASEMENT
 - BELL TELEPHONE OF NEVADA EASEMENT
 - DRAKE FAMILY EASEMENT
 - UIG WATER LINE EASEMENT
 - TRACY DEVELOPMENT EASEMENT
 - PRIVATE ROAD EASEMENT
 - EX CONTOURS (10' INTERVAL)
 - PROPOSED PROJECT MILLS 50MW SUBSTATION
 - PROPOSED NV ENERGY SWITCHING STATION

Revision	By	App'd	Checked
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



Client/Project
 PROJECT MILLS, CLAREMONT SUBSTATION & NV ENERGY SWITCHING YARD
 Washoe County, Nevada
 Title
 SITE PLAN



Permit/Seal

Project Number: 180101313
 File Name: 1313.spc.dwg

Rev	Chg	By	Date
0		JM	1/15/15

Drawing No. SP0.1
 Revision Sheet
 0 SW15-001 1 of 1



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: January 20, 2015
TO: Trevor Lloyd, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **SW15-001**
APN 084-110-29
APPLE SUBSTATION

I have reviewed the referenced special use permit and have the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading or building 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 obtaining a grading or building permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a grading or building permit.
5. 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 re-vegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District.

LRV/lrv

SW15-001
EXHIBIT E



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

Washoe County
Community Development
C/O Trevor Lloyd
1001 E Ninth St.
Reno, NV 89512

January 26, 2015

Dear Trevor,

After having reviewed the special use permit request from Apple Inc. (SW15-001) for construction of a 50 megawatt substation, please be advised of the following.

1. The proposed use of rock rip for slope protection will require 3/4 to 1 1/2 inch D size rock placed as a mixed aggregate to a depth of 4 inches to fill holes in the armoring to discourage void formation for rodent habitat (040.081).
2. Prior to the sign off of the building plans the above detail designs are required on the plans.

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Division

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: January 22, 2015

You are hereby notified that the **Washoe County Planning Commission** will conduct a public hearing at the following time and location:

6:30 p.m., Tuesday, February 3, 2015

County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512

Public Hearing: Special Use Permit Case Number SW15-001 (Apple, Inc.) – To allow the construction of one 50 Megawatt substation, the addition of one NV Energy switching yard and the extension of transmission lines to support the substation and switching yard. The construction of a new substation will require a conformance review with the Truckee Meadows Regional Plan for a Project of Regional Significance.

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Projects of Regional Significance
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Within Section 28 & 29, T20N, R22E, MDM
Washoe County, NV
- Staff: Trevor Lloyd - Senior Planner
Planning and Development Division
Washoe County Community Services Department
- Phone: 775.328.3620
- E-Mail: tlloyd@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/comdev/, choose **Boards and Commissions**, then **Planning Commission**. A staff report related to this public hearing will be posted on Friday, four days prior to the meeting.